CÔNG TY CP ĐẦU TƯ KCN DẦU KHÍ LONG SƠN *LONG SON PETROLEUM INDUSTRIAL ZONE INVESTMENT JOINT STOCK COMPANY*	CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM **Độc lập – Tự do – Hạnh phúc** ***THE SOCIALIST REPUBLIC OF VIETNAM*** ***Independence - Freedom – Happiness***
Số: 176 /2026/PXL/CV-TCKT *No.:176 /2026/PXL/CV-TCKT* V/v: công bố thông tin Báo cáo Tài chính ("BCTC") Quý 2/2026 *Re: Information Disclosure of Financial Statements ("FS") for Quarter 2/2026*	*TP Hồ Chí Minh, ngày 15 tháng 07 năm 2026* *Ho Chi Minh City, July 15 , 2026*

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC INFORMATION DISCLOSURE OF FINANCIAL STATEMENTS

Kính gửi: Sở giao dịch Chứng khoán Hà Nội (HNX)

To: Hanoi Stock Exchange (HNX)

Thực hiện quy định tại khoản 3, khoản 4 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty Cổ phần Đầu tư Khu công nghiệp Dầu khí Long Sơn (Mã chứng khoán: PXL) thực hiện công bố thông tin Báo cáo Tài chính (BCTC) Quý 2/2026 với Sở Giao dịch Chứng khoán Hà Nội như sau:

Pursuant to the provisions of Clause 3 and Clause 4, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 issued by the Ministry of Finance guiding information disclosure on the stock market, Long Son Petroleum Industrial Zone Investment Joint Stock Company (Stock code: PXL) shall disclose information on the Financial Statement (FS) for Q2 2026 to the Hanoi Stock Exchange as follows:

1. Tên tổ chức: Công ty Cổ phần Đầu tư Khu công nghiệp Dầu khí Long Sơn

Name of Organization: Long Son Petroleum Industrial Zone Investment Joint Stock Company

- Mã chứng khoán: PXL/*Stock code: PXL*
- Địa chỉ: Lầu 3, số 67 Nguyễn Thị Minh Khai, phường Bến Thành, Thành phố HCM/*Address: 3rd Floor, 67 Nguyen Thi Minh Khai, Ben Thanh Ward, Ho Chi Minh City*
- Điện thoại liên hệ/Tel: 028 39259975 Fax: 028 39259976
- Email: info@longsonpic.vn Website: https://www.longsonpic.vn/

2. Nội dung thông tin công bố/ Information disclosure content:

- BCTC Quý 2/2026/*Financial Statement Quarter 2/2026*:

[x] BCTC riêng/*SFS*; [ ] BCTC hợp nhất/*Consolidated FS*; [ ] BCTC tổng hợp/*Consolidated FS*;

- Các trường hợp thuộc diện phải giải trình nguyên nhân/*Cases that must explain the cause:*

+ Lợi nhuận sau thuế TNDN tại báo cáo kết quả kinh doanh của kỳ báo cáo có thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/ *Profit after corporate income tax in the Income Statement for the reporting period changes by 10% or more compared to the same period report of the previous year*:

[x] Có/*Yes* [ ] Không/*No*

Văn bản giải trình trong trường hợp tích có/*Explanatory Document in case of integration*:

[x] Có/*Yes* [ ] Không/*No*

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/ *Profit after tax in the reporting period is a loss, changing from profit in the same period of the previous year to loss in this period or vice versa*:

☐ Có/*Yes* ☒ Không/*No*

Văn bản giải trình trong trường hợp tích có//*Explanatory Document in case of integration*:

☐ Có/*Yes* ☐ Không/*No*

Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày 15 /07/2026 tại đường dẫn: https://www.longsonpic.vn/quan-he-co-dong.html *This information was published on the Company's website on July 15, 2026 at the link: https://www.longsonpic.vn/quan-he-co-dong.html*

Tài liệu đính kèm/Attached documents:

- BCTC Quý 2/2026/*Financial Statement Quarter 2/2026;*
- Văn bản giải trình lợi nhuận sau thuế TNDN tại báo cáo kết quả kinh doanh của kỳ báo cáo có thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/*Explanation document on profit after corporate income tax in the Income Statement of the reporting period changes by 10% or more compared to the same period report of the previous year.*

Nơi nhận/Recipient:
- Như trên/As above;
- Lưu/Save Archived: Administrative Office, Information Disclosure Records.

NGƯỜI ĐƯỢC ỦY QUYỀN
THỰC HIỆN CÔNG BỐ THÔNG TIN
AUTHORIZED PERSON FOR INFORMATION DISCLOSURE

M.S.D.N: 3500811001 - C.T.C.P. CÔNG TY CỔ PHẦN ĐẦU TƯ KHU CÔNG NGHIỆP DẦU KHÍ LONG SƠN QUẬN 1 - TP. HỒ CHÍ MINH

Lê Thị Hồng Nhung
Le Thi Hong Nhung

LONG SON PETROLEUM INDUSTRIAL ZONE INVESTMENT JOINT STOCK COMPANY

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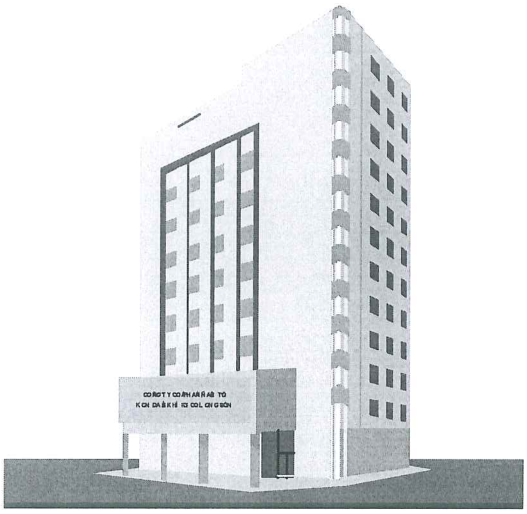
Address: 3rd Floor, No. 67 Nguyen Thi Minh Khai Street, Ben Thanh Ward, Ho Chi Minh City
Phone: 028.3925 9975 *Fax: 028.3925 9976* *Tax Code: 3500811001*

