CHO LON REAL ESTATE JOINT STOCK COMPANY

118 Hung Phu, Ward Chanh Hung, Ho Chi Minh City

FINANCIAL REPORT

QUARTER II, 2026

STATEMENT OF FINANCIAL POSITION

As of Jun 30, 2026 *Unit: VND*

ASSETS	Code	Notes	Jun. 30, 2026	Jan. 1, 2026
A. CURRENT ASSETS	**100**		**330.980.014.216**	**336.014.513.427**
I. Cash and cash equivalents	**110**	V.1	**10.227.578.578**	**6.536.984.768**
1. Cash	111		1.972.235.092	3.354.473.050
2. Cash equivalents	112		8.255.343.486	3.182.511.718
II. Short-term financial investments	**120**	V.2	**219.448.265**	**219.757.000**
1. Trading securities	121		251.330.815	247.580.815
2. Provision for devaluation of trading securities	122		(31.882.550)	(27.823.815)
III. Short-term accounts receivable	**130**		**209.461.151.697**	**218.185.935.983**
1. Short-term trade receivables	131	V.3	79.302.909.198	88.615.578.855
2. Short-term prepayments to suppliers	132		7.909.279	7.909.279
3. Other short-term receivables	135	V.4a	130.150.333.220	129.562.447.849
IV. Inventories	**140**	**V.5**	**111.071.835.676**	**111.071.835.676**
1. Inventories	141		111.071.835.676	111.071.835.676
V. Short-term biological assets	**150**		-	-
VI. Other current assets	**160**		-	-
B. LONG-TERM ASSETS	**200**		**164.069.705.240**	**162.569.461.088**
I. Long-term accounts receivable	**210**		**18.757.140.313**	**27.162.592.313**
1. Other long-term assets	215	V.4b	18.757.140.313	27.162.592.313
II. Fixed assets	**220**		**13.073.391.579**	**7.731.735.175**
1. Tangible fixed assets	221	V.6	5.613.630.449	153.879.249
- Cost	*222*		*8.991.745.114*	*3.407.940.118*
- Accumulated depreciation	*223*		*(3.378.114.665)*	*(3.254.060.869)*
2. Intangible fixed assets	227	V.7	7.459.761.130	7.577.855.926
- Cost	*228*		*11.976.593.843*	*11.976.593.843*
- Accumulated amortisation	*229*		*(4.516.832.713)*	*(4.398.737.917)*
III. Long-term biological assets	**230**		-	-
IV. Investment properties	**240**	**V.8**	**38.123.289.568**	**39.021.768.856**
- Cost	241		51.950.346.105	51.950.346.105
- Accumulated depreciation	242		(13.827.056.537)	(12.928.577.249)
V. Long-term assets in progress	**250**		**78.775.883.780**	**83.323.364.744**
1. Long-term works in progress	251	V.9	78.775.883.780	78.504.818.483
2. Construction in progress	252	V.10	-	4.818.546.261
VI. Long-term financial investments	**260**	**V.2b**	**15.340.000.000**	**5.330.000.000**
1. Investments in associates, joint-ventures	262		980.000.000	980.000.000
2. Investments in equity of other entities	263		4.350.000.000	4.350.000.000
3. Provision for investments held until maturity (*)	266		10.010.000.000	-
VII. Other non-current assets	**270**		-	-
TOTAL ASSETS (280 = 100 + 200)	**280**		**495.049.719.456**	**498.583.974.515**

STATEMENT OF FINANCIAL POSITION

As of Jun 30, 2026 *Unit: VND*

RESOURCES	Code	Notes	Jun. 30, 2026	Jan. 1, 2026
C. LIABILITIES	**300**		**200.594.970.409**	**205.051.031.847**
I. Current liabilities	**310**		**189.632.887.076**	**193.308.948.514**
1. Short-term trade payables	311	V.11	10.076.273.750	10.050.040.146
2. Short-term advances from customers	312	V.12	38.384.000	36.263.802
3. Dividends and profits must be paid	313	V.13a	4.518.000	4.518.000
4. Taxes and other payables to the State Budget	314	V.13a	355.171.716	1.852.197.264
5. Short-term accrued expenses	316	V.14	162.254.896.942	162.218.785.831
6. Short-term deferred revenue	319		60.000.000	60.000.000
7. Other short-term payables	320	V.15	4.968.404.312	8.326.905.115
8. Short-term borrowings and financial lease liabilities	321	V.16a	1.560.000.000	1.560.000.000
9. Bonus and welfare fund	323		10.315.238.356	9.200.238.356
II. Long-term liabilities	**330**		**10.962.083.333**	**11.742.083.333**
1. Long-term borrowings and financial lease liabilities	339	V.16b	10.962.083.333	11.742.083.333
D. OWNERS' EQUITY	**400**		**294.454.749.047**	**293.532.942.668**
I. Owners' equity	**410**	**V.17**	**294.454.749.047**	**293.532.942.668**
1. Owners' capital	411		141.357.510.000	141.357.510.000
- Ordinary shares with voting rights	*411a*		*141.357.510.000*	*141.357.510.000*
- Preferred shares	*411b*		-	-
2. Capital surplus	412		22.398.626.127	22.398.626.127
3. Owners' other capital	414		2.825.660.000	-
4. Investment and development fund	418		107.771.834.673	107.771.834.673
5. Other funds	419		8.064.134.690	8.064.134.690
6. Undistributed earnings	420		12.036.983.557	13.940.837.178
- Undistributed earnings accumulated to the end of prior year	*420a*		*9.363.177.178*	*5.978.486.484*
- Undistributed earnings in this year	*420b*		*2.673.806.379*	*7.962.350.694*
TOTAL RESOURCES	**440**		**495.049.719.456**	**498.583.974.515**

Ho Chi Minh City, July 20, 2026

Prepared by	Chief Accountant	Chairman
Nguyen The Vinh	Le Thi Kim Xuyen	Tran Van Chau

