INTERIM SEPARATE FINANCIAL STATEMENTS

HONGHA VIETNAM JOINT STOCK COMPANY

For the period from 01/01/2026 to 30/06/2026

(Reviewed)

CONTENTS

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Hongha Vietnam Joint Stock Company ("the Company") presents its report and the Company's Interim Separate Financial Statements for the period from 01 January 2026 to 30 June 2026.

THE COMPANY

Hongha Vietnam Joint Stock Company, formerly known as Hong Ha Investment and Construction Joint Stock Company, was originally a State-owned enterprise and was equitized under Decision No. 2076/QD-BXD dated 28 December 2004 by the Ministry of Construction. The Company operates under the Enterprise Registration Certificate No. 0100109674, initially issued by the Hanoi Department of Planning and Investment on 14 March 2005 and most recently amended for the 21st time on 6 November 2024.

The Company's head office is located at: Executive Building, Tu Hiep New Urban Area, Yen So Ward, Hanoi City.

BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISION

Members of the Board of Directors, the Board of Management and the Board of Supervision during the period and to the reporting date are:

Board of Directors

Mrs. Nguyen Thi Huyen Trang	Chairman
Mrs. Tran Thi Thanh Binh	Member
Mrs. Nguyen Thi Thuy Huyen	Member

Board of Management

Mrs. Nguyen Thi Thuy Huyen	General Director
Mrs. Tran Thi Thanh Binh	Deputy General Director

Board of Supervision

Mr. Nguyen Quoc Tuan	Head	
Mrs. Truong My Hanh	Member	
Mrs. Chu Thi Phuong Lan	Member	(Appointed on 12 June 2026)
Mrs. Nguyen Thi Huong	Member	(Resigned on 12 June 2026)

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and until the preparation of these Interim Separate Financial Statements is Mrs. Nguyen Thi Thuy Huyen - General Director.

Mrs. Tran Thi Thanh Binh - Deputy General Director is authorized by Mrs. Nguyen Thi Thuy Huyen – Gerenal Director to sign these Interim Separate Financial Statements for the period from 01 January 2026 to 30 June 2026, pursuant to Power of Attorney No 03/2024/UQ-HHVN dated 01 November 2024.

AUDITORS

The auditors of AASC Auditing Firm Company Limited have taken the audit of Interim Separate Financial Statements for the Company.

STATEMENT OF THE BOARD OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

We, the Board of Management is responsible for the Interim Separate Financial Statements which give a true and fair view of the financial position of the Company, its operating results and its cash flows for the period. In preparing those Interim Separate Financial Statements, the Board of Management is required to:

- Establish and maintain an internal control system which is determined necessary by the Board of Management and Board of Directors to ensure the preparation and presentation of Interim Separate Financial Statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Interim Separate Financial Statements;
- Prepare and present the Interim Separate Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the Interim Financial Statements;
- Prepare the Interim Separate Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at any time and to ensure that the Interim Separate Financial Statements comply with the current State's regulations. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirms that the Interim Separate Financial Statements give a true and fair view of the financial position as at 30 June 2026, and of its financial performance and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the Interim Financial Statements.

OTHER COMMITMENTS

We confirm that the Company has fully complied with all information disclosure obligations in accordance with the current laws of Vietnam.

On behalf of the Board of Management

M.S.D.N.: 0100109673 C.T.C.P CÔNG TY CỔ PHẦN HỒNG HÀ VIỆT NAM THÀNH PHỐ HÀ NỘI

Tran Thi Thanh Binh
Deputy General Director
(Power of Attorney No03/2024/UQ-HHVN dated 01 November 2024)
Approved, 11 August 2026

No: 110826.001/BCTC.KT5

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

To: Shareholders, Board of Directors and Board of Management
Hongha Vietnam Joint Stock Company

We have reviewed the Interim Separate Financial Statements of Hongha Vietnam Joint Stock Company prepared on 11 August 2026 from page 06 to page 32, including: Interim Separate Statement of financial position as at 30 June 2026, Interim Separate Statement of income, Interim Separate Statement of cash flows for the six-month period then ended and Notes to Interim Separate financial statements.

Board of Management' Responsibility

The Board of Management is responsible for the preparation of Interim Separate Financial Statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of interim financial statements and for such internal control as management determines is necessary to enable the preparation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on the accompanying interim separate financial statements. However, because of the matters described in the section "Basis for Disclaimer of Conclusion", we were unable to obtain sufficient appropriate evidence to provide a basis for a conclusion on the accompanying interim separate financial statements.

Basis for Disclaimer of Conclusion

1. As disclosed in Note 10 – "Long-term unallocated expenses", the Company is recording the amount of VND 32,511,250,000 related to "Payment under Capital Transfer Contract No. 01/HĐCN". This amount represents the remaining value of a transaction in which the Company acquired a 20% capital contribution from Mr. Nguyen Tat Lac in Chackkaphanh Mining Group Co., Ltd (now Huatangnai Mining Group Co., Ltd) in 2010 for a total value of VND 77,022,500,000. The Company had recognized impairment losses with a cumulative amount of VND 44,511,250,000 in the financial statements for the years up to and including 2016. We were not provided with sufficient appropriate documentation to assess whether the remaining balance has been fully impaired or to determine the impact of this matter on the accompanying Interim Separate Financial Statements.

2. We were unable to assess the recoverability of the amount of VND 11,347,160,000 that the Company had advanced to Phong Thinh Co., Ltd under the Copper Ore Flotation Line Contract No. 09/2010 dated 08 September 2010 and its related appendices (Note No. 7 (1)). Accordingly, we are unable to determine whether any adjustments to the provision for doubtful debts or other related items in the accompanying Interim Separate Financial Statements are necessary.

3. The Company was unable to obtain the Interim Financial Statements for the accounting period from 01 January 2026 to 30 June 2026 of Viet Lao General Trading Joint Stock Company and has not considered any provision for impairment of its financial investment in this investee, with a carrying amount of VND 4,200,500,000 (Note No. 4). We were not provided with sufficient documentation to evaluate the potential impact of this matter on the accompanying Interim Separate Financial Statements.

4. We were unable to obtain the necessary documents to evaluate the recoverability of overdue trade receivables with a balance of VND 3.5 billion as at 30 June 2026. Therefore, we are

unable to determine whether any adjustments to the Provision for doubtful debts or other related items in the accompanying Interim Separate Financial Statements are required.

5. The Company has not recognized the cumulative payable for guarantee expenses from 01 January 2025 to 30 June 2025, amounting to VND 656 million. As a result, on the Interim Separate Statement of financial position for the previous period (from 01 January 2025 to 30 June 2025), the item "General and administrative expenses" (Code 26) was understated and item "Profit after corporate income tax" (Code 60) was overstated by VND 656 million.

Disclaimer of Conclusion

Due to the significance of the matters described in the "Basis for Disclaimer of Conclusion" paragraph, we have not been able to obtain sufficient appropriate evidence to provide a basis for a conclusion on the accompanying Interim Separate Financial Statements. Accordingly, we do not express a conclusion on these Financial Statements.