FINANCIAL STATEMENTS
FOR THE SECOND QUARTER OF 2026



Ho Chi Minh City, June 30, 2026

STATEMENT OF FINANCIAL POSITION

As of June 30, 2026

Unit: VND

ITEMS	Code	Notes	Ending balance of Quarter (June 30, 2026)	Beginning of year (January 01, 2026)
A - CURRENT ASSETS (100=110+120+130+140+150+160)	**100**		**1.427.919.065.117**	**1.421.389.592.799**
I. Cash and cash equivalents	**110**	**V.01**	**3.364.358.683**	**5.827.666.243**
1. Cash	111		3.364.358.683	5.827.666.243
2. Cash equivalents	112		-	-
II. Short-term financial investments	**120**	**V.02**	**936.506.158.041**	**936.917.488.455**
1. Trading securities	121		337.846.158.041	201.112.488.455
2. Provision for devaluation of trading securities (*)	122		-	-
3. Held-to-maturity investments	123		598.660.000.000	735.805.000.000
4. Provision for devaluation of held-to-maturity investments (*)	124		-	
5. Other short-term investments	125		-	
6. Provision for loss on other short-term investments (*)	126		-	
III. Short-term receivables	**130**		**92.245.577.815**	**83.145.206.268**
1. Short-term trade receivables	131	V.03	44.208.908.062	43.988.336.397
2. Short-term prepayments to suppliers	132	V.04	32.357.506.438	32.474.427.542
3. Short-term internal receivables	133		-	
4. Receivables according to construction contract progress	134		-	
5. Other short-term receivables	135	V.05	69.251.205.811	58.839.431.137
6. Provision for short-term bad debts (*)	136	V.06	(53.572.042.496)	(52.156.988.808)
7. Assets awaiting resolution	137		-	
IV. Inventories	**140**	**V.07**	**393.033.869.704**	**394.958.918.987**
1. Inventories	141		393.033.869.704	394.958.918.987
2. Provision for devaluation of inventories (*)	142		-	-
V. Short-term biological assets	**150**		-	-
1. Short-term livestock for one-time harvest	151		-	
2. Short-term seasonal crops or one-time harvest crops	152		-	
3. Provision for loss on short-term biological assets (*)	153		-	
VI. Other short-term assets	**160**		**2.769.100.874**	**540.312.846**
1. Short-term prepaid expenses	161		1.359.199.733	26.125.003
2. Deductible VAT	162		1.409.901.141	514.187.843
3. Taxes and other receivables from the State	163		-	
4. Government bond repurchase transactions	164		-	
5. Other short-term assets	165		-	
B - NON-CURRENT ASSETS (200=210+220+230+240+250+260+270)	**200**		**386.069.325.781**	**394.348.846.523**
I. Long-term receivables	**210**		**96.053.996.608**	**118.653.942.920**
1. Long-term trade receivables	211	V.09	-	-
2. Long-term prepayments to suppliers	212		-	
3. Working capital in dependent units	213		-	
4. Long-term internal receivables	214		-	
5. Other long-term receivables	215		127.218.942.920	127.218.942.920
6. Provision for long-term bad debts (*)	216		(31.164.946.312)	(8.565.000.000)
II. Fixed assets	**220**		**7.107.075.591**	**2.266.165.791**
1. Tangible fixed assets	221	V.10	7.107.075.591	2.266.165.791
- Historical cost	*222*		14.230.017.341	*8.981.581.314*
- Accumulated depreciation (*)	*223*		(7.122.941.750)	*(6.715.415.523)*
2. Finance lease fixed assets	224		-	-
- Historical cost	*225*		-	
- Accumulated depreciation (*)	*226*		-	
3. Intangible fixed assets	227	V.11	-	-
- Historical cost	*228*		41.782.000	*41.782.000*
- Accumulated amortization (*)	*229*		(41.782.000)	*(41.782.000)*
III. Long-term biological assets	**230**		-	-
1. Livestock for periodic harvest	231			
a) Livestock for periodic harvest not yet mature	232			
b) Livestock for periodic harvest at maturity	233			

ITEMS	Code	Notes	Ending balance of Quarter (June 30, 2026)	Beginning of year (January 01, 2026)
- Historical cost	234			
- Accumulated depreciation (*)	235			
2. Long-term livestock for one-time harvest	236			
3. Long-term seasonal crops or one-time harvest crops	237			
4. Provision for loss on long-term biological assets (*)	238			
IV. Investment property	**240**	**V.12**	**53.370.398.895**	**54.738.870.663**
- Historical cost	241		68.423.588.321	68.423.588.321
- Accumulated depreciation (*)	242		(15.053.189.426)	(13.684.717.658)
V. Long-term work-in-progress	**250**	**V.13**	**84.303.944.111**	**72.696.049.294**
1. Long-term work-in-progress production and business costs	251		-	-
2. Construction in progress	252		84.303.944.111	72.696.049.294
VI. Long-term financial investments	**260**		**140.093.959.042**	**140.093.959.042**
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262	V.14	185.287.750.000	185.287.750.000
3. Equity investments in other entities	263	V.15	67.882.391.454	67.882.391.454
4. Provision for loss on long-term equity investments (*)	264	V.16	(113.076.182.412)	(113.076.182.412)
5. Held-to-maturity investments	265		-	
6. Provision for devaluation of held-to-maturity investments (*)	266		-	
VII. Other long-term assets	**270**	**V.17**	**5.139.951.534**	**5.899.858.813**
1. Long-term prepaid expenses	271		5.139.951.534	5.899.858.813
2. Deferred tax assets	272		-	
3. Long-term equipment, supplies, and spare parts	273		-	
4. Other long-term assets	274		-	
TOTAL ASSETS (280 = 100 + 200)	**280**		**1.813.988.390.898**	**1.815.738.439.322**
C - LIABILITIES (300=310+330)	**300**		**52.416.302.982**	**54.886.797.029**
I. Current liabilities	**310**		**52.416.302.982**	**54.886.797.029**
1. Short-term trade payables	311		449.868.054	273.280.183
2. Short-term advances from customers	312		1.837.673.322	1.837.632.322
3. Dividends and profits payable	313		-	9.728.375.437
4. Taxes and other payables to the State	314		3.075.549.596	2.878.912.867
5. Payables to employees	315		718.487.009	1.406.984.165
6. Short-term accrued expenses	316		645.534.134	820.245.115
7. Short-term internal payables	317		-	
8. Payables according to construction contract progress	318		-	
9. Short-term unearned revenue	319		450.000.000	403.532.609
10. Other short-term payables	320	V.21	45.239.190.867	37.537.834.331
11. Short-term borrowings and finance lease liabilities	321		-	
12. Short-term provisions	322		-	
13. Bonus and welfare funds	323		-	
14. Price stabilization fund	324		-	
15. Government bond repurchase transactions	325		-	
II. Non-current liabilities	**330**		-	-
1. Long-term trade payables	331		-	
2. Long-term advances from customers	332		-	
3. Taxes and other payables to the State	333		-	
4. Long-term accrued expenses	334		-	
5. Internal payables regarding working capital	335		-	
6. Long-term internal payables	336		-	
7. Long-term unearned revenue	337		-	
8. Other long-term payables	338		-	
9. Long-term borrowings and finance lease liabilities	339		-	
10. Convertible bonds	340		-	
11. Preferred stock	341		-	
12. Deferred tax liabilities	342		-	
13. Long-term provisions	343		-	
14. Science and technology development fund	344		-	
D - OWNER'S EQUITY (400=411+412+413+414+415+416+417+418+419+420)	**400**	**V.23**	**1.761.572.087.916**	**1.760.851.642.293**
1. Owner's contributed capital	411		1.761.455.000.000	1.761.455.000.000
- Voting common shares	*411a*		1.761.455.000.000	*1.761.455.000.000*
- Preferred shares	*411b*		-	-
2. Share premium	412		-	
3. Bond conversion option	413		-	
4. Other owner's capital	414		-	