CÔNG TY CỔ PHẦN ĐỊA ỐC CHỢ LỚN
M.S.D.N: 0300450962 - Q.8 - T.P HỒ CHÍ MINH

INCOME STATEMENT

Accounting period from January 1, 2026 to Jun 30, 2026

Unit: VND

ITEMS	Code	Notes	Second quarter of 2026	Second quarter of 2025	Accumulated for the first six months of 2026	Accumulated for the first six months of 2025
1. Revenue from goods sold and services rendered	01	VI.1	2.412.673.883	4.714.672.916	4.874.773.301	7.276.398.744
2. Revenue deductions	02	VI.2	-	-	-	-
3. Net revenue from goods sold and services rendered	10	VI.3	2.412.673.883	4.714.672.916	4.874.773.301	7.276.398.744
4. Cost of sales	11	VI.4	988.388.819	1.753.186.548	1.725.914.791	2.517.357.791
5. Gross profit (20 = 10 -11)	**20**		**1.424.285.064**	**2.961.486.368**	**3.148.858.510**	**4.759.040.953**
6. Profit/loss from the sale and liquidation of real estate investments		VI.5				
7. Financial income	22	VI.6	4.602.489.616	494.635.043	4.617.047.366	508.467.751
8. Financial expenses	23	VI.7	423.971.577	478.627.450	431.209.577	478.627.450
In which: interest expenses	*24*		*427.150.842*	478.627.450	427.150.842	478.627.450
9. Selling expenses	25	VI.8	-	-	-	-
10. General and administration expenses	26	VI.9	2.604.478.211	2.119.459.726	4.187.858.493	3.789.573.039
11. Operating profit (30 = 20 + (21 - 22) - (25 + 26))	**30**		**2.998.324.892**	**858.034.235**	**3.146.837.806**	**999.308.215**
12. Other income	31	VI.10	-	-	-	-
13. Other expenses	32	VI.11	-	251.965.352	-	251.965.352
14. Other profit (40 = 31 - 32)	**40**		**-**	**(251.965.352)**	**-**	**(251.965.352)**
15. Net accounting profit before tax (50 = 30 + 40)	**50**		**2.998.324.892**	**606.068.883**	**3.146.837.806**	**747.342.863**
16. Current corporate income tax expenses	51	VI.12	436.904.232	109.206.847	473.031.427	125.461.643
17. Net profit after corporate income tax (60 = 50 - 51 -52)	**60**		**2.561.420.660**	**496.862.036**	**2.673.806.379**	**621.881.220**
18. Basic earnings per share	**70**	VI.13	**141**	**28**	**148**	**35**

Ho Chi Minh City, July 20, 2026

Prepared by	Chief Accountant	Chairman
Nguyen The Vinh	Le Thi Kim Xuyen	Tran Van Chau

CÔNG TY CỔ PHẦN ĐỊA ỐC CHỢ LỚN

M.S.D.N: 0301...962 - T.P. HỒ CHÍ ... QUẬN 8

CASH FLOW STATEMENT

(Under direct method)

Accounting period from January 1, 2026 to Jun 30, 2026

Unit: VND

ITEMS	Code	Notes	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Cash received from sales, provision of services and other revenue	01		14.658.381.120	5.628.077.151
2. Payments to suppliers of goods and services	02		(2.619.732.633)	(1.300.933.104)
3. Payments to employees	03		(2.242.879.672)	(2.609.543.895)
4. Interest paid	04		(427.150.842)	(478.627.450)
5. Corporate income tax paid	05		(1.492.863.403)	(132.500.988)
6. Other cash receipts from operating activities	06		8.489.152.000	84.190.000
7. Other cash payments from operating activities	07		(7.307.668.166)	(1.800.207.695)
Net cash flows from operating activities	**20**		**9.057.238.404**	**(609.545.981)**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Loans granted, purchases of debt instruments of other entities	23		(10.010.000.000)	-
2. Proceeds from divestment in other entities	26		5.423.355.406	28.117.152
Net cash inflows/(outflows) from investing activities	**30**		**(4.586.644.594)**	**28.117.152**
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Repayments of borrowings	34		(780.000.000)	(780.000.000)
2. Payments for finance lease liabilities	35		-	-
3. Dividends and profits paid	36		-	-
Net cash inflows/(outflows) from financing activities	**40**		**(780.000.000)**	**(1.560.000.000)**
Net cash inflows/(outflows) (50 = 20+ 30 + 40)	**50**		**3.690.593.810**	**(2.141.428.829)**
Cash and cash equivalents at the beginning of the year	**60**		**6.536.984.768**	**5.585.903.564**
Effect of foreign exchange differences	61		-	-
Cash and cash equivalents at the end of the year (70 = 50+60+61)	**70**	**V.1**	**10.227.578.578**	**3.444.474.735**

Ho Chi Minh City, July 20, 2026

Prepared by	Chief Accountant	Chairman
Nguyen The Vinh	Le Thi Kim Xuyen	Tran Van Chau

M.S.D.N: 0300450... C.T.C.P. CÔNG TY CỔ PHẦN ĐỊA ỐC CHỢ LỚN QUẬN 8 - T.P HỒ CHÍ MINH

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from January 1, 2026 to Jun 30, 2026

Unit: VND

I. BUSINESS HIGHLIGHTS

1. Establishment

Cho Lon Real Estate Joint Stock Company (abbreviated as "the Company") is a joint stock company operating under Business Registration Certificate No. 0300450962, first registered on October 7, 2004, and the 19th change registered on September 19, 2025, issued by the Department of Planning and Investment of Ho Chi Minh City.

Structure of ownership:

Joint Stock Company.

English name: CHO LON REAL ESTATE JOINT STOCK COMPANY

Short name: CL RESCO

Stock code: RCL (Listed and traded at HNX (Hanoi Stock Exchange))

Head office: 118 Hung Phu, Chanh Hung Ward, Ho Chi Minh City, Vietnam.

2. Business sector

The business sector is real estate.

3. Principal activities

Real estate business, land use rights owned, used or rented.

4. Normal operating cycle

Normal operating cycle of the Company lasts 12 months of the normal fiscal year beginning from January 01 and ending on December 31.

5. Operations in the fiscal year affecting the financial statements: Not applicable.

6. Total employees to March. 31, 2026: 18 persons.

7. Enterprise structure

7.1 List of joint venture and associate companies

As of March. 31, 2026, the Company has one (01) associate as follows:

Name of associate/ joint-venture and addess of head office	*Main activities*	*Percentage of capital contribution*	*Percentage of interests*	*Percentage of voting rights*
RCL Construction Investment Corporation - 97/10 Hung Phu, Chanh Hung Ward, Ho Chi Minh City, Vietnam	Construction of civil projects	49%	49%	49%

8. Disclosure on comparability of information in the Financial Statements

The selection of figures and information need to be presented in the financial statements has been implemented on the principle of comparability among corresponding accounting periods.