AASC Auditing Firm Company Limited

CÔNG TY TRÁCH NHIỆM HỮU HẠN HÃNG KIỂM TOÁN AASC

Pham Anh Tuan
Deputy General Director
Registered Auditor No. 0777-2023-002-1
Hanoi, 11 August 2026

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Code	ASSETS	Note	Ending balance VND	Beginning balance VND
100	**A. CURRENT ASSETS**		**307,483,363,314**	**426,177,518,131**
110	**I. Cash and cash equivalents**	**3**	**28,913,996,434**	**43,140,656,708**
111	1. Cash		325,257,647	14,736,912,154
112	2. Cash equivalents		28,588,738,787	28,403,744,554
120	**II. Short-term investments**	**4**	**151,383,153,000**	**170,586,028,000**
123	1. Short-term held-to-maturity investments		212,408,708,900	231,611,583,900
124	2. Allowance for short-term impairment of held-to-maturity investments		(61,025,555,900)	(61,025,555,900)
130	**III. Short-term receivables**		**27,190,932,745**	**31,864,827,562**
131	1. Short-term trade receivables	5	3,817,328,191	3,792,327,831
132	2. Short-term prepayments to suppliers	6	6,949,416,878	16,254,459,279
135	3. Other short-term receivables	7	16,424,187,676	11,818,040,452
140	**IV. Inventories**	**9**	**99,414,264,466**	**176,928,080,860**
141	1. Inventories		99,414,264,466	176,928,080,860
160	**V. Other short-term assets**		**581,016,669**	**3,657,925,001**
162	1. Deductible VAT		581,016,669	3,511,414,051
163	2. Short-term taxes and other receivables from the State budget	17	-	146,510,950
200	**B. NON-CURRENT ASSETS**		**73,015,675,500**	**73,185,544,320**
220	**I. Fixed assets**		**2,883,418,865**	**3,193,954,409**
221	1. Tangible fixed assets	11	2,883,418,865	3,193,954,409
222	*- Historical cost*		*3,704,425,635*	*3,800,925,635*
223	*- Accumulated depreciation*		*(821,006,770)*	*(606,971,226)*
240	**II. Investment properties**	**12**	**4,182,681,185**	**4,235,625,185**
241	- Historical costs		4,729,769,185	4,729,769,185
242	- Accumulated depreciation		(547,088,000)	(494,144,000)
250	**III. Long-term assets in progress**	**13**	**8,950,497,624**	**8,748,020,464**
252	1. Construction in progress		8,950,497,624	8,748,020,464
260	**IV. Long-term investments**	**4**	**24,462,264,633**	**24,462,264,633**
261	1. Investments in subsidiaries		9,060,000,000	9,060,000,000
262	2. Investments in joint ventures and associates		34,470,000,000	34,470,000,000
263	3. Equity investments in other entities		6,200,500,000	6,200,500,000
264	4. Allowance for long-term impairment of other investments		(25,268,235,367)	(25,268,235,367)
270	**V. Other long-term assets**		**32,536,813,193**	**32,545,679,629**
271	1. Long-term deferred expenses	10	32,536,813,193	32,545,679,629
280	**TOTAL ASSETS**		**380,499,038,814**	**499,363,062,451**

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION
As at 30 June 2026
(Continued)

Code	CAPITAL	Note	Ending balance VND	Beginning balance VND
300	**C. LIABILITIES**		**118,972,036,008**	**237,911,002,554**
310	**I. Current liabilities**		**118,972,036,008**	**237,911,002,554**
311	1. Short-term trade payables	14	74,528,739,636	67,474,849,340
312	2. Short-term prepayments from customers	15	32,236,293,000	155,863,600,000
313	3. Dividends and profit payables	16	671,181,000	671,181,000
314	4. Short-term taxes and other payables to State budget	17	41,107,056	1,208,919,832
315	5. Payables to employees		68,606,814	54,601,787
319	6. Short-term deferred revenue		27,181,818	27,181,818
320	7. Other short-term payables	18	3,017,625,199	2,795,867,292
321	8. Short-term borrowings and finance lease liabilities	19	8,200,000,000	9,630,000,000
323	9. Bonus and welfare fund		181,301,485	184,801,485
400	**D. OWNER'S EQUITY**	**20**	**261,527,002,806**	**261,452,059,897**
411	1. Contributed capital		200,000,000,000	200,000,000,000
411a	*- Ordinary shares with voting rights*		*200,000,000,000*	*200,000,000,000*
412	2. Share premium		59,696,774,500	59,696,774,500
415	3. Repurchased own shares		(21,118,002,077)	(21,118,002,077)
418	4. Development and investment funds		23,897,888,303	23,897,888,303
419	5. Other reserves		4,232,251,900	4,232,251,900
420	6. Retained earnings		(5,181,909,820)	(5,256,852,729)
420a	*- Retained earnings accumulated to previous year*		*(5,256,852,729)*	*(12,380,273,474)*
420b	*- Retained earnings of the current period*		*74,942,909*	*7,123,420,745*
440	**TOTAL CAPITAL**		**380,499,038,814**	**499,363,062,451**

CÔNG TY CỔ PHẦN HỒNG HÀ VIỆT NAM
M.S.D.N: 0100109674 - C.T.C.P
THÀNH PHỐ HÀ NỘI

Nguyen Thi Hoa Vinh	**Nguyen Thi Hoa Vinh**	**Tran Thi Thanh Binh**
Preparer	Chief Accountant	Deputy General Director (Power of Attorney No. 03/2024/UQ-HHVN dated 01 November 2024)
		Approved, 11 August 2026

INTERIM SEPARATE STATEMENT OF INCOME
For the period from 01/01/2026 to 30/06/2026

Code	ITEMS	Note	Current period VND	Prior period VND
01	**1. Revenue from sales of goods and rendering of services**	**22**	**115,011,533,611**	**423,625,452**
10	**2. Net revenue from sales of goods and provision of services**		**115,011,533,611**	**423,625,452**
11	**3. Cost of goods sold and provision of services**	**23**	**116,620,656,379**	**273,513,000**
20	**4. Gross profit from sales of goods and provision of services**		**(1,609,122,768)**	**150,112,452**
22	5. Financial income	24	3,706,061,674	203,889,942
23	6. Financial expense		83,220,000	-
24	*In which: Interest expense*		*83,220,000*	-
26	7. General and administrative expenses	25	1,902,481,898	620,065,210
30	**8. Net profit from operating activities**		**111,237,008**	**(266,062,816)**
31	9. Other income	26	454,545	-
40	**10. Other profit**		**454,545**	**-**
50	**11. Total net profit before tax**		**111,691,553**	**(266,062,816)**
51	12. Current corporate income tax expense	27	36,748,644	-
60	**13. Profit after corporate income tax**		**74,942,909**	**(266,062,816)**