ITEMS	Code	Notes	Ending balance of Quarter (June 30, 2026)	Beginning of year (January 01, 2026)
5. Treasury shares (*)	415		(735.703.081)	(735.703.081)
6. Asset revaluation difference	416		-	
7. Foreign exchange difference	417		-	
8. Development investment fund	418		12.264.138.227	12.264.138.227
9. Other funds belonging to owner's equity	419		949.808.972	949.808.972
10. Retained earnings	420		(12.361.156.202)	(13.081.601.825)
- Retained earnings accumulated to the end of the previous period	*420a*		*(13.081.601.825)*	*(14.202.912.792)*
- Retained earnings of the current period	*420b*		*720.445.623*	*1.121.310.967*
TOTAL SOURCES OF CAPITAL (440 = 300 + 400)	**440**		**1.813.988.390.898**	**1.815.738.439.322**

Approval, July 15, 2026

Preparer	Chief Accountant	Legal representative General Director
(Signature, full name)	(Signature, full name)	(Signature, full name, stamp)
Nguyen Le Diem Quynh	**Pham Quang Tung**	**Dinh Van Hiep**

M.S.D.N: 3500811001 - C.T.C.P. CÔNG TY CỔ PHẦN ĐẦU TƯ KHU CÔNG NGHIỆP DẦU KHÍ LONG SƠN QUẬN 1 - TP. HỒ CHÍ MINH

LONG SON PETROLEUM INDUSTRIAL ZONE INVESTMENT JOINT STOCK COMPANY
3rd Floor, Khang Thong Building, 67 Nguyen Thi Minh Khai
Ben Thanh Ward, Ho Chi Minh City

Form B 02 - DN
(Attached to Circular No. 99/2025/TT-BTC
Dated October 27, 2025 of the Ministry of Finance)

INCOME STATEMENT
Accounting period from April 01, 2026 to June 30, 2026

Unit: VND

ITEMS	Code	Notes	Q2 2026		Year-to-date	
			Current year	Previous year	Current year	Previous year
1	2	3	4	5	6	7
1. Revenue from sales and service provision	01	V.24	3.019.589.067	1.667.752.009	6.006.735.125	3.128.481.713
2. Revenue deductions	02		0	0	0	0
3. Net revenue from sales and service provision (10 = 01 - 02)	10	V.25	3.019.589.067	1.667.752.009	6.006.735.125	3.128.481.713
4. Cost of goods sold	11	V.26	1.356.352.068	704.091.921	2.651.545.237	1.408.183.842
5. Gross profit from sales and service provision (20 = 10-11)	20		1.663.236.999	963.660.088	3.355.189.888	1.720.297.871
6. Gain/loss from sale and liquidation of investment property	21		0	0	0	0
7. Financial income	22	V.27	14.140.332.926	13.598.439.611	30.343.529.414	18.011.433.036
8. Financial expenses	23	V.28	0	373.455.273	0	660.728.560
- In which: Interest expenses	24		*0*	*373.455.273*	0	660.728.560
9. Selling expenses	25		55.037.666	6.318.696	245.469.133	200.622.091
10. General and administrative expenses	26	V.29	15.095.286.071	14.392.656.577	32.205.347.801	19.151.886.388
11. Net operating profit {30 = 20 +21 + 22 - (23 + 25 + 26)}	30		653.246.188	(210.330.847)	1.247.902.368	(281.506.132)
12. Other income	31	V.30	13.636.364	620.000.000	13.636.364	945.400.000
13. Other expenses	32	V.31	57.877.911	93.753.299	122.631.210	165.047.508
14. Other profit (40 = 31 - 32)	40		(44.241.547)	526.246.701	(108.994.846)	780.352.492
15. Total accounting profit before tax (50 = 30 + 40)	50		609.004.641	315.915.854	1.138.907.522	498.846.360
16. Current corporate income tax expenses	51	V.32	230.357.799	121.206.588	418.461.899	209.998.813
17. Deferred corporate income tax expenses	52		0	0	0	0
18. Net profit after corporate income tax (60 = 50 - 51 - 52)	60		378.646.842	194.709.266	720.445.623	288.847.547
19. Net profit after tax of the parent company	61		-		-	-
20. Net profit after tax of non-controlling interests	62		-		-	-
21. Basic earnings per share (*)	70		2,15	2,36	4,09	3,50
22. Diluted earnings per share (*)	71		-	-	-	-

Approved, July 15, 2026

Preparer	Chief Accountant	Legal representative General Director
(Signature, full name)	(Signature, full name)	(Signature, full name, stamp)
Nguyen Le Diem Quynh	Pham Quang Tung	Dinh Van Hiep

M.S.D.N: 350... C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ KHU CÔNG NGHIỆP DẦU KHÍ LONG SƠN
QUẬN 1 - TP. HỒ CHÍ MINH

LONG SON PETROLEUM INDUSTRIAL ZONE INVESTMENT JOINT STOCK COMPANY
3rd Floor, Khang Thong Building, 67 Nguyen Thi Minh Khai
Ben Thanh Ward, Ho Chi Minh City

Form B 03 - DN
(Attached to Circular No. 99/2025/TT-BTC
ated October 27, 2025 of the Ministry of Financ

STATEMENT OF CASH FLOWS
(Direct method)
Accounting period from January 01, 2026 to June 30, 2026