9. Basis of Financial Statements

Financial statements for the year ended December 31, 2024 have been prepared on a going concern basis, with the assumption that the Company will be able to untilize its assets and settle its liabilities in the normal course of business for the foreseeable, for at least the next 12 months from the date of financial statements.

II. ACCOUNTING PERIOD AND REPORTING CURRENCY

1. Fiscal year

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from January 1, 2026 to Jun 30, 2026 *Unit: VND*

The fiscal year is begun on January 01 and ended December 31 annually.

2. Reporting currency

Vietnam Dong (VND) is used as a currency unit for accounting records.

III. ACCOUNTING STANDARDS AND REGIMES APPLIED

1. Applicable Accounting System

The Company applies Vietnamese Accounting Standards, Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 and circulars guiding the implementation of accounting standards of the Ministry of Finance in preparing and presenting financial statements.

2. Disclosure of compliance with Vietnamese Accounting Standards and the Vietnamese Accounting System

The Board of General Directors ensures compliance with the requirements of the accounting standards, the Vietnamese Accounting System, as well as the guidance circulars on the implementation of accounting standards issued by the Ministry of Finance in the preparation and presentation of the financial statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Recording cash and cash equivalents

Cash includes cash on hand, demand and term bank deposits.

Cash equivalents comprise short-term investments with an original maturity of three months or less, highly liquid, readily convertible to known amount of cash and subject to an insignificant risk of changes in value.

2. Recording financial investments

Accounting principles for trading securities

Investments are classified as trading securities held for the purpose of buying and selling for profit.

Trading securities are recorded in accounting books at cost. The original cost of trading securities is determined according to the fair value of payments at the time the transaction occurs plus costs related to the transaction of purchasing trading securities.

The time to record trading securities is the time the investor has ownership, specifically as follows:

- Listed securities are recorded at the order matching time (T+0);

- Unlisted securities are recorded at the time of official ownership as prescribed by law.

Interest, dividends and profits of periods before trading securities are purchased are accounted for as a decrease in the value of those trading securities. Interest, dividends and profits of periods after trading securities are purchased are recorded as revenue. Dividends received in shares are only tracked by the number of additional shares, the value of shares received/recorded at par value is not recorded.

- For shares of listed companies, the fair value of the shares is the closing price listed on the stock market at the exchange date. In case the stock market is closed on the exchange date, the fair value of the stock is the closing price of the previous trading session adjacent to the exchange date.

- For unlisted stocks traded on UPCOM, the fair value of the stock is the closing trading price on UPCOM at the exchange date. In case the UPCOM is closed on exchange date, the fair value of the stock is the closing price of the previous trading session adjacent to the exchange date.

- For other unlisted stocks, the fair value of the stock is the price agreed upon by the parties according to the contract or the book value at the time of exchange.

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from January 1, 2026 to Jun 30, 2026 *Unit: VND*

Provision for devaluation of trading securities is made for each type of security that is traded on the market and has a market price lower than the original price. The fair value of securities listed on the stock market or traded on the UPCOM floor is the closing price at the end of the fiscal year. In case at the end of the fiscal year the stock market or UPCOM floor is closed, the fair value of the securities is the closing price of the previous trading session adjacent to the end of the fiscal year.

Increases and decreases in provisions for devaluation of trading securities that need to be appropriated at the end of the fiscal year are recorded in financial expenses.

Accounting principles for investments in associates

An associate is an enterprise over which the Company has significant influence but not control over the financial and operating policies. Significant influence is the right to participate in making financial and operating policy decisions of the investee enterprise but not to control these policies.

Investments in subsidiaries, joint ventures, and associates are initially recorded at cost, including the purchase price or capital contribution plus costs directly related to the investment. In case of investment in non-monetary assets, the cost of the investment is recorded according to the fair value of the non-monetary asset at the time of arising.

Dividends and profits of periods before the investment is purchased are accounted for as a decrease in the value of that investment itself. Dividends and profits of periods after the investment is purchased are recorded as revenue. Dividends received in shares are only tracked by the number of additional shares, the value of shares received is not recorded/recorded at par value.

Loss provisions for investments in associates is made when the associates suffer losses at a level equal to the difference between the actual contributed capital of the parties at subsidiaries, joint ventures, and associates and the actual equity multiplied by the Company's capital contribution ratio compared to the total actual capital contribution of the parties at the associates.

Accounting for capital investments of other entities

Investments in equity instruments of other entities include investments in equity instruments but the Company does not have control, joint control or significant influence over the invested party.

Investments in equity instruments of other entities are initially recognized at cost, which includes the purchase price or capital contribution plus direct costs related to investment activities. Dividends and profits of periods before the investment is purchased are accounted for as a decrease in the value of that investment itself. Dividends and profits of periods after the investment is purchased are recorded as revenue. Dividends received in shares are only tracked by the number of additional shares, the value of shares received/recorded at par value is not recorded (except for state-owned companies that comply with current provisions of law).

Loss provisions for investments in equity instruments of other entities are made as follows:

For investments in listed stocks or fair value of investments that can be reliably determined, provision is based on the market value of the shares.

3. Recording trade receivables and other receivables

Receivables are stated at book value less provisions for doubtful debts.

The classification of receivables is carried out according to the following principles:

Receivables from customers reflect commercial receivables arising from purchase-sale transactions between the Company and the buyer who is an independent entity from the Company, including receivables from export sales entrusted to other entities.

Other receivables reflect non-commercial receivables, not related to purchase-sale transactions.

Provision for bad debts is made for each bad debt based on the overdue age of the debts or the expected level of loss that may occur, specifically as follows:
- For overdue receivables: The enterprise estimates the value lost as a loss that is difficult to recover, and sets up provisions according to current regulations.
- For receivables that are not overdue but are unlikely to be recovered: base on the expected level of loss to set up provisions.

Increases and decreases in bad debt provision balances that need to be appropriated at the end of the fiscal year are recorded in corporate management expenses.

4. Recording inventories

Inventories are recorded at the lower of cost and net realizable value.

The original cost of inventory is determined as follows:

Raw materials and goods: includes purchasing costs and other directly related costs incurred to bring inventory to its current location and condition.

Finished products: includes raw material costs, direct labor and related manufacturing overhead costs that are further allocated based on normal operating levels/land use rights costs, direct costs and related general costs incurred during the investment and construction process of real estate products.

Cost of production and business in progress: including main raw material costs, labor costs, land rent…

Method of calculating inventories' value: Weighted average method.