M.S.D.N: 0100109674 - C.T.C.P
CÔNG TY CỔ PHẦN HỒNG HÀ VIỆT NAM
THÀNH PHỐ HÀ NỘI

Nguyen Thi Hoa Vinh
Preparer

Nguyen Thi Hoa Vinh
Chief Accountant

Tran Thi Thanh Binh
Deputy General Director (Power of Attorney No. 03/2024/UQ-HHVN dated 01 November 2024)
Approved, 11 August 2026

INTERIM SEPARATE STATEMENT OF CASH FLOWS
For the period from 01/01/2026 to 30/06/2026
(Indirect method)

Code	ITEMS	Note	Current period VND	Prior period VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	***1. Profit before tax***		***111,691,553***	***(266,062,816)***
	2. Adjustment for			
02	- Depreciation and amortization of fixed assets and investment properties		363,479,544	52,944,000
05	- Gains / losses from investment activities		(3,704,012,178)	(203,889,942)
06	- Interest expenses		83,220,000	-
08	***3. Operating profit before changes in working capital***		***(3,145,621,081)***	***(417,008,758)***
09	- Increase / decrease in receivables		7,750,803,149	(4,547,809,550)
10	- Increase / decrease in inventories		77,513,816,394	(13,584,956,863)
11	- Increase / decrease in payables		(116,353,783,591)	3,811,818,313
12	- Increase / decrease in deferred expenses		8,866,436	18,977,778
14	- Interest paid		(83,220,000)	-
15	- Corporate income tax paid		(1,188,431,599)	-
17	- Other payments on operating activities		(3,500,000)	(10,900,000)
20	***Net cash flow from operating activities***		***(35,501,070,292)***	***(14,729,879,080)***
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(202,477,160)	(143,144,951)
22	2. Proceeds from disposals of fixed assets and other long-term assets		454,545	-
23	3. Loans and purchase of debt instruments from other entities		(150,000,000,000)	-
24	4. Collection of loans and resale of debt instrument of other entities		170,000,000,000	11,692,664,146
27	5. Interest and dividend received		2,906,432,633	318,321,717
30	***Net cash flow from investing activities***		***22,704,410,018***	***11,867,840,912***
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	1. Proceeds from borrowings		-	1,000,000,000
34	2. Repayment of principal		(1,430,000,000)	-
40	***Net cash flow from financing activities***		***(1,430,000,000)***	***1,000,000,000***
50	**Net cash flows in the period**		**(14,226,660,274)**	**(1,862,038,168)**
60	**Cash and cash equivalents at the beginning of the year**		**43,140,656,708**	**6,138,170,787**
70	**Cash and cash equivalents at the end of the period**	3	**28,913,996,434**	**4,276,132,619**

CÔNG TY CỔ PHẦN HỒNG HÀ VIỆT NAM
M.S.D.N: 0100 ... C.T.C.P
THÀNH PHỐ HÀ NỘI

Nguyen Thi Hoa Vinh
Preparer

Nguyen Thi Hoa Vinh
Chief Accountant

Tran Thi Thanh Binh
Deputy General Director (Power of Attorney No. 03/2024/UQ-HHVN dated 01 November 2024)
Approved, 11 August 2026

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
For the period from 01/01/2026 to 30/06/2026

1 GENERAL INFORMATION

1.1 Form of ownership

Hongha Vietnam Joint Stock Company, formerly known as Hong Ha Investment and Construction Joint Stock Company, was originally a State-owned enterprise and was equitized under Decision No. 2076/QD-BXD dated 28 December 2004 by the Ministry of Construction. The Company operates under the Enterprise Registration Certificate No. 0100109674, initially issued by the Hanoi Department of Planning and Investment on 14 March 2005 and most recently amended for the 21st time on 6 November 2024.

The Company's head office is located at: Executive Building, Tu Hiep New Urban Area, Yen So Ward, Hanoi.

The charter capital of the Company is VND 200,000,000,000 (In word : Two hundred billion VND dongs), equivalent to 20,000,000 shares with the par value of VND 10,000 per share.

The number of employees of the Company as at 30 June 2026 is 08 people (as at 01 January 2026: 07 people).

1.2 Business field

Construction

1.3 Business activities

Main business activities of the Company include:

- Construction of civil, industrial, technical infrastructure, transportation, irrigation works (bridges, roads, ports, dykes, dams, embankments, canals);
- Construction of power lines and transformer stations up to 100KV, underground works, foundation treatment;
- Construction and installation of specialized equipment for water supply, drainage systems, elevators, refrigeration, electrical and mechanical systems, telecommunications, and environmental treatment in civil and industrial construction works;
- Real estate services business;
- Other activities.

1.4 The Company's operation in the period that affects the Interim Separate Financial Statements:

According to No. 1028/TB-SGDHN dated 9 August 2017 of the Hanoi Stock Exchange regarding the trading restriction on the UPCOM system for shares of Hongha Vietnam Joint Stock Company (ticker symbol: PHH), the Company's 20,000,000 shares (valued at VND 200,000,000,000), including 18,100,000 outstanding shares and 1,900,000 treasury shares, are permitted to the traded only during Fridays trading session each week. As at 30 June 2026, the Company's shares remain subject to trading restrictions on the UPCOM system.

In March 2025, the Company resumed construction of the Viet Duc University Hospital – Facility No. 2 project after a prolonged suspension. During the first six months of 2026, the Company and the Project Owner completed the acceptance of the phase No.17 under Construction Contract No. 200/2015/HĐ-XDVĐ-01, resulting in a significant increase in both revenue and cost of good sold for the period. Concurrently, in accordance with the Prime Minister's directives under Resolution No. 34/NQ-CP dated 25 February 2025 on mechanisms and solutions to address difficulties and obstacles related to the Project, the Company and the Project Owner agreed to apply a reduction to the value of value of phase No.17 based on the bidding savings rate accumulated from phases No.1 to No.15, a gross loss from construction activities during the period.

Information of Subsidiaries, Associates and Joint ventures of the Company is provided in Note No.04.

Comparability of the information in the Interim Separate Financial Statements

The information in the Interim Separate Financial Statements has been consistently presented by the Company and is comparable between accounting periods.

2 ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 Accounting period and accounting currency

Annual accounting period commences from 01 January and ends as at 31 December.

The Company maintains its accounting records in Vietnam Dong (VND).

2.2 Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Company applies Corporate Accounting System issued under the Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance.

Declaration of compliance with Accounting Standards and Accounting System

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

2.3 Changes in accounting policies and notes

On 27 October 2025, the Ministry of Finance issued Circular No.99/2025/TT-BTC providing guidance on the Vietnamese Accounting System for Enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing some articles of the Circular No. 200/2014/TT-BTC. The Circular is effective for annual accounting periods beginning on or after 1 January 2026.

The Company has applied non-retrospective adjustments to its accounting policies upon the initial adoption of the requirements of Circular No. 99/2025/TT-BTC. The adoption of Circular No. 99/2025/TT-BTC also requires changes in the presentation of certain items in the financial statements. Accordingly, the comparative information has been re-presented and reclassified, where appropriate, to conform to the current period's presentation and to comply with the relevant requirements of Circular No. 99/2025/TT-BTC. Details on the reclassification of comparative information are disclosed in Note 31 of the Interim Separate Financial Statements.