Unit: VND

ITEMS	Code	Notes	Year-to-date	
			Current year	Previous year
1	2	3	4	5
I. Cash flows from operating activities				
1. Cash received from sales, service provision and other revenue	01		27.179.199.928	4.749.454.064
2. Cash paid to suppliers of goods and services	02		(19.225.587.378)	(4.089.524.436)
3. Cash paid to employees	03		(5.648.604.195)	(4.698.156.236)
4. Interest paid	04		0	0
5. Corporate income tax paid	05		0	0
6. Other cash inflows from operating activities	06		36.753.165.882	965.828.503.455
7. Other cash outflows for operating activities	07		(178.774.104.934)	(25.531.292.298)
Net cash flows from operating activities	**20**		**(139.715.930.697)**	**936.258.984.549**
II. Cash flows from investing activities				
1. Cash paid for purchase and construction of fixed assets and other long-term assets	21		(1.377.461.890)	(2.366.156.617)
2. Cash received from liquidation and disposal of fixed assets and other long-term assets	22		(4.624.612)	0
3. Cash paid for lending, purchasing debt instruments of other entities	23		(264.320.000.000)	(1.663.969.315.068)
4. Cash received from recovery of loans, resale of debt instruments of other entities	24		401.465.000.000	705.900.000.000
5. Cash paid for capital contribution to other entities	25		0	0
6. Cash received from recovery of capital contribution to other entities	26		0	0
7. Cash received from interest, dividends and profit shared	27		1.489.709.639	1.322.918.044
Net cash flows from investing activities	**30**		**137.252.623.137**	**(959.112.553.641)**
III. Cash flows from financing activities				
1. Cash received from issuing shares, receiving owner's capital contribution	31		0	0
2. Cash paid to return capital to owners, repurchase of issued shares	32		0	0
3. Cash received from borrowings	33		0	23.045.000.000
4. Cash paid for principal debt repayment	34		0	0
5. Cash paid for principal finance lease liability repayment	35		0	0
6. Dividends and profits paid to owners	36		0	0
Net cash flows from financing activities	**40**		**0**	**23.045.000.000**
Net cash flows during the period (50=20+30+40)	**50**		**(2.463.307.560)**	**191.430.908**
Cash and cash equivalents at the beginning of the period	60		**5.827.666.243**	**213.250.012**
Effect of changes in foreign exchange rates	61		**0**	**0**
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70		**3.364.358.683**	**404.680.920**

Approved, July 15, 2026

Preparer	Chief Accountant	Legal representative General Director
(Signature, full name)	(Signature, full name)	(Signature, full name, stamp)
Nguyen Le Diem Quynh	Pham Quang Tung	Dinh Van Hiep

CÔNG TY CỔ PHẦN ĐẦU TƯ KHU CÔNG NGHIỆP DẦU KHÍ LONG SƠN
M.S.D.N: 350... QUẬN 1 - TP. HỒ CHÍ MINH

NOTES TO THE FINANCIAL STATEMENTS
Quarter 2 of 2026

I. COMPANY OPERATING CHARACTERISTICS

IDICO Long Son Petroleum Industrial Zone Investment Joint Stock Company was established and officially commenced operations as a joint stock company under Business Registration Certificate No. 4903000409 dated August 09, 2007, initially issued by the Department of Planning and Investment of Ba Ria - Vung Tau province with a charter capital of 827,222,120,000 VND.

In May 2010, the Company relocated its headquarters from Vung Tau City to Ho Chi Minh City. In 2011, the Company changed its name to IDICO - Petroleum Trading Construction Investment Joint Stock Company under Business Registration Certificate No. 3500811001 issued by the Business Registration Office of the Department of Planning and Investment of Ho Chi Minh City, with the 3rd amendment on July 14, 2011.

On June 25, 2019, the Company officially changed its name to Long Son Petroleum Industrial Zone Investment Joint Stock Company under Business Registration Certificate No. 3500811001 issued by the Department of Planning and Investment of Ho Chi Minh City, with the 8th amendment on June 20, 2019.

On November 29, 2024, the Company changed its legal representative under Enterprise Registration Certificate No. 3500811001 issued by the Department of Planning and Investment of Ho Chi Minh City, with the 10th amendment on November 29, 2024.

On February 24, 2025, the Company completed a private placement of shares and adjusted its charter capital. Accordingly, the Company's charter capital increased from 827,222,120,000 VND to 1,761,455,000,000 VND.

On February 11, 2026, the Company changed its legal representative. Currently, the Company operates under Enterprise Registration Certificate No. 3500811001 issued by the Department of Finance of Ho Chi Minh City, with the 12th amendment on February 11, 2026.

The total number of employees of the Company as of June 30, 2026, is 25 (as of June 30, 2025, it was 23).

Main activities

The Company's main activities include civil construction; industrial construction; traffic works (bridges, roads, sewers); irrigation construction; underground and underwater construction; water supply and drainage pipeline construction; structural construction; industrial zone and urban area infrastructure construction; interior and exterior decoration; real estate business; infrastructure business and related services in industrial zones and urban areas; and port and harbor services. Trading in machinery, equipment, and spare parts; trading in materials, machinery, and equipment for the industrial, petroleum, mining, forestry, agricultural, and construction sectors.

Corporate structure

List of the Company's associates:

Name of associate	Place of incorporation and operation	Ownership and voting interest	Main activities
Petroleum Interior and Exterior Equipment JSC	5th Floor, Room 502, No. 60 Le Trung Nghia, Ward 12, Tan Binh District, HCMC	20.00%	Trading in interior and exterior equipment
Binh Son Petroleum Construction JSC ("PVC Binh Son")	Building No. 33, Hai Ba Trung Street, Le Hong Phong Ward, Quang Ngai, Vietnam	46.86%	Construction, investment consulting services, real estate business

II. ACCOUNTING PERIOD AND CURRENCY USED IN ACCOUNTING

1. Annual accounting period

The Company's annual accounting period begins on January 01 and ends on December 31 of each calendar year.

2. Currency used in accounting

The currency used in accounting records is the Vietnamese Dong (VND).

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEMS

1. Applicable accounting system

The Company's financial statements are presented in Vietnamese Dong and are in accordance with the Corporate Accounting System applicable to enterprises as stipulated in Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance on guidelines for applying the accounting system for enterprises.

2. Statement of compliance with standards

The Company's financial statements are presented in Vietnamese Dong and are in accordance with the Vietnamese Accounting Standards issued by the Ministry of Finance, specifically:

- Decision No. 149/2001/QD-BTC dated December 31, 2001, on the issuance of four Vietnamese Accounting Standards (Batch 1);
- Decision No. 165/2002/QD-BTC dated December 31, 2002, on the issuance of six Vietnamese Accounting Standards (Batch 2);
- Decision No. 234/2003/QD-BTC dated December 30, 2003, on the issuance of six Vietnamese Accounting Standards (Batch 3);
- Decision No. 12/2005/QD-BTC dated February 15, 2005, on the issuance of six Vietnamese Accounting Standards (Batch 4);
- Decision No. 100/2005/QD-BTC dated December 28, 2005, on the issuance of six Vietnamese Accounting Standards (Batch 5);
- Circular No. 161/2007/TT-BTC dated December 31, 2007, of the Ministry of Finance on guidelines for implementing 16 Accounting Standards issued under Decision No. 149/2001/QD-BTC, Decision No. 165/2002/QD-BTC, and Decision No. 234/2003/QD-BTC.