Method of accounting for the inventories: Perpetual method.

Method for making provisions for devaluation of inventory: Provision for devaluation of inventory is established for each inventory items whose original price is greater than its net realizable value. Net realizable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to consume them.

Increases, decreases in the balances of provision for devaluation of inventory that need to be appropriated at the end of the fiscal year are recorded in cost of goods sold.

5. Recording fixed assets

5,1 Recording tangible fixed assets

Tangible fixed assets are stated at original cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises all expenditures of bringing the asset to its working condition and location for its intended use. Expenditures incurred beyond their originally assessed standard of performance are capitalised as an additional cost of tangible fixed assets when they have resulted in an increase in the future economic benefits expected to be obtained from the use of those tangible fixed assets. The expenditures which do not meet the above conditions are charged to the expenses in the period.

When the tangible fixed assets are sold or disposed, their original costs and the accumulated depreciation which have been written off and any gain or loss from disposal of assets are recorded in income or expenses in the period.

Tangible fixed assets purchased

The original cost of purchased tangible fixed assets shall consist of the purchase price (less (-) trade discounts or reduction), taxes (excluding taxes to be refunded) and relevant expenses calculated to the time when such fixed assets are put into operation such as fees for installation and trial operation of fixed assets; specialists and other direct costs.

The original cost of a tangible fixed asset formed from capital construction under the mode of tendering shall be the finalisation price of the construction project, other relevant fees and registration fee (if any).

Fixed assets which are buildings, structures attached to land use right, the value of land use right is computed separately and recorded as intangible fixed assets.

5,2 Recording intangible fixed assets

Intangible fixed assets are recorded at the original cost less (-) the accumulated amortisation. The original cost of intangible fixed assets includes all costs that the Company must incur to acquire fixed assets up to the time of putting such assets into a state of readiness for use. Expenses related to intangible fixed assets incurred after initial recognition are recognized as production and business expenses in the period unless these expenses are associated with a specific intangible fixed asset and increase the economic benefits from these assets.

When intangible fixed assets are sold or liquidated, the original cost and accumulated amortisation are wiped out and profits, losses arising from liquidation are recorded in income or expenses in the year.

Determination of original costs of intangible fixed assets:

Land use rights

Land use rights are all actual expenses the Company has paid that are directly related to used land, including: money spent to have land use rights, costs for compensation and site clearance, site leveling, registration fees, etc. When land use rights are purchased along with houses and architectural objects on the land, the value of land use rights is determined separately and recorded as intangible fixed assets.

Software program

Costs related to computer software programs that are not an integral part of the related hardware are capitalized. The original price of computer software is all expenses that the Company has spent up to the time the software is put into use.

5,3 Method of depreciating and amortising fixed assets

Depreciation is charged to write off the cost of fixed assets on a straight line basis over their estimated useful life. Useful life means the duration in which the tangible fixed assets produce their effect on production and business.

The estimated useful life for assets is as follows:

Buildings and structures	*07 - 25 years*
Machinery and equipment	*03 - 07 years*
Transportation and facilities	*06 years*
Computer software	*03 years*
Land use rights	*50 years*

6. Recording construction in progress

Construction in progress costs reflect costs (including interest costs) directly related, in accordance with the Company's accounting policies, to assets under construction, machinery and equipment being installed to serve production, lease and management purposes as well as costs related to ongoing repairs of fixed assets. These assets are recorded at cost and are not depreciated.

These costs are capitalised as an additional cost of asset when the works have been completed, the works have been finalized, the asset is handed over and ready for use.

7. Recording and depreciating investment property

Recording investment property: Investment property is the right to use land, a house, a part of a house or infrastructure owned or financially leased by the Company being used for making profit from renting or waiting for price increase. Investment property is stated at cost less accumulated depreciation.

Original cost of investment property: All expenses that the Company has to spend or the fair value of the amounts given in exchange to acquire investment property up to the time of purchase or complete construction of that investment property.

Expenditures relating to investment properties incurred after initial recognition are recognised as operating expenses in the period, unless these expenditures are likely to result in future economic benefits of the investment properties exceeding the originally assessed standard of performance, in which case they are recognised as an additional cost of the investment properties.

When investment properties are sold, their cost and accumulated depreciation are written off and any resulting gains or losses are recognised as income or expenses in the period.

The conversion from real estate used by owners or inventory into investment property is carried out only when the owner stops using the asset and begins leasing it to other party or at the end of the construction period. The transfer from investment property to real estate used by owners or inventory occurs only when the owner begins to use the asset or begins to develop it for sale. The transfer from investment property to real estate used by owners or inventory does not change the original price or residual value of the real estate at the date of conversion.

Investment property used for lease: depreciation is recorded using the straight-line method over the estimated useful life of the investment property.

The estimated useful lives of investment properties used for lease are as follows:

Buildings and structures	*05 - 30 years*

Land use rights with a limited term are amortized in accordance with the land allocation period (50 years).

Land use rights with indefinite term are not amortized.

8. Accounting for business cooperation contracts (BCC)

The Company records the amounts contributed to the initial BCC at cost and reflects them as other receivables.

Cash contributions to the BCC are recognized and reflected in the Financial Statements as joint venture contributed assets based on the agreements in the contract. The difference between the fair value of the assets received and the value of the contributed capital (if any) is reflected as other income or other expenses.

For revenue, expenses, and products related to the contract, the Company records revenue shared from the sale of goods or provision of services, and expenses incurred by the joint venture based on the agreements in the contract. For expenses incurred separately for jointly controlled business activities incurred by the Company, the Company must record the expenses incurred.

BCC profit sharing

If the BCC stipulates that other parties to the BCC are entitled to a fixed profit, the Company records rental revenue for the amount shared from the BCC.

If the BCC stipulates that other parties to the BCC are entitled to share profits only if the BCC's operating results are profitable, and must bear losses, the Company records revenue and expenses corresponding to its share of the BCC.

9. Principles for recording liabilities

Liabilities are recognised for amounts to be paid in the future for goods and services received. Accrued expenses are recognised based on reasonable estimates of the amount payable.

The classification of payables as trade payables, accrued expenses, internal payables and other payables is carried out according to the following principles:

Trade payables reflect payables arising from purchases of goods, services, assets and the seller is an independent unit of the Company, including payables upon import through the trustee.

Other payables reflect non-commercial payables, not related to transactions of buying, selling or providing with goods and services.