2.4 Basis for preparation of the Interim Separate Financial Statements

The Separate Financial Statements are presented based on historical cost principle.

The Users of this Interim Separate Financial Statements should study the Interim Separate Financial Statements combined with the Interim Consolidated Financial Statements of the Company and its subsidiaries for the period ended 30 June 2026 in order to gain enough information regarding the financial position, operating results and cash flows of the Company.

2.5 Accounting estimates

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

The estimates and assumptions that have a material impact in the Interim Separate Financial Statements include:

- Provision for bad debts;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- Estimated income tax;

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

2.6 Cash and cash equivalents

Cash comprises cash on hand, demand deposits.

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

2.7 Financial investments

Investments held to maturity include: term deposits, loans held to maturity for the purpose of collecting periodic interest, and other investments held to maturity.

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

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

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

- Investments in subsidiaries, joint ventures or associates: provision for loss investments shall be made based on the Separate Financial Statements/Consolidated Financial Statements (if the investee is the parent company) of subsidiaries, joint ventures or associates at the provision date.
- Long-term investments (other than trading securities) without significant influence on the investee: If the investment in listed shares or the fair value of the investment is determined reliably, provisions shall be made on the basis of the market value of the shares; if the fair value of the investment is not determined at the reporting date, provision shall be made based on the Financial Statements at the provision date of the investee.
- Investments held to maturity: provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

2.8 Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables shall be classified into short-term receivables or long-term receivables on the separate financial statements according to their remaining terms at the reporting date.

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

2.9 Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

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

Method for valuation of work in process at the end of the period: The value of work in progress is recorded for each construction project which is incomplete or revenue is unrecognised, corresponding to the amount of work in progress at the end of the period.

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

2.10 Fixed assets

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

Subsequent measurement after initial recognition

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

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

Fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

- Management equipment	03 - 05 years
- Vehicles, Transportation equipment	02 - 06 years

2.11 Investment properties

Investment properties are initially recognised at historical cost.

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

Investment properties held for operating lease are recorded at cost, accumulated depreciation and carrying amount.

Investment properties are depreciated using the straight-line method with expected useful life as follows:

- Buildings, structures	45 years

2.12 Construction in progress

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

2.13 Operating lease

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

2.14 Deferred expenses

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

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

Types of deferred expenses include:

- The impairment loss from the payment under Capital Transfer Contract No. 01/HDCN between the Company and Mr. Nguyen Tat Lac is awaiting allocation.

- Other deferred expenses are recorded at their historical costs and allocated on the straight-line basis from 3 to 7 years.

2.15 Payables

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

2.16 Borrowing

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

2.17 Borrowing Costs

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

2.18 Owner's equity

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

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

Repurchased own shares bought before the effective date of the Securities Law No. 54/2019/QH (01 January 2021) are shares issued by the Company and bought back by itself, but these are not cancelled and may be re-issued subsequently in accordance with the Law on Securities. Repurchased own shares bought after 01 January 2021 will be cancelled and adjusted to reduce equity.

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

2.19 Revenue

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

The following specific recognition conditions must also be met when recognizing revenue:

Revenue from sale of goods:

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

Revenue from rendering of services:

- The percentage of completion of the transaction at the Balance sheet date can be measured reliably.

Revenue from Construction contract:

Where a construction contract stipulates that the contractor is entitled to contractual progress payments when the outcome of the construction contract can be measured reliably, revenue from the construction contract is recognized in proportion to the stage of completion as determined by the Company at the reporting date, regardless of whether progress billing invoices have been issued or the amounts stated therein.

Contract variations, incentive payments and other payments are included in contract revenue only when they have been agreed upon by the customer.

Where the outcome of a construction contract cannot be measured reliably, contract revenue is recognized only to the extent of contract costs incurred that are probable of recovery. Contract costs are recognized as expenses in the period in which they are incurred.

Financial income

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

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

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

2.20 Cost of goods sold and services rendered

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

2.21 Financial expenses

Items recorded into financial expenses comprise:

- Expenses or losses relating to financial investment activities;
- Borrowing costs;
- Provision for losses from investment in other entities.

The above items are recorded by the total amount arising in the period without offsetting against financial income.

2.22 Selling expenses

Selling expenses reflect the actual costs incurred during the process of selling products, goods, and providing services. These expenses primarily include salaries of sales personnel, costs of raw materials and supplies, depreciation of fixed assets used for sales activities, provision for product warranty, provision for construction warranty, outsourced service costs, and other related expenses.

2.23 General and administrative expenses

General and administrative expenses reflect the Company's overall management costs, primarily including salaries of management personnel, social insurance, health insurance, trade union fees, unemployment insurance for management staff, office supplies, work tools, depreciation of fixed assets used for corporate management, provision for doubtful debts, outsourced service costs, and other related expenses.

2.24 Corporate income tax

Current corporate income tax expenses

Current income tax expense includes the current corporate income tax expense in accordance with the Corporate Income Tax Law. In which:

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

Current corporate income tax rate

For the accounting period ended 30 June 2026, the Company applies the corparate income tax rate of 20% for the operating activities which has taxable income.

2.25 Related Parties

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

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering the relationship of related parties to serve for the preparation and presentation of Interim Separate Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

2.26 Segment information

During the year, the Company's main business activities were office and property leasing taking place in the Northern region of Vietnam, therefore, the Company did not prepare segment reports by business segment and geographical segment.

3 CASH AND CASH EQUIVALENTS

	Ending balance	Beginning balance
	VND	VND
Cash on hand	4,564,520	5,564,520
Demand deposits	320,693,127	14,731,347,634
Cash equivalents	28,588,738,787	28,403,744,554
	28,913,996,434	**43,140,656,708**

Details of demand deposits and cash equivalents as at 30 June 2026 were as follow:

	Currency	Term	Interest Rate	Value
				VND
Demand deposits				
- Military Commercial Joint Stock Bank	VND	Demand deposits	0.10%	144,809,744
- Vietnam Joint Stock Commercial Bank For Industry And Trade	VND	Demand deposits	0.10%	168,814,330
- Other Banks	VND	Demand deposits	0.10%	7,069,053
				320,693,127
Cash equivalents				
Term deposits				
- Military Commercial Joint Stock Bank	VND	1 month	4,3 - 4,7%	4,016,283,829
- Vietnam Thuong Tin Commercial Joint Stock Bank	VND	1 month	5%	24,572,454,958
				28,588,738,787

4 FINANCIAL INVESTMENTS

a) Held to maturity investments

	Ending balance		Beginning balance	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Short-term				
Term deposits	50,000,000,000	-	70,000,000,000	-
Loan receivables	162,408,708,900	(61,025,555,900)	161,611,583,900	(61,025,555,900)
	212,408,708,900	**(61,025,555,900)**	**231,611,583,900**	**(61,025,555,900)**

Details of term deposits classified as held-to-maturity investments as at 30 June 2026 were as