For the purpose of preparing and presenting these financial statements, the Company does not apply Vietnamese Accounting Standard No. 25 - Consolidated Financial Statements and Accounting for Investments in Subsidiaries and Vietnamese Accounting Standard No. 07 - Accounting for Investments in Associates.

3. Applicable accounting book form

The Company applies the voucher-based accounting book form.

IV. APPLICABLE ACCOUNTING POLICIES:

1. Principles for recognizing cash and cash equivalents: Cash, bank deposits, cash in transit, and bank investments.

Method of converting other currencies into the currency used in accounting: Transactions arising in foreign currencies during the year are converted into Vietnamese Dong at the actual exchange rate at the time of the transaction.

2. Principles for recognizing inventories:

- Principles for recognizing inventories: at cost, including purchase costs + processing costs + other directly related costs incurred to bring inventories to their current location and condition.
- Method of calculating inventory value;
- Inventory accounting method;
- Method of making provision for inventory devaluation.

3. Principles for recognizing and depreciating fixed assets and investment properties.

- Principles for recognizing fixed assets (tangible, intangible, finance leases): At historical cost and accumulated depreciation.
- Method of depreciating fixed assets (tangible, intangible, finance leases).

4. Principles for recognizing and depreciating investment properties.

- Principles for recognizing investment properties.
- Method of depreciating investment properties.

5. Principles for recognizing financial investments:

- Investments in subsidiaries, associates, and capital contributions to jointly controlled entities.
- Short-term securities investments;

- Other short-term and long-term investments;
- Method of making provision for devaluation of short-term and long-term investments.

6. Principles for recognizing and capitalizing borrowing costs:
- Principles for recognizing borrowing costs;
- Capitalization rate used to determine borrowing costs capitalized during the period;

7. Principles for recognizing and capitalizing other costs:
- Prepaid expenses;
- Other expenses;
- Method of allocating prepaid expenses;
- Method and period of goodwill allocation;

8. Principles for recognizing accrued expenses.

9. Principles and methods for recognizing provisions.

10. Principles for recognizing owner's equity:
- Principles for recognizing owner's contributed capital, share premium, and other owner's capital.
- Principles for recognizing asset revaluation differences.
- Principles for recognizing exchange rate differences.
- Principles for recognizing undistributed profits.

11. Principles and methods for recognizing revenue:
- Sales revenue.
- Service provision revenue.
- Financial income.
- Construction contract revenue.

12. Principles and methods for recognizing financial expenses.

13. Principles and methods for recognizing current corporate income tax expenses and deferred corporate income tax expenses.

14. Foreign exchange risk hedging transactions.

15. Other accounting methods and principles.

V. Additional information for items presented in the Balance Sheet

Unit: VND

01. Cash and cash equivalents	**June 30, 2026**	**January 01, 2026**
Cash	**442,919,574**	**449,258,159**
Bank deposits	**2,915,059,313**	**5,378,408,084**
- Vietcombank - Saigon Branch	4,981,285	4,981,285
- OceanBank - Saigon Branch	4,834,069	4,834,069
- BIDV - Ba Thang Hai Branch	627,460,282	110,444,051
- BIDV - Vung Tau - Con Dao Branch	3,609,171	2,992,881,477
- Tien Phong Bank - HCMC Branch	1,170,563	1,170,563
- BIDV - Vung Tau - Con Dao Branch (Account 8688888868)	1,907,703	15,648,805
- MB Bank - District 3 Branch	28,286,775	28,272,675
- VPBank - Phu My Hung Transaction Office	4,327,007	7,457,088
- VietinBank - Branch 7, Ton Duc Thang Transaction Office	17,087,067	17,087,067
- Techcombank - Head Office	2,221,395,391	2,195,631,004
Cash equivalents	**6,379,796**	**-**
- Cash in securities trading account - VIX Securities JSC	6,379,796	-
Total	**3,364,358,683**	**5,827,666,243**

02. Short-term financial investments:	**June 30, 2026**	**January 01, 2026**
Deposits and financial investments with a remaining term of no more than 12 months from the reporting date:		

- BIDV - Vung Tau - Con Dao Branch	54,430,000,000	23,045,000,000
- VPBank - HCMC Branch, Phu My Hung Transaction Office	24,230,000,000	172,760,000,000
- Techcombank - Head Office	120,000,000,000	140,000,000,000
- Short-term loans	400,000,000,000	400,000,000,000
- Short-term bonds held	337,846,158,041	201,112,488,455
Total	**936,506,158,041**	**936,917,488,455**

03. Short-term trade receivables	**June 30, 2026**	**January 01, 2026**
Khang Gia Real Estate Investment and Development JSC	5,686,145,662	5,686,145,662
An Phuoc Loc Real Estate Investment LLC	2,760,144,037	2,760,144,037
Other receivables	35,762,618,363	35,542,046,698
Total	**44,208,908,062**	**43,988,336,397**

04. Short-term prepayments to suppliers	**June 30, 2026**	**January 01, 2026**
Khang Gia Real Estate Investment and Development JSC	450,000,000	450,000,000
VINA Dai Phuoc JSC	30,173,099,432	30,173,099,432
Others	1,734,407,006	1,851,328,110
Total	**32,357,506,438**	**32,474,427,542**

05. Other receivables	**June 30, 2026**	**January 01, 2026**
**** Dividend receivables:***		
- Petroleum Interior and Exterior Equipment JSC	987,000,000	987,000,000
- Petroleum Kinh Bac Investing and Construction JSC	1,243,534,245	1,243,534,245
**** Investments in projects without joint control:***		
- Nam Long Residential Area Project, Long An Province	6,585,883,539	6,585,883,539
- Nam An Apartment Project, Binh Hung Hoa Ward, Binh Tan District	8,000,000,000	8,000,000,000
**** Receivables from accrued interest on deposits***	***968,528,452***	***4,077,718,357***
**** Maintenance fee receivables for apartments (collected upon apartment handover)***	***144,790,652***	***144,790,652***
**** Investment cooperation interest receivables:***		
- Sieu Thanh LLC	2,795,692,541	2,795,692,541
**** Receivables from Vietnam Petroleum Construction JSC***	***89,668,320***	***2,589,668,320***
**** Receivables from advance payments for Long Son Petroleum Industrial Zone Project***	***22,084,267,813***	***10,580,267,813***
**** Receivables from Vietnam Container JSC***	***17,375,342,467***	***17,720,547,947***
* Other receivables:	8,976,497,782	4,114,327,723
Total	**69,251,205,811**	**58,839,431,137**