10. Principle of recording payable expenses

Accrued expenses reflect amounts payable for goods and services received from the seller or provided to the buyer but not yet paid due to lack of invoices or insufficient records, accounting documents

11. Recording owner's equity

Owner's equity

Owner's equity is recorded according to the actual capital contributed by shareholders.

Share premium: Share premium is recorded according to the difference between the issue price and par value of shares when being initially issued, additionally issued, the difference between re-issue price and book value of treasury shares and capital components of convertible bonds at maturity. Direct costs related to the issuance of additional shares and re-issuance of treasury shares are recorded as a decrease in share premium.

Recording undistributed profit

Profit after corporate income tax is distributed to shareholders after setting up funds according to the Charter of the Company as well as the provisions of law and approved by the General Meeting of Shareholders.

Dividends are recorded as liabilities when approved by the General Meeting of Shareholders.

12. Recording revenue and other income

Recording revenue from goods sold

Sales revenue is recognized when the following five (5) conditions are simultaneously met: 1. The enterprise has transferred most of the risks and benefits associated with ownership of the product or goods to the buyer; 2. The enterprise no longer holds the right to manage the goods as the owner of the goods or the right to control the goods; 3. Revenue is measured with relative certainty. When the contract stipulates that the buyer has the right to return the purchased products or goods under specific conditions, revenue is only recognized when those specific conditions no longer exist and the buyer is not entitled to return the products and goods (except in cases where customers have the right to return goods in the form of exchange for other goods or services); 4. The enterprise receives or will receive economic benefits from the sales transaction; 5. Costs related to sales transactions can be identified.

Revenue from service rendered

Revenue from a service rendered is recognised when the outcome of that transaction can be determined reliably. In case the service is performed in many periods, the revenue recognised in the period is based on the results of the work completed at the end of the accounting period.

The results of a service rendered are determined when all four (4) conditions are met: 1. Revenue can be determined with relative certainty. When the contract stipulates that the buyer is entitled to return the purchased services under specific conditions, revenue is recognised only when those specific conditions no longer exist and the buyer is not entitled to return the purchased services; 2. Economic benefits from the transaction providing that service can be obtained; 3. The work completed at the end of the accounting period can be determined; 4. The costs incurred for the transaction and the costs to complete the service provision transaction can be determined.

Recording construction contract revenue

NOTES TO THE FINANCIAL STATEMENTS

For construction contracts that stipulate that the contractor is paid according to planned progress: when the results of construction contract performance are reliably estimated, revenue and costs related to the contract are recorded corresponding to the completed work as determined by the contractor on the date of preparing the financial statements, regardless of whether the payment invoice according to the planned schedule is prepared or not and how much is the amount recorded on the invoice.

For construction contracts that stipulate that the contractor pays according to the value of the volume of work performed: when the results of construction contract performance are reliably determined and confirmed by the customer, revenue and costs related to the contract is recorded corresponding to the completed work confirmed by the customer in the period reflected on the invoice.

Increases and decreases in construction volume, compensation and other revenues are only recorded as revenue upon the agreement with the customer.

When the results of performance of a construction contract cannot be reliably estimated, then: Revenue is only recorded equivalent to the contract costs incurred whose repayment is relatively certain; Contract costs are only recorded as expenses when incurred.

The difference between the total accumulated revenue of the construction contract being recorded and the accumulated amount recorded on the payment invoice according to the planned progress of the contract is recorded as a receivable or payable according to the planned progress of construction contracts.

Recording revenue from operating leases

Revenue from operating leases is recognized on a straight-line basis over the lease term. Rental received in advance for many periods is allocated to revenue in accordance with the rental period.

Recording revenue from real estate sales

For projects and construction items in which the Company is the investor: real estate sales revenue is recognized when 5 conditions are simultaneously met: 1. The real estate has been completely completed and handed over to the buyer, the enterprise has transferred the risks and benefits associated with real estate ownership to the buyer; 2. The enterprise no longer holds the right to manage the real estate as the owner of the real estate or the right to control the real estate; 3. Revenue is determined relatively reliably; 4. The enterprise has obtained or will obtain economic benefits from the real estate sale transaction; 5. The costs related to the real estate sale transaction can be determined.

For revenue from selling real estate divided into plots for sale as plots: Revenue from selling real estate divided into plots for sale as plots for irrevocable contracts is recorded when all of the following 4 conditions are simultaneously satisfied: 1. Risks and benefits associated with land use rights have been transferred to buyers; 2. Revenue is determined with relative certainty; 3. The costs related to the land sale transaction can be determined; 4. The company has obtained or will certainly obtain economic benefits from the land sale transaction.

Recording financial revenue

Financial income is recognised when two conditions are simultaneously satisfied: 1. It is possible to gain benefits from that transaction; 2. Revenue is determined with relative certainty.

Financial revenue includes: interest, dividends, distributed profits and and profits from selling securities.

Interest is recognised on an accrual basis, determined on the balance of deposit accounts and the actual interest rate of each period.

Dividends and distributed profits are recognized when the Company is entitled to receive dividends or profits from capital contribution. Dividends received in shares are only tracked by the number of additional shares, the value of shares received /recorded at par value is not recorded.

When an amount which has been recorded as an income becomes irrecoverable, such irrecoverable or uncertainly recoverable amount must be recorded as expense incurred in the period, rather than reducing revenue.

13. Recording cost of sales

Cost of goods sold reflects the cost value of products, goods, services, and investment properties; the production cost of construction products (for construction Companies) sold during the period; expenses related to investment property business activities and other expenses recognized in cost of goods sold or deducted from cost of goods sold during the reporting period. Cost of goods sold is recognized at the time of transaction occurrence or when it is reasonably certain to occur in the future, regardless of whether payment has been made. Cost of goods sold and revenue are recognized simultaneously according to the matching principle. Costs exceeding normal consumption levels are recognized immediately in cost of goods sold according to the prudence principle.

14. Recording financial expenses

Financial expenses include: Interest expenses, short-term securities transfer losses, securities transaction costs, etc.; Provisions for financial investment depreciation, and other financial expenses.

Financial expenses are recorded in details by their content and determined reliably when there are sufficient evidences on these expenses.

15. Recording current corporate income tax expenses, deferred income tax

Corporate income tax expenses includes current corporate income tax expense and deferred corporate income tax expense incurred during the year, which serves as the basis for determining the after-tax operating results of the Company for the current fiscal year.