	Currency	Term	Interest Rate	Value
				VND
Short-term				
Military Commercial Joint Stock Bank	VND	6 months	6.20%	30,000,000,000
Vietnam Thuong Tin Commercial Joint Stock Bank	VND	6 months	7.70%	20,000,000,000
				50,000,000,000

Details of loan receivables classified as held-to-maturity investments as at 30 June 2026 were as follow:

	Ending balance	Beginning balance
	VND	VND
Short-term		
Related parties	**61,025,555,900**	**61,025,555,900**
- Viet-Lao General Trading Joint Stock Company (1)	61,025,555,900	61,025,555,900
Others	**51,383,153,000**	**100,586,028,000**
- Mr. Le Van Can (2)	693,152,000	50,293,014,000
- Mrs Hoang Thuy Hang (3)	690,001,000	50,293,014,000
- Mrs Nguyen Thi Thuy Duong (4)	50,000,000,000	-
Mrs Nguyen Thi Minh Tam (5)	50,000,000,000	-
	162,408,708,900	**161,611,583,900**

(1) Represents a loan granted to Viet Lao General Trading Joint Stock Company under Loan Agreement No. 01/2009/VL-HHDK, with a loan term from 31 January 2010 to 31 January 2012. As of 30 June 2026, the loan had an outstanding principal balance amounted to VND 55,000,000,000 and accrued interest receivable amounted to VND 6,025,555,900. Full provision for impairment of investment had been made for both the outstanding principal and the accrued interest receivable.

(2) Represents a loan granted to Mr. Le Van Can under Loan Agreement No. 02/0108/HĐCVT and Appendix No. 01 thereto, with a loan term from 1 August 2025 to 1 February 2026. The loan is unsecured and bears an interest rate of 2.3% per annum. As of 30 June 2026, the outstanding principal balance was VND 0, while accrued interest receivable amounted to VND 693,152,000.

(3) Represents a loan granted to Ms. Hoang Thuy Hang under Loan Agreement No. 01/0108/HĐCVT and Appendix No. 01 thereto, with a loan term from 1 August 2025 to 1 February 2026. The loan is unsecured and bears an interest rate of 2.3% per annum. As of 30 June 2026, the outstanding principal balance was VND 0, while accrued interest receivable amounted to VND 690,001,000.

(4) Represents a loan granted to Ms. Nguyen Thi Thuy Duong under Loan Agreement No. 02/0803/HĐCVT, with a loan term from 08 March 2026 to 08 August 2026. The loan is unsecured and bears interest at 4.0%/year. As of 30 June 2026, the outstanding principal balance amounted to VND 50,000,000,000.

(5) Represents a loan granted to Ms. Nguyen Thi Minh Tam under Loan Agreement No. 01/0803/HĐCVT, with a loan term from 8 March 2026 to 8 August 2026, the loan is unsecured bears interest at 4.0%/year. As of 30 June 2026, the outstanding principal balance amounted to VND 50,000,000,000.

4 LONG-TERM INVESTMENTS

b) Equity investments in other entities

	Ending balance		Beginning balance	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Investments in subsidiaries	**9,060,000,000**	**-**	**9,060,000,000**	**-**
- Hong Ha Ha Noi Joint Stock Company	9,060,000,000	-	9,060,000,000	-
Investments in joint ventures and associates	**34,470,000,000**	**(25,268,235,367)**	**34,470,000,000**	**(25,268,235,367)**
- Song Day - Hong Ha Petroleum Joint Stock Company	34,470,000,000	(25,268,235,367)	34,470,000,000	(25,268,235,367)
Investments in other entities	**6,200,500,000**	**-**	**6,200,500,000**	**-**
- Viet-Lao General Trading Joint Stock Company	4,200,500,000	-	4,200,500,000	-
- Quang Ninh Seaproducts Import - Export Joint Stock Company	2,000,000,000	-	2,000,000,000	-
	49,730,500,000	**(25,268,235,367)**	**49,730,500,000**	**(25,268,235,367)**

The Company has not determined the fair value of financial investments since Vietnamese Accounting Standards and Vietnamese Corporate Accounting System has not provided any detailed guidance on the determination of the fair value.

Details of investees as at 30 June 2026 were as follows:

Name of financial investments	Head office	Rate of interest	Rate of voting rights	Principal activities
Subsidiary company				
Hong Ha Ha Noi Joint Stock Company	Ha Noi	76%	76%	Construction
Joint venture, associate company				
Song Day - Hong Ha Petroleum Joint Stock	Bac Ninh	33.53%	33.53%	Manufacturing and trading autoclaved aerated concrete
Investment in other entities				
Viet Lao General Trading Joint Stock Company	Nghe An	19.05%	19.05%	Constructing civil, industrial, transportation and irrigation works
Quang Ninh Seaproducts Import - Export Joint Stock Company	Quang Ninh	9.98%	9.98%	Processing and preserving seafood and products made from seafood

5 SHORT-TERM TRADE RECEIVABLES

	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Others				
Constrexim Bac Ha Company Limited	903,978,486	-	903,978,486	-
FPA Construction Joint Stock Company	211,121,000	-	211,121,000	-
Son Giang Trading and Construction Joint Stock Company	276,212,000	-	296,212,000	-
Other customers	2,426,016,705	-	2,381,016,345	-
	3,817,328,191	**-**	**3,792,327,831**	**-**

6 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Others				
Hancorp Joint Stock Company	1,780,746,126	-	1,780,746,126	-
Aluking International Joint Stock Company	-	-	5,065,601,794	-
Trung Tin Construction Investment and Trading Joint Stock Company	1,402,228,458	-	1,402,228,458	-
Others	3,766,442,294	-	8,005,882,901	-
	6,949,416,878	**-**	**16,254,459,279**	**-**

7 OTHER SHORT-TERM RECEIVABLES

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Receivables from employees	4,500,000,000	-	-	-
- *Mrs. Nguyen Thi Thuy Huyen*	*4,500,000,000*	-	-	-
Other receivables	11,924,187,676	-	11,818,040,452	-
- *Contract deposits (1)*	*11,347,160,000*	-	*11,347,160,000*	-
- *Other receivables*	*577,027,676*	-	*470,880,452*	-
	16,424,187,676	**-**	**11,818,040,452**	**-**
In which: Other payables from related parties				
Mrs. Nguyen Thi Thuy Huyen	4,500,000,000	-	-	-
	4,500,000,000	**-**	**-**	**-**

(1) Represents an advance payment to Phong Thinh Company Limited under Contract No. 09/2010

dated 8 September 2010 for the Copper Ore Flotation Processing Line, and the related Contract Appendix dated 22 February 2011 and Contract Appendix No. 02 dated 22 March 2011, which have not been performed in accordance with the contractual schedule.