06. Provision for doubtful debts	**June 30, 2026**	**January 01, 2026**
Short-term	**53,572,042,496**	**52,156,988,808**
- Petroleum Internal And External Equipment Joint Stock Company	1,078,000,000	1,078,000,000
- Receivables for debt collection costs of the Company	350,000,000	350,000,000
- Petroleum Kinh Bac Investing and Construction JSC	1,223,534,245	1,223,534,245
- Sieu Thanh LLC	10,795,692,541	10,795,692,541

- An Phuoc Loc Real Estate Investment LLC	2,760,144,037	2,760,144,037
- Nam Long LLC	6,585,883,539	6,585,883,539
- Khang Gia Investment and Development Real Estate Corporation	25,081,179,362	24,226,366,558
- TLI Service Development Joint Stock Company	4,276,804,950	4,276,804,950
- Others	1,420,803,822	860,562,938
Long-term	**31,164,946,312**	**8,565,000,000**
- Van Khoi Thanh Corporation	8,565,000,000	8,565,000,000
- Petrovietnam-Nghe An Construction Joint Stock Corporation	22,599,946,312	-
Total	**84,736,988,808**	**60,721,988,808**

07. Inventories	**June 30, 2026**	**January 01, 2026**
Goods in transit		
Raw materials and supplies	-	-
Tools and instruments	-	-
Work-in-progress (i)	381,326,750,759	382,951,800,042
Work-in-progress (ii)	-	-
Finished goods	-	-
Real estate goods	11,707,118,945	11,707,118,945
Total cost of inventories	**393,033,869,704**	**394,958,918,987**

(i) The Huynh Tan Phat apartment project has completed construction, acceptance, and handover for use. This is a business cooperation contract in the form of jointly controlled asset construction investment between the Company, Khang Thong Trading Service Construction JSC, and Petroleum Industrial and Civil Construction JSC ("PVC-IC"), in which the Company is the operator. Currently, the Company is requesting Khang Thong Group JSC (the Investor) to urgently carry out procedures for paying land use fees and fulfilling financial obligations to the State to complete the conversion of the project's land use purpose as a basis for issuing ownership certificates for 180 apartments and over 5,000 m2 of commercial center floor area.

* Carrying value of inventories used as collateral or security for liabilities: 0 VND.
* Value of provision for inventory devaluation made during the year is 0 VND, value of provision reversal during the year: 0 VND.

08. Taxes and other receivables from the State	**June 30, 2026**	**January 01, 2026**
Deductible VAT (Huynh Tan Phat Apartment Project and 65ha Chi Linh - Cua Lap New Urban Area Project)	514,211,745	514,187,843
Deductible VAT from ordinary business activities	895,689,396	-
Personal income tax	-	-
Total	**1,409,901,141**	**514,187,843**

09. Other long-term receivables	**June 30, 2026**	**January 01, 2026**
Tuong Binh Hiep Commercial Housing Project, Thu Dau Mot Town, Binh Duong (old)	42,825,000,000	42,825,000,000
Receivables from capital and share transfer of Nghe An Petroleum Construction JSC	69,393,942,920	69,393,942,920
Receivables from Petroleum Kinh Bac Investment and Construction JSC regarding investment cooperation for Petroleum Kinh Bac Hotel Project	15,000,000,000	15,000,000,000

Total	**127,218,942,920**	**127,218,942,920**

10. Tangible fixed assets (see Appendix 02 for details).

11. Intangible fixed assets

Item	*Land use rights*	*Accounting software*	*Total*
Cost			
Opening balance (January 01, 2026)	-	41,782,000	41,782,000
- Purchases in the period	-	-	-
- Internally generated	-	-	-
- Increase due to business combination	-	-	-
- Other increases	-	-	-
- Liquidation, sale	-	-	-
- Other decreases	-	-	-
Ending balance (June 30, 2026)	-	41,782,000	41,782,000
Accumulated depreciation			
Beginning balance (January 01, 2026)	-	41,782,000	41,782,000
- Depreciation during the period	-	-	-
- Other increases	-	-	-
- Liquidation, sale	-	-	-
- Other decreases	-	-	-
Ending balance (June 30, 2026)	-	41,782,000	41,782,000
Net book value	-		
- At the beginning of the period (January 01, 2026)	-	-	-
- At the end of the period (June 30, 2026)	-	-	-

12. Investment properties

Cost	**Beginning of year**	**Increase during the year**	**Decrease during the year**	**End of year**
Land use rights	-	-	-	-
Buildings, structures	**68,423,588,321**	-	-	**68,423,588,321**
Buildings and land use rights	-	-	-	-
Infrastructure	-	-	-	-
Accumulated depreciation	-	-	-	-
Land use rights	-	-	-	-
Buildings, structures	**13,684,717,658**	1,368,471,768	-	**15,053,189,426**
Buildings and land use rights	-	-	-	-
Infrastructure	-	-	-	-
Net book value of investment property				
Land use rights	-	-	-	-
Buildings, structures	**54,738,870,663**	-	1,368,471,768	**53,370,398,895**
Buildings and land use rights	-	-	-	-
Infrastructure	-	-	-	-

13. Construction in progress	**June 30, 2026**	**January 01, 2026**
New 65ha Chi Linh - Cua Lap Urban Area Project	12,270,210,405	12,270,210,405
Long Son Petroleum Industrial Zone Project	72,033,733,706	60,425,838,889
Total	**84,303,944,111**	**72,696,049,294**

14. Investments in associates and joint ventures	**June 30, 2026**	**January 01, 2026**
Petroleum Internal And External Equipment JSC	14,000,000,000	14,000,000,000
Binh Son Petroleum Construction JSC	171,287,750,000	171,287,750,000
Total	**185,287,750,000**	**185,287,750,000**

15. Other long-term investments	**June 30, 2026**	**January 01, 2026**
Sai Gon Petroleum Construction And Investment Joint Stock Company	28,500,000,000	28,500,000,000
Petro Kinh Bac Investing And Construction Joint Stock Company	11,000,000,000	11,000,000,000
Lam Kinh Hotel Joint Stock Company	28,382,391,454	28,382,391,454
Total	**67,882,391,454**	**67,882,391,454**

16. Provision for diminution in value of long-term financial investments	**June 30, 2026**	**January 01, 2026**
Sai Gon Petroleum Construction And Investment JSC	27,075,000,000	27,075,000,000
Petroleum Internal And External Equipment JSC	14,000,000,000	14,000,000,000
Binh Son Petroleum Construction JSC	32,618,790,958	32,618,790,958
Petro Kinh Bac Investing And Construction JSC	11,000,000,000	11,000,000,000
Lam Kinh Hotel Joint Stock Company	28,382,391,454	28,382,391,454
Total	**113,076,182,412**	**113,076,182,412**

17. Prepaid expenses, awaiting allocation	**June 30, 2026**	**January 01, 2026**
Short-term	**1,359,199,733**	**26,125,003**
Tools and instruments issued for use	79,193,009	26,125,003
Other short-term prepaid expenses	1,280,006,724	-
Long-term	**5,139,951,534**	**5,899,858,813**
Office rental expenses	4,916,849,643	5,619,256,737
Other prepaid expenses	223,101,891	280,602,076
Total	**6,499,151,267**	**5,925,983,816**

18. Short-term loans and debts	**June 30, 2026**	**January 01, 2026**
Short-term loans and debts	-	-
Total	-	-

19. Taxes and payables to the State	**June 30, 2026**	**January 01, 2026**
Value Added Tax	-	230,710,688
Corporate Income Tax	2,855,873,798	2,437,411,899
Personal Income Tax	211,140,151	202,254,633
Other fees, charges, and payables	8,535,647	8,535,647
Total	**3,075,549,596**	**2,878,912,867**

Value Added Tax

The Company applies the value-added tax law using the deduction method.