Current income tax is a tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustment of temporary differences between tax and accounting, non-deductible expenses as well as adjustment of non-taxable income and transferred losses.

Deferred income tax is the corporate income tax that will be payable or refunded due to the temporary difference between the book value of assets and liabilities for the purpose of preparing financial statements and tax basis. income. Deferred tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are recognized only when it is probable that taxable profits will be available in the future against which these deductible temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at the balance sheet date and is reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefit of part or the entire deferred tax asset is used. Previously unrecognized deferred corporate income tax assets are reassessed at the balance sheet date and are recognized when it is certainty that sufficient taxable profit will be available against which the income tax assets can be utilized.

The Company has been inspected for tax inspection until 2020.

The tax payable to the State budget will be finalised with the tax office. Difference between the tax payable specified in the book and the tax amounts under finalisation will be adjusted when the tax finalisation has been issued by the tax office.

16. Recording earnings per share

Basic earnings per share (EPS) is calculated by dividing net income allocated to shareholders owning the Company's ordinary shares after deducting the portion allocated to the bonus and welfare fund for the period by the weighted-average number of ordinary shares outstanding during the period.

Diluted earnings per share is calculated by dividing the profit or loss after tax attributable to ordinary shareholders of the Company (after adjusting for dividends on convertible preference shares) by the weighted average number of ordinary shares outstanding during the period and the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

17. Financial Instruments

Initial Recognition

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from January 1, 2026 to Jun 30, 2026

Unit: VND

Financial Assets

According to Circular No. 210/2009/TT-BTC dated November 6, 2009 ("Circular 210"), financial assets are classified appropriately, for the purpose of disclosure in the financial statements, into financial assets recorded at fair value through the Statement of Business Performance, loans and receivables, investments held to maturity and available-for-sale financial assets. The Company determines the classification of these financial assets at the time of initial recognition.

At the time of initial recognition, financial assets are measured at cost plus directly attributable transaction costs.

The Company's financial assets include cash and short-term deposits, trade and other receivables, listed and unlisted financial instruments.

Financial liabilities

Financial liabilities within the scope of Circular 210, for the purpose of disclosure in the financial statements, are classified appropriately into financial liabilities recognised through the Statement of Business Performance, financial liabilities determined at amortised cost. The Company determines the classification of financial liabilities at the time of initial recognition.

At the date of initial recognition, the financial liabilities are recognized at cost plus transaction cost that are directly attributable to the acquisition of the financial liabilities.

Financial liabilities of the Company comprise trade payables, loans and finance leases, and other payables.

Re-measurements after initial recognition

Currently, there are no requirements for the re-measurement of the financial instruments after initial recognition.

Offsetting

Financial assets and financial liabilities are offset and the net amount reported in the report on financial position if, and only if, there is a currently enforceable legal right to offset the financial assets against financial liabilities or vice-versa and there is an intention to settle on a net basis or to realize the assets and settle the liability simultaneously.

18. Related parties

According to accounting standard No. 26 - Information about related parties at the company is as follows:

(i) Companies that control, or are controlled directly or indirectly through one or more intermediaries, or are under joint control with the reporting enterprise (including parent companies, subsidiaries, subsidiaries of the same group);

(ii) Associate companies (stipulated in Accounting Standard No. 07 “Accounting for investments in associates”);

(iii) Individuals with direct or indirect voting rights in reporting Companies that lead to significant influence over these Companies, including close family members of these individuals. Close family members of an individual are those who can control or be controlled by that person when dealing with a business such as: Father, mother, spouses, children, siblings;

(iv) Key management employees have the rights and responsibilities for planning, managing and controlling the activities of the reporting enterprise, including leaders and management staff of the company and close family members of these individuals;

(v) Companies where the individuals mentioned in case (iii) or case (iv) directly or indirectly hold an important part of the voting rights or through this, that person can have a significant impact on the business. This includes businesses that are owned by the directors or major shareholders of the reporting company and businesses that share a key member of management with the reporting enterprise.

In considering each relationship between related parties, it is necessary to pay attention to the nature of the relationship, not just the legal form of those relationships.

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from January 1, 2026 to Jun 30, 2026 *Unit: VND*

19. Presenting assets, revenue and operating results by segment

A reportable segment includes business segment or a geographical segment.

A business segment is a distinguishable component of an enterprise that is engaged in providing an individual product or service or a group of related products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Company that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

For management purposes, the Company has a nationwide scale, so it presents primary segment reports by business sector, and secondary segment reports by geographical area.

20. Accounting estimates

The preparation of financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant legal regulations on preparation and presentation of financial statements requires the General Director to make estimates and assumptions that affect the figures of assets, liabilities and disclosure of contingent liabilities and assets at the end of the financial year as well as the figures of revenue and expenses during the financial year.

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE BALANCE SHEET

1. Cash and cash equivalents	Jun. 30, 2026	Jan. 1, 2026
Cash	**1.972.235.092**	**3.354.473.050**
Cash on hand	215.220.442	17.012.420
Demand deposits	1.757.014.650	3.337.460.630
Cash equivalents	**8.255.343.486**	**3.182.511.718**
Total	**10.227.578.578**	**6.536.984.768**

2. Financial investments (see pages 24).

3. Trade receivables	Jun. 30, 2026		Jan. 1, 2026	
	Amount	Provision	Amount	Provision
Short-term	**79.302.909.198**	-	**88.615.578.855**	-
Hai Hanh Trading - Service Joint Stock Company	*36.593.410.000*	-	*36.593.410.000*	-
Dang Hong Truc Thu	*8.850.466.000*	-	*8.850.466.000*	-
Others	*33.859.033.198*	-	*43.171.702.855*	-
Total	**79.302.909.198**	-	**88.615.578.855**	-

Customer receivables are mainly the remaining payment when the Company completes the application for house ownership and land use rights certificates for customers. Customers will pay these amounts when the Company completes the above procedures.