8 DOUBTFUL DEBTS

Receivables that are overdue or not yet overdue but difficult to recover:

	Ending balance		Beginning balance	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Viet Lao General Trading Joint Stock Company	61,025,555,900	-	61,025,555,900	-
Phong Thinh Company Limted	11,347,160,000	-	11,347,160,000	-
Mr. Nguyen Tat Lac	32,511,250,000	-	32,511,250,000	-
	104,883,965,900	**-**	**104,883,965,900**	**-**

9 INVENTORIES

	Beginning balance		Beginning balance	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Work in progress	99,414,264,466	-	176,928,080,860	-
- *Viet Duc University Hospital*	*99,414,264,466*	-	*176,928,080,860*	-
	99,414,264,466	**-**	**176,928,080,860**	**-**

10 LONG-TERM DEFERRED EXPENSES EXPENSES

	Ending balance	Beginning balance
	VND	VND
Payment under Capital Transfer Contract No. 01/HDCN (i)	32,511,250,000	32,511,250,000
Others	25,563,193	34,429,629
	32,536,813,193	**32,545,679,629**

(i) This is the remaining amount of the VND 77,022,500,000 payment under Capital Transfer Contract No. 01/HDCN dated 23 June 2010 between Hong Ha Petro Joint Stock Company (now Hong Ha Vietnam Joint Stock Company) and Mr. Nguyen Tat Lac for the acquisition of his 20% capital contribution in Chackkaphanh Mining Group Company Limited (now Huatangnai Mining Group Company Limited).

According to the minutes No. 10/2015/BB - HDQT dated 25 December 2015 of the Board of Management, this amount was assessed as an impairment loss. Therefore, the Company has allocated a part of this impairment loss to the production and business expenses in 2015 and 2016, with a cumulative amount of VND 44,511,250,000. Since 2017, the Company has stopped allocating this impairment loss.

11 TANGIBLE FIXED ASSETS

	Vehicles, transportation equipment	Office equipment	**Total**
	VND	VND	**VND**
Historical cost			
Beginning balance	3,349,222,181	451,703,454	3,800,925,635
Liquidation, disposal	-	(96,500,000)	(96,500,000)
Ending balance of the period	**3,349,222,181**	**355,203,454**	**3,704,425,635**
Accumulated depreciation			
Beginning balance	155,267,772	451,703,454	606,971,226
Depreciation in the period	310,535,544	-	310,535,544
Liquidation, disposal	-	(96,500,000)	(96,500,000)
Ending balance of the period	**465,803,316**	**355,203,454**	**821,006,770**
Net carrying amount			
Beginning balance	3,193,954,409	-	3,193,954,409
Ending balance	**2,883,418,865**	**-**	**2,883,418,865**

The original cost of tangible fixed assets has been fully depreciated but still in use at 30 June 2026 is VND 355,203,454 (as at 01 January 2026 was VND 451,703,454).

Details of the Company's major tangible fixed assets as at 30 June 2026 were as follows:

Name of asset	Using	Usage status	Historical cost	Net carrying amount
			VND	VND
Lexus Luxury passenger car (5 seats)	Company Office	In normal use	3,160,620,000	2,765,542,500

12 INVESTMENT PROPERTIES

Investment properties held for lease

	Buildings	**Total**
	VND	**VND**
Historical cost		
Beginning balance	4,729,769,185	4,729,769,185
Ending balance of the period	**4,729,769,185**	**4,729,769,185**
Accumulated depreciation		
Beginning balance	494,144,000	494,144,000
Depreciation in the period	52,944,000	52,944,000
Ending balance of the period	**547,088,000**	**547,088,000**
Net carrying amount		
Beginning balance	4,235,625,185	4,235,625,185
Ending balance	**4,182,681,185**	**4,182,681,185**

As at 30 June 2026, the Company's investment properties comprised two apartments, unit No.1601 and No.1702, located at CT13 Apartment Building, Yen So ward, Hanoi, with floor areas of 109.99 square metres and 101.14 square metres, respectively. The respective historical cost of the apartments amounted to VND 2,374,883,292 and VND 2,354,885,893.

During the year, rental income from investment properties is VND 541,804,908.

Fair value of investment properties has not been formally appraised and determined as at 30 June 2026. However, based on leasing activities and market price of these assets, the Board of Management believes that the fair value of investment properties exceeds their carrying amount as at the end of the reporting period.

13 LONG-TERM ASSET IN PROGRESS

	Ending balance		Beginning balance	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Construction in progress				
- 407 Nguyen An Ninh Office Building Project	8,950,497,624	-	8,748,020,464	-
	8,950,497,624	**-**	**8,748,020,464**	**-**

Project: Office building 407 Nguyen An Ninh - Ward 9 - Vung Tau City

- Investor: Hong Ha Vietnam Joint Stock Company;
- Construction location: 407 Nguyen An Ninh - Ward 9 - Vung Tau City;
- Construction purpose: Construction of a 15-storey apartment building;
- Total estimated investment: VND 61 billion;
- Project progress as at 30 June 2026: The project is currently in the investment preparation phase and is temporarily suspended pending approval for a change in land use purpose.

14 SHORT-TERM TRADE PAYABLES

	Ending balance	Beginning balance
	VND	VND
Related parties	***8,296,908,204***	***8,296,908,204***
Hong Ha Ha Noi Joint Stock Company	8,296,908,204	8,296,908,204
Others	***66,231,831,432***	***59,177,941,136***
A Chau Industrial Technology Joint Stock Company	3,485,451,943	2,537,223,283
Mr. Luu Hoang Long	6,078,788,122	6,221,617,682
Armephaco Joint Stock Company	9,879,408,065	12,098,105,100
Lecmax Viet Nam Corporation	4,252,898,329	5,249,877,200
Other suppliers	42,535,284,973	33,071,117,871
	74,528,739,636	**67,474,849,340**

15 SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	Ending balance	Beginning balance
	VND	VND
Viet Duc University Hospital (i)	32,236,292,000	155,863,599,000
Others	1,000	1,000
	32,236,293,000	**155,863,600,000**

(i) Advance received from the investor of the Viet Duc University Hospital – Facility 2 Project under Contract No. 200/2015/HD-XDVD-01 dated 24 February 2015 on construction of the project (See note 9).

16 DIVIDENDS AND PROFIT DISTRIBUTIONS PAYABLE

	Ending balance	Beginning balance
	VND	VND
Dividends and profit distributions payable	671,181,000	671,181,000
	671,181,000	**671,181,000**

17 SHORT-TERM TAXES AND OTHER PAYABLES TO STATE BUDGET

	Tax receivable at the beginning of year	Tax payable at the beginning of year	Tax payable in the period	Tax paid in the period	Tax receivable at the end of the period	Tax payable at the end of the period
	VND	VND	VND	VND	VND	VND
Value-added tax	146,510,950	-	2,942,020,110	2,795,509,160	-	-
Corporate income tax	-	1,188,431,599	36,748,644	1,188,431,599	-	36,748,644
Personal income tax	-	20,488,233	19,046,652	35,176,473	-	4,358,412
Land tax and land rental	-	-	202,533,818	202,533,818	-	-
	146,510,950	**1,208,919,832**	**3,200,349,224**	**4,221,651,050**	**-**	**41,107,056**