Corporate Income Tax

The Company applies a corporate income tax rate of 20% (twenty percent) during the year.

Other taxes

The Company applies other types of taxes such as license tax, personal income tax, etc., in accordance with current regulations.

Current corporate income tax

Current corporate income tax payable is determined based on the taxable income of the current year. Taxable income differs from the net profit presented in the income statement because taxable income does not include items of income or expense that are taxable or deductible in other years (including tax losses carried forward, if any) and also excludes items that are non-taxable or non-deductible.

20. Short-term accrued expenses	**June 30, 2026**	**January 01, 2026**
Accrued expenses	645,534,134	820,245,115
Total	**645,534,134**	**820,245,115**

21. Other payables	**June 30, 2026**	**January 01, 2026**
Trade union fees	21,114,600	50,327,800
Social insurance	33,437,659	1,613,659
Health insurance	8,203,298	8,203,298
Deposits received for leasing and sale of project apartments	7,042,368,280	7,042,368,280
Payables for Huynh Tan Phat Apartment project business cooperation:	28,106,300,000	28,106,300,000
- Capital contribution value (land cost) for the project still payable to Khang Thong Group JSC	*8,760,500,000*	*8,760,500,000*
- 5% capital contribution value (land cost) of Khang Thong Group JSC	*6,448,600,000*	*6,448,600,000*
- 10% capital contribution value (land cost) of Petroleum Industrial And Civil Construction JSC	*12,897,200,000*	*12,897,200,000*
Other payables	10,027,767,030	2,329,021,294
Total	**45,239,190,867**	**37,537,834,331**

22. Long-term loans and debts	**June 30, 2026**	**January 01, 2026**
Long-term loans and debts	-	-
Total	-	-

23. Owner's equity

a. Statement of changes in owner's equity

Indicator	*Owner's equity*	*Development investment fund development*	*Other equity funds*	*Undistributed post-tax profit*
Balance as of January 01, 2025	**827,222,120,000**	**12,264,138,227**	**949,808,972**	**(14,202,912,792)**
Increase during the year	934,232,880,000	-	-	**1,121,310,967**
Profit during the year				1,121,310,967
Retroactive adjustment				
Other increases	934,232,880,000			

Decrease during the year	-	-	-	-
Loss during the year				
Dividend payment				
Retroactive adjustment				
Other decreases				
Balance as of December 31, 2025	**1,761,455,000,000**	**12,264,138,227**	**949,808,972**	**(13,081,601,825)**
Balance as of January 01, 2026	**1,761,455,000,000**	**12,264,138,227**	**949,808,972**	**(13,081,601,825)**
Increase during the year		-	-	**720,445,623**
Profit during the year				720,445,623
Profit distribution				
Other increases				
Decrease during the year	-	-	-	
Loss during the year				
Profit distribution				
Dividend payment				
Other decreases				
Balance as of June 30, 2026	**1,761,455,000,000**	**12,264,138,227**	**949,808,972**	**(12,361,156,202)**

b. Details of owner's equity

Details of owner's equity	**June 30, 2026**	**January 01, 2026**
Gelex Infrastructure JSC	1,144,945,930,000	1,144,945,930,000
IDICO Corporation - JSC	70,641,030,000	70,641,030,000
Other individual shareholders	545,868,040,000	545,868,040,000
Total	**1,761,455,000,000**	**1,761,455,000,000**

VI. Additional information for items presented in the Income Statement

24. Revenue from sales and service provision	**From January 01, 2026 to June 30, 2026**	**From January 01, 2025 to June 30, 2025**
Revenue from operating lease of assets	6,006,735,125	2,968,616,092
Revenue from solar power sales	-	159,865,621
Total	**6,006,735,125**	**3,128,481,713**

25. Net revenue from sales and service provision	**From January 01, 2026 to June 30, 2026**	**From January 01, 2025 to June 30, 2025**
Revenue from operating lease of assets	6,006,735,125	2,968,616,092
Revenue from solar power sales	-	159,865,621
Total	**6,006,735,125**	**3,128,481,713**

26. Cost of goods sold	**From January 01, 2026 to June 30, 2026**	**From January 01, 2025 to June 30, 2025**
Cost of operating lease of assets	2,651,545,237	1,368,471,768
Cost of solar power sales	-	39,712,074
Total	**2,651,545,237**	**1,408,183,842**

27. Financial income	**From January 01, 2026 to June 30, 2026**	**From January 01, 2025 to June 30, 2025**
Interest on capital contribution for Huynh Tan Phat Apartment Project Business Cooperation	-	3,414,424,323
Interest income	9,516,132,152	14,597,008,713
Other financial income	20,827,397,262	-
Total	**30,343,529,414**	**18,011,433,036**

28. Financial expenses	**From January 01, 2026 to June 30, 2026**	**From January 01, 2025 to June 30, 2025**
Loan interest	-	660,728,560
Total	**-**	**660,728,560**

29. General and administrative expenses	**From January 01, 2026 to June 30, 2026**	**From January 01, 2025 to June 30, 2025**
Staff costs	2,937,122,226	2,591,932,508
Administrative material costs	45,467,500	42,067,645
Office supplies costs	407,411,019	103,111,441
Depreciation of fixed assets	367,814,153	414,328,310
Taxes, fees and charges	10,699,711	21,868,815
Provision for bad debts	24,015,000,000	13,041,804,950
External service expenses	1,759,447,100	1,684,330,202
Other cash expenses	2,662,386,092	1,252,442,517
Total	**32,205,347,801**	**19,151,886,388**

30. Other income	**From January 01, 2026 to June 30, 2026**	**From January 01, 2025 to June 30, 2025**
Other income	13,636,364	945,400,000
Total	**13,636,364**	**945,400,000**