4. Other receivables	Jun. 30, 2026		Jan. 1, 2026	
	Amount	Provision	Amount	Provision
a. Short-term	**130.150.333.220**	-	**129.562.447.849**	-
- Tran Tuan Dat - Related party (1)	*20.067.840.000*	-	*20.067.840.000*	-

- Nha Be District Public Service Company Limited (2)	*12.961.438.475*	-	*12.961.438.475*	-
- Saigon - Binh Duong Investment Corporation (3)	*96.528.461.000*	-	*96.528.461.000*	-
- Others	*592.593.745*	-	*4.708.374*	-
b. Long-term	**18.757.140.313**	-	**27.162.592.313**	-
- Deposit of Ho Chi Minh City Department of Planning and Investment (4)	-	-	*8.405.452.000*	-
- Nha Be District Public Service Company Limited. (5)	*15.208.059.386*	-	*15.208.059.386*	-
- Saigon Cho Lon Real Estate Investment and Development Joint Stock Company	*3.515.380.927*	-	*3.515.380.927*	
- Other receivables	*33.700.000*		*33.700.000*	-
Total	**148.907.473.533**	-	**156.725.040.162**	-

(1) Receivable in advance to Mr. Tran Tuan Dat for authorization to carry out transactions related to real estate project investment in Vinh Long province according to Resolution of the Board of Directors No. 39/NQ-HĐQT dated November 5, 2020.

(2) Receivables from revenue allocation of contract 14005/HDKT dated April 26, 2014 on the transfer of resettlement land of the 28ha project in Nhon Duc commune - Nha Be district, Ho Chi Minh City.

(3) Receivable from Saigon - Binh Duong Investment Corporation under the deposit contract for the Sabinco residential, commercial and service project in Tuong Binh Hiep ward, Thu Dau Mot city, Binh Duong province under contract No. 04/HDDC/SGBD dated July 27, 2020.

(4) The deposit to guarantee the implementation of the Binh Dong Cho Lon High-Rise project at 99 Ben Binh Dong Street, Ward 11, District 8, Ho Chi Minh City.

(5) The business cooperation contribution to Nha Be District Public Service Company Limited under the investment principle contract for the development of the 28-hectare residential area project in Nhon Duc Commune, Nha Be District No. 1081/HDDTKT dated September 5, 2001, and the business cooperation contract No. 1119/HD-HTKD dated December 18, 2001, contract appendix No. 01 dated March 17, 2003, contract appendix No. 02 dated June 9, 2003, and contract appendix No. 03 dated December 12, 2006, regarding capital contribution for compensation and construction of technical infrastructure in the 28-hectare land project in Nhon Duc Commune, Nha Be District, Ho Chi Minh City.

5. Inventories	**Jun. 30, 2026**		**Jan. 1, 2026**	
	Amount	**Provision**	**Amount**	**Provision**
Working in progress	70.568.842.364	-	70.568.842.364	-
Nhon Duc Residential Area - Nha Be	*64.213.207.347*	-	*64.213.207.347*	-
Tay Bac Project - Da Nang	*6.355.635.017*	-	*6.355.635.017*	-
Real estate inventories	40.502.993.312	-	40.502.993.312	-

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from January 1, 2026 to Jun 30, 2026 *Unit: VND*

16 townhouses in Lalaland Sa Dec project	*27.091.133.399*	-	27.091.133.399	-
Plots No. 229 - 234, Map No. 32, Ward 9 - Vinh Long City	*13.411.859.913*	-	*13.411.859.913*	-
Total	**111.071.835.676**	**-**	**111.071.835.676**	**-**

6. Tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Transportation and facilities	Total
Original cost				
Opening balance	1.195.985.827	209.376.791	2.002.577.500	**3.407.940.118**
Capital construction investment completed	*5.583.804.996*	-	-	**5.583.804.996**
Closing balance	6.779.790.823	209.376.791	2.002.577.500	**8.991.745.114**
Accumulated depreciation				
Opening balance	1.195.985.827	209.376.791	1.848.698.251	**3.254.060.869**
Charge for the year	*37.225.366*	-	*86.828.430*	***124.053.796***
Closing balance	1.233.211.193	209.376.791	1.935.526.681	**3.378.114.665**
Net book value				
Opening balance	-	-	153.879.249	**153.879.249**
Closing balance	5.546.579.630	-	67.050.819	**5.613.630.449**

** Ending net book value of tangible fixed assets pledged/mortgaged as loan security: None*

** Ending original costs of tangible fixed assets–fully depreciated but still in use: VND 2.365.998.982 .*

** Ending original costs of tangible fixed assets–waiting to be disposed: None.*

** Other changes and Commitments on tangible fixed assets acquisitions, sales of large value: None.*

7. Intangible fixed assets

Items	Land use rights	Computer software	Total
Original cost			
Opening balance	11.804.256.116	172.337.727	**11.976.593.843**
Closing balance	11.804.256.116	172.337.727	**11.976.593.843**
Accumulated depreciation			
Opening balance	4.226.400.190	172.337.727	**4.398.737.917**
Charge for the year	*118.094.796*	-	***118.094.796***
Closing balance	4.344.494.986	172.337.727	**4.516.832.713**
Net book value			
Opening balance	7.577.855.926	-	**7.577.855.926**
Closing balance	7.459.761.130	-	**7.459.761.130**

** Land use rights at address 118 Hung Phu, Ward 8, District 8, Ho Chi Minh City.*

** Ending net book value of intangible fixed assets pledged/mortgaged as loan security: None*

** Ending original costs of tangible fixed assets–fully depreciated but still in use: VND 172.337.727.*

** Commitments on intangible fixed assets acquisitions, sales of large value: None.*

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from January 1, 2026 to Jun 30, 2026

Unit: VND

8. Increase, decrease investment properties

Items	Beginning balance	Increase in year	Decrease in year	Ending balance
Original cost	**51.950.346.105**	**-**	**-**	**51.950.346.105**
Housing and land use rights	*51.950.346.105*	*-*	*-*	*51.950.346.105*
Accumulated depreciation	**12.928.577.249**	**898.479.288**	**-**	**13.827.056.537**
Housing and land use rights	*12.928.577.249*	*898.479.288*	*-*	*13.827.056.537*
Net book value	**39.021.768.856**		**-**	**38.123.289.568**
Housing and land use rights	*39.021.768.856*		*-*	*38.123.289.568*

The main investment properties are houses, apartments and land use rights at Felisa Riverside project, Ward 11, District 8, Ho Chi Minh City; Bui Minh Truc II Residential Area, Ward 5, District 8, Ho Chi Minh City; Xom Dam Apartment, Ward 10, District 8, Ho Chi Minh City and other properties in District 8, Ho Chi Minh City.

* Ending net book value of investment properties pledged/mortgaged as loan security: VND 3.757.335.253.

* Ending original cost of investment properties have been fully depreciated but is still rented out or held for price increase: VND 1.458.749.602 .