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

18 OTHER SHORT-TERM PAYABLES

	Ending balance	Beginning balance
	VND	VND
Trade union fee	848,165,656	848,165,656
Short-term deposits, collateral received	187,222,283	187,222,283
Other payables	1,982,237,260	1,760,479,353
- *Interest payables to individuals*	*230,489,000*	*147,269,000*
- *Hong Ha Ha Noi Joint Stock Company*	*614,796,000*	*614,796,000*
- *Others*	*1,136,952,260*	*998,414,353*
	3,017,625,199	**2,795,867,292**
In which: Other payables to related parties		
Hong Ha Ha Noi Joint Stock Company	614,796,000	614,796,000
	614,796,000	**614,796,000**

19 BORROWINGS AND FINANCE LEASE LIABILITIES

	Beginning balance	During the period		Ending balance
	Value	Increase	Decrease	Value
	VND	VND	VND	VND
Short-term borrowings (i)	9,630,000,000	-	1,430,000,000	8,200,000,000
	9,630,000,000	**-**	**1,430,000,000**	**8,200,000,000**

(i) Details of short-term borrowings and current portion of long-term debt were as follows:

	Currency	Interest Rate	Maturity	Date due	Purpose of borrowing	Guarantee	Ending balance	Beginning balance
							VND	VND
Related parties							***3,700,000,000***	***3,700,000,000***
Hong Ha Ha Noi Joint Stock Company	VND	0.00%	1 year	31/12/2026	To finance the construction of CT11 in the Tu Hiep New Urban Area	Unsecured	3,700,000,000	3,700,000,000
Others							***4,500,000,000***	***5,930,000,000***
Mr. Hoang Quoc Huy	VND	0.00%	1 month	31/12/2025	Working capital supplement for business operations	Unsecured	1,300,000,000	1,300,000,000
Mrs. Nham Thi Hang	VND	0.00%	1 month	30/01/2026		Unsecured	-	430,000,000
Mr. Le Hoang Anh	VND	0.00%	6 month	21/02/2026		Unsecured	700,000,000	700,000,000
Mrs. Nguyen Thi Thanh Huyen	VND	0.00%	4 month	02/02/2026		Unsecured	1,000,000,000	1,000,000,000
Mrs. Nguyen Thi Mai Huong (*)	VND	5.00%			Settling outstanding payments to suppliers		1,500,000,000	2,500,000,000
							8,200,000,000	**9,630,000,000**

(*) Represents a loan from Ms. Nguyen Thi Mai Huong under Loan Agreement No. 24.10/2025/HĐVT/HC dated 24 October 2025 for the purpose of financing the purchase of lighting fixtures and electrical switches and sockets from Hoang Kim Trading and Services Joint Stock Company. Upon receipt of the next payment from the Project Owner of the Viet Duc University Hospital Project, the Company will fully repay both the outstanding principal and the accrued interest on the loan.

As of June 30, 2026, the loans from Mr. Hoang Quoc Hy, Mr. Le Hoang Anh, and Ms. Nguyen Thi Thanh Huyen were overdue.

20 OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Share premium	Treasury shares	Development and investment funds	Other reserves	Retained earnings	**Total**
	VND	VND	VND	VND	VND	VND	**VND**
Beginning balance of previous year	**200,000,000,000**	**59,696,774,500**	**(21,118,002,077)**	**23,897,888,303**	**4,232,251,900**	**(12,380,159,971)**	**254,328,752,655**
Loss for previous period	-	-	-	-	-	(266,062,816)	(266,062,816)
Ending balance of previous period	**200,000,000,000**	**59,696,774,500**	**(21,118,002,077)**	**23,897,888,303**	**4,232,251,900**	**(12,646,222,787)**	**254,062,689,839**
Beginning balance of current year	**200,000,000,000**	**59,696,774,500**	**(21,118,002,077)**	**23,897,888,303**	**4,232,251,900**	**(5,256,852,729)**	**261,452,059,897**
Profit for this period	-	-	-	-	-	74,942,909	74,942,909
Ending balance of this period	**200,000,000,000**	**59,696,774,500**	**(21,118,002,077)**	**23,897,888,303**	**4,232,251,900**	**(5,181,909,820)**	**261,527,002,806**

b) Details of Contributed capital

	30/06/2026 VND	Rate	01/01/2026 VND	Rate
Mrs. Nguyen Thi Huyen Trang	35,756,000,000	17.88%	35,756,000,000	17.88%
Mr. Nguyen Tuan Anh	28,717,600,000	14.36%	28,717,600,000	14.36%
Mrs. Truong My Hanh	25,114,960,000	12.56%	25,114,960,000	12.56%
Mrs. Nguyen Thi Thuy Huyen	24,867,700,000	12.43%	24,867,700,000	12.43%
Mrs. Pham Ngoc Dung	22,439,000,000	11.22%	22,439,000,000	11.22%
Mrs. Tran Thi Thanh Binh	10,000,000,000	5.00%	10,000,000,000	5.00%
Ha Noi Investment & Management Land Joint Stock Company	21,383,000,000	10.69%	21,383,000,000	10.69%
Contributed capital equivalent to treasury shares	19,000,000,000	9.50%	19,000,000,000	9.50%
Others	12,721,740,000	6.36%	12,721,740,000	6.36%
	200,000,000,000	**100%**	**200,000,000,000**	**100%**

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

	Current period VND	Prior period VND
Owner's contributed capital		
- At the beginning of the year	200,000,000,000	200,000,000,000
- At the end of the period	200,000,000,000	200,000,000,000
Distributed dividends and profit		
- Dividend payable at the beginning of the year	671,181,000	671,181,000
- Dividend payable at the end of the period	671,181,000	671,181,000

d) Share

	Ending balance	Beginning balance
Quantity of Authorized issuing shares	20,000,000	20,000,000
Quantity of issued shares	20,000,000	20,000,000
- *Common shares*	*20,000,000*	*20,000,000*
Quantity of shares repurchased (Treasury shares)	1,900,000	1,900,000
- *Common shares*	*1,900,000*	*1,900,000*
Quantity of outstanding shares in circulation	18,100,000	18,100,000
- *Common shares*	*18,100,000*	*18,100,000*

Par value per share: VND 10,000/ share

e) Company's reserves

	Ending balance VND	Beginning balance VND
Development and investment funds	23,897,888,303	23,897,888,303
Other reserves	4,232,251,900	4,232,251,900
	28,130,140,203	**28,130,140,203**

21 OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

Operating leased assets

The Company is the lessee and leased office space at the Excutive Building, Tu Hiep New Urban Area, Yen So Ward, Hanoi for office use under Office Lease Contract No. 01A/2021/HD-THHHDK-HHVN dated 2 January 2021 and Contract Appendix No. 02 dated 30 June 2023 entered into with Tu Hiep Hong Ha Petroleum Joint Stock Company. According to the contract, the Company is required to pay a periodic rental fee of VND 37,500,000/month.