31. Other expenses	**From January 01, 2026 to June 30, 2026**	**From January 01, 2025 to June 30, 2025**
Other expenses	122,631,210	165,047,508
Total	**122,631,210**	**165,047,508**

32. Current corporate income tax expenses	**From January 01, 2026 to June 30, 2026**	**From January 01, 2025 to June 30, 2025**
Profit/(loss) before tax	**609,004,641**	**498,846,360**
Adjustments for taxable income	**542,784,354**	**551,147,707**
Less: Non-taxable income	-	-
Add: Non-deductible expenses	*542,784,354*	*551,147,707*
Taxable income	**1,151,788,995**	**1,049,994,067**
Loss carry-forward from previous years	-	-
Taxable income	**1,151,788,995**	**1,049,994,067**
Corporate income tax rate	20%	20%
Current corporate income tax expenses	**230,357,799**	**209,998,813**
Adjustments for corporate income tax of previous years	-	-
Total current corporate income tax expenses	**230,357,799**	**209,998,813**

VII. Other information

33. Transactions and balances with related parties

a) List of related parties and transactions with related parties:

Related party	**Relationship**
Gelex Infrastructure JSC	Parent company
Petroleum Interior and Exterior Equipment JSC	Associate
Binh Son Petroleum Construction JSC	Associate

Transactions incurred during the period	**From January 01, 2026 to June 30, 2026**	**From January 01, 2025 to June 30, 2025**

	From January 01, 2026 to June 30, 2026	**From January 01, 2025 to June 30, 2025**
Borrowing from GELEX Infrastructure JSC for deposit to ensure the implementation of Long Son Petroleum Industrial Park Project	-	23,045,000,000
Interest payable to GELEX Infrastructure JSC for deposit to ensure the implementation of Long Son Petroleum Industrial Park Project	-	660,728,560

Dividends paid

	From January 01, 2026 to June 30, 2026	**From January 01, 2025 to June 30, 2025**
Common shareholders	12,040,000	12,707,250

Income of the Board of Directors, Supervisory Board, and Board of Management of the Company:

	From January 01, 2026 to June 30, 2026	From January 01, 2025 to June 30, 2025
Salary	2,890,205,952	2,070,887,998
Other items	-	-
Total	**2,890,205,952**	**2,070,887,998**

b) Transactions with key personnel (See Appendix 01 for details)

Balances with related parties:

Trade receivables	**June 30, 2026**	**January 01, 2026**
Petroleum Internal And External Equipment JSC (Office car rental)	91,000,000	91,000,000
Total	**91,000,000**	**91,000,000**

Other receivables	**June 30, 2026**	**January 01, 2026**
Petroleum Internal And External Equipment JSC (Dividend receivables)	987,000,000	987,000,000
Total	**987,000,000**	**987,000,000**

Approved, July 15, 2026

Preparer	**Chief Accountant**	**Legal Representative General Director**
		M.S.D.N: 3500811001 - C.T.C.P. CÔNG TY CỔ PHẦN ĐẦU TƯ KHU CÔNG NGHIỆP DẦU KHÍ LONG SƠN QUẬN 1 - TP. HỒ CHÍ MINH
Nguyen Le Diem Quynh	**Pham Quang Tung**	**Dinh Van Hiep**

Appendix: 01
Detailed explanation of Item:
b) Transactions with key personnel:

Related party	Position	From January 01, 2026 to June 30, 2026	From January 01, 2025 to June 30, 2025
		VND	VND
Salaries, remuneration and other benefits of the Board of Directors		**1,205,454,430**	**818,736,477**
Mr. Luong Thanh Tung	Chairman of the BOD (Appointed on June 18, 2025)	429,161,250	19,960,714
Mr. Le Ba Tho	Chairman of the BOD (Dismissed on June 18, 2025)	-	277,836,363
Mr. Le Cong Trung	Full-time Vice Chairman of the BOD	497,293,182	365,272,727
Mr. Nguyen Hong Hai	Non-executive Member of the BOD	104,666,666	51,888,891
Mr. Bui Le Cao Ke	Non-executive Member of the BOD (Dismissed on May 27, 2026)	91,968,254	51,888,891
Mr. Vu Hoang Long	Member of the BOD (Dismissed on May 27, 2026)	56,968,254	4,761,904
Mr. Nguyen Tien Dung	Non-executive Member of the BOD (Dismissed on June 18, 2025)	-	47,126,987
Mr. Dinh Van Hiep	Member of the BOD (Appointed on May 27, 2026)	12,698,412	-
Mr. Dao Van Duy	Non-executive Member of the BOD (Appointed on May 27, 2026)	12,698,412	-
Remuneration and other benefits of members of the Board of Supervisor		**82,083,340**	**74,333,340**
Mr. Le Anh Duc	Head of Board (Appointed on July 03, 2023)	53,833,336	46,333,336
Mr. Le Huy	Member (Appointed on July 03, 2023)	18,250,002	18,000,002
Ms. Pham Thi Huyen Anh	Member	10,000,002	10,000,002
Salaries and other benefits of the Board of General Directors		**1,602,668,182**	**1,177,818,181**
Mr. Dinh Van Hiep	General Director (Appointed on February 11, 2026)	780,227,273	-
Mr. Vu Hoang Long	General Director (Dismissed on February 11, 2026)	822,440,909	1,177,818,181
TOTAL		**2,890,205,952**	**2,070,887,998**

Appendix: 02

NOTES ON INCREASE AND DECREASE OF TANGIBLE FIXED ASSETS

Unit: VND

Criteria	Buildings, structures	Machinery, equipment	Transportation vehicles	Management tools and equipment	Total
I. Historical cost of fixed assets					
1. Opening balance (January 01, 2026)		1,588,482,957	7,109,755,455	283,342,902	8,981,581,314
2. Increase during the period		0	5,204,454,546	43,981,481	5,248,436,027
Purchased during the year		*0*	*5,204,454,546*	*43,981,481*	*5,248,436,027*
3. Decrease during the period					
4. Closing balance (June 30, 2026)		1,588,482,957	12,314,210,001	327,324,383	14,230,017,341
II. Accumulated depreciation					
1. Opening balance (January 01, 2026)		476,544,888	6,012,905,776	225,964,859	6,715,415,523
2. Increase during the period		39,712,074	351,583,487	16,230,666	467,238,526
3. Decrease during the period					
4. Closing balance (June 30, 2026)		516,256,962	6,364,489,263	242,195,525	7,122,941,750
III. Net book value					
1. At the beginning of the period (January 01, 2026)		1,111,938,069	1,096,849,679	57,378,043	2,266,165,791
2. At the end of the period (June 30, 2026)		1,072,225,995	5,949,720,738	85,128,858	7,107,075,591