9. Long-term work-in-progress

	Jun. 30, 2026		Jan. 1, 2026	
	Original cost	**Recoverable amount**	**Original cost**	**Recoverable amount**
Apartment Project B Bui Minh Truc III Ward 5, District 8	69.710.429.740	69.710.429.740	69.710.429.740	69.710.429.740
Residential Project III Bui Minh Truc Ward 5, District 8	9.065.454.040	9.065.454.040	8.794.388.743	8.794.388.743
Total	**78.775.883.780**	**78.775.883.780**	**78.504.818.483**	**78.504.818.483**

10. Construction in progress

	Jan. 1, 2026	Expenses incurred in the year	Transfer into fixed assets in the year	Jun. 30, 2026
Repairing and renovating the Company's office	4.818.546.261	749.454.333	5.568.000.594	-
Total	**4.818.546.261**	**749.454.333**	**5.568.000.594**	**-**

11. Trade payables

	Jun. 30, 2026		Jan. 1, 2026	
	Amount	**Debt Service Coverage**	**Amount**	**Debt Service Coverage**
Short-term	**10.076.273.750**	**10.076.273.750**	**10.050.040.146**	**9.930.666.298**
Related parties	**2.107.350.665**	**2.107.350.665**	**2.079.614.479**	**1.960.240.631**
Sai gon Real Estate Corporation	1.815.411.381	1.815.411.381	1.815.411.381	1.815.411.381

RCL Construction Investment Corporation	291.939.284	291.939.284	264.203.098	144.829.250
Third parties	**7.968.923.085**	**7.968.923.085**	**7.970.425.667**	**7.970.425.667**
Real Estate Eight Joint Stock Company	486.747.600	486.747.600	486.747.600	486.747.600
Shine Capital and Investment Company Limited	7.250.000.000	7.250.000.000	7.250.000.000	7.250.000.000
Others	232.175.485	232.175.485	233.678.067	233.678.067
Total	**10.076.273.750**	**10.076.273.750**	**10.050.040.146**	**9.930.666.298**

12. Prepayments from customers

	Jun. 30, 2026	Jan. 1, 2026
Short-term	**38.384.000**	**36.263.802**
Customers pay in advance for apartment rental	38.384.000	36.263.802
Total	**38.384.000**	**36.263.802**

13. Taxes and payables to the State Budget

	Jan. 1, 2026	Payable amount	Paid amount	Jun. 30, 2026
Payables				
Personal income tax	124.465.261	129.495.000	118.716.500	135.243.761
Value added tax	537.894.314	293.233.035	781.205.107	49.922.242
Corporate income tax	1.189.837.689	473.031.427	1.492.863.403	170.005.713
Other fees, duties and obligations	-	71.767.302	71.767.302	-
Total	**1.852.197.264**	**967.526.764**	**2.464.552.312**	**355.171.716**

Describe how to determine taxes, fees, and charges payable

Value added tax

The company pays value added tax using the direct/deduction method. Value added tax rates are as follows:

The VAT rate for real estate activities is 10%.

Corporate income tax

Income from other activities is subject to corporate income tax at the tax rate of 17%.

Temporary corporate income tax is paid on the amount received in advance from real estate transfer activities

The company must temporarily pay corporate income tax at the rate of 1% on the amount received in advance from real estate transfer activities according to the provisions of Circular No. 78/2014/TT-BTC dated June 18, 2014 of the Ministry Finance. The Corporation will re-finalize the corporate income tax amount payable for this activity when handing over the real estate.

14. Accrued expenses

	Jun. 30, 2026	Jan. 1, 2026
Short-term	**162.254.896.942**	**162.218.785.831**
Accrued cost of goods sold for Nhon Duc Commune Residential Area Project, Nha Be District	56.695.731.292	56.695.731.292

Accrued cost of goods sold for Tay Bac - Da Nang Project	46.938.000.000	46.938.000.000
Supplementary land use fees paid for Felisa Riverside Project	34.433.895.000	34.433.895.000
Infrastructure costs for Bui Minh Truc Residential Area Project II, Ward 5, District 8	23.229.032.000	23.229.032.000
Infrastructure costs for Bui Minh Truc Residential Area Project III, Ward 5, District 8	922.127.539	922.127.539
Other short-term accrued expenses	36.111.111	-
Total	**162.254.896.942**	**162.218.785.831**

15. Other Payables	**Jun. 30, 2026**	**Jan. 1, 2026**
Short-term	**4.968.404.312**	**8.326.905.115**
- Receive deposits and collateral	1.453.000.000	1.480.000.000
- Other payables	3.515.404.312	6.846.905.115
Union fees	43.931.780	28.481.820
Felisa Apartment Maintenance Fund	-	5.021.144.174
Interest earned on the Felisa apartment complex maintenance fund	1.387.193.411	-
Customer advances for house purchase (without contract)	1.155.000.000	1.155.000.000
Bonus fund for units and individuals completing their plans	929.279.121	642.279.121
Dividends payable to shareholders	-	-
Total	**4.968.404.312**	**8.326.905.115**

16. Borrowings and financial lease liabilities	**Jun. 30, 2026**		**Jan. 1, 2026**	
	Amount	**Debt Service Coverage**	**Amount**	**Debt Service Coverage**
a. Long term loan due	**1.560.000.000**	**1.560.000.000**	**1.560.000.000**	**1.560.000.000**
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Saigon Cho Lon Branch (*)	1.560.000.000	1.560.000.000	1.560.000.000	1.560.000.000
b. Long-term loans and financial leases	**10.962.083.333**	**10.962.083.333**	**11.742.083.333**	**11.742.083.333**
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Saigon Cho Lon Branch (*)	10.962.083.333	10.962.083.333	11.742.083.333	11.742.083.333
Total	**12.522.083.333**	**12.522.083.333**	**13.302.083.333**	**13.302.083.333**

(*) Loan from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Saigon Cho Lon Branch under credit contract No. 171/VCB-KHDN-CVTDH/2024 dated July 26, 2024, with a term of 10 years. The preferential interest rate is 6.6%/year applied for the first 2 years, after which the interest rate will be applied according to the formula: Lending interest rate floor = Min (A;B). Where, A: lending interest rate according to the regulations on normal medium and long-term lending interest rates as prescribed by VCB from time to time; B: Base interest rate (Maximum interest rate for 12-month personal savings deposits announced in the interest rate decision of the General Director of VCB from time to time) + Margin. The loan purpose is to pay for the transfer of real estate in the Tan Quy Tay townhouse area in Tan Quy Tay