Operating asset for leasing

The Company leases out two apartments, Unit No. 1601 (with an area of 100.99 square metres) and Unit No. 1702 (with an area of 109.78 square metres), located at CT13 Building, Tu Hiep New Urban Area, Yen So Ward, Hanoi, to individuals, at monthly rental rates of VND 10,000,000 and VND 9,900,000, respectively (rental prices inclusive of VAT). The lease contracts have a term of 12 months.

22 REVENUE FROM SALE OF GOODS AND PROVISION OF SERVICES

	Current period VND	Prior period VND
Revenue from construction contracts	114,469,728,703	-
Revenue from asset leasing services	541,804,908	423,625,452
	115,011,533,611	**423,625,452**

23 COST OF GOODS SOLD

	Current period VND	Prior period VND
Cost of construction contracts	116,342,712,379	-
Cost of asset leasing services	*277,944,000*	*273,513,000*
	116,620,656,379	**273,513,000**
In which: Purchase from related parties (Detailed in Note 30)	-	225,000,000

24 FINANCIAL INCOME

	Current period VND	Prior period VND
Interest income	3,606,061,674	203,889,942
Dividends and profit distributions received in cash	100,000,000	-
	3,706,061,674	**203,889,942**

25 GENERAL AND ADMINISTRATIVE EXPENSE

	Current period VND	Prior period VND
Labour expenses	558,744,320	310,705,200
Tools, instruments and supplies expenses	26,200,166	18,977,778
Depreciation expenses	310,535,544	4,431,000
Tax, Charge, Fee	56,658	3,056,658
Expenses of outsourcing services	1,006,945,210	282,894,574
	1,902,481,898	**620,065,210**

26 OTHER INCOME

	Current period VND	Prior period VND
Gain on liquidation, disposal of fixed assets	454,545	-
	454,545	**-**

27 CURRENT CORPORATE INCOME TAX EXPENSES

	Current period VND	Prior period VND
Total profit before tax	111,691,553	(266,062,816)
Increase	172,051,668	-
- *Depreciation expenses for passenger cars with fewer than nine seats exceeding the original cost of VND 1.6 billion.*	*130,051,668*	-
- *Remuneration paid to non-executive members of the Board of Directors*	*42,000,000*	-
Decrease	(100,000,000)	-
- *Dividend payment*	*(100,000,000)*	-
Taxable income	183,743,221	(266,062,816)
Current CIT expense (tax rate 20%)	**36,748,644**	**-**
Tax payable at the beginning of the year	1,188,431,599	(13,422,408)
Tax paid in the period	(1,188,431,599)	-
Corporate income tax payable at the end of the perio	**36,748,644**	**(13,422,408)**

28 BUSINESS AND PRODUCTIONS COST BY ITEMS

	The first 6 months of 2026 VND	The first 6 months of 2025 VND
Raw materials	34,734,352,134	310,705,200
Labour expenses	3,324,888,537	18,977,778
Tools and supplies expenses	26,200,166	4,431,000
Depreciation expenses	363,479,544	52,944,000
Tax, Charge, Fee	56,658	3,056,658
Expenses of outsourcing services	2,560,344,844	503,463,574
	41,009,321,883	**893,578,210**

29 SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the Interim Separate financial statements.

30 TRANSACTIONS AND BALANCES WITH RELATED PARTIES

List and relations between related parties and the Company were as follows:

Related parties	**Relation**
Hong Ha Ha Noi Joint Stock Company	Subsidiary company
Song Day - Hong Ha Petroleum Joint Stock Company	Associated company
Tu Hiep Hong Ha Petroleum Joint Stock Company	Associated company (Ceased to be an associate from 1 August 2025)
Members of the Board of Directors, Board of Directors, Board of Supervisors, other managers of	Key management member of the Company

In addition to the related party information presented in the above notes, the Company had the following transactions with related parties during the period:

	Current period	Prior period
	VND	VND
Purchase of goods and services	**-**	**225,000,000**
Tu Hiep Hong Ha Petroleum Joint Stock Company	-	225,000,000

Key management personnel compensation

Remuneration, salaries and other income of members of the Board of Directors, General Director, Supervisory Board and other managers were as follows:

	Position	Current period	Prior period
		VND	VND
Mrs. Nguyen Thi Huyen Trang	Chairman	18,000,000	18,000,000
Mrs. Nguyen Thi Thuy Huyen	Member of the Board of Directors and General Director	258,000,000	66,000,000
Mrs. Tran Thi Thanh Binh	Member of the Board of Directors and Deputy General Director	54,000,000	54,000,000
Mr. Nguyen Quoc Tuan	Head of the Supervisory Board	12,000,000	12,000,000
Mrs. Nguyen Thi Huong	Member of the Supervisory Board (Resigned on June 12, 2026)	6,000,000	6,000,000
Mrs. Truong My Hanh	Member of the Supervisory Board	6,000,000	6,000,000

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

31 COMPARATIVE FIGURES

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

The comparative figures in the Interim Separate Statement of Financial Position and related notes are those of the Separate Financial Statements for the fiscal year ended 31 December 2025. Comparative information in the Interim Separate Statement of Income, Interim Separate Statement of Cash flows, and related notes are those of the Interim Separate Financial Statements for the accounting period from 01 January 2025 to 30 June 2025. These figures were audited and reviewed by AASC Auditing Firm Company Limited.

As presented in Note 2.3, certain balances as at 1 January 2026 have been reclassified to comply with the presentation requirements of financial statements under Circular No. 99/2025/TT-BTC. The details are as follows:

Figures are based on the Separate Financial Statements for the fiscal year ended 31 December 2025			Figures adjusted in accordance with Circular No. 99/2025/TT-BTC			
Code	**Items**	**Amount**	**Code**	**Items**	**Amount**	**Change**
		VND			VND	VND
SEPARATE STATEMENT OF FINANCIAL POSITION			**SEPARATE STATEMENT OF INCOME**			
123	Held-to-maturity investments	70,000,000,000	123	Short-term held-to-maturity investments	231,611,583,900	161,611,583,900
			124	Allowance for short-term impairment of held-to-maturity investments	(61,025,555,900)	(61,025,555,900)
135	Short-term loan receivables	155,000,000,000				(155,000,000,000)
136	Other short-term receivables	18,429,624,352	135	Other short-term receivables	11,818,040,452	(6,611,583,900)
137	Allowance for short-term doubtful debts	(61,025,555,900)	136	Provision for short-term doubtful debts	-	61,025,555,900
			313	Dividends and profit payable	671,181,000	671,181,000
319	Other short-term payables	3,467,048,292	320	Other short-term payables	2,795,867,292	(671,181,000)

CÔNG TY CỔ PHẦN HỒNG HÀ VIỆT NAM
M.S.D.N: 0100109674 - C.T.C.P
THÀNH PHỐ HÀ NỘI

Nguyen Thi Hoa Vinh	**Nguyen Thi Hoa Vinh**	**Tran Thi Thanh Binh**
Preparer	Chief Accountant	Deputy General Director (Power of Attorney No. 03/2024/UQ-HHVN dated 01 November 2024)
		Approved, 11 August 2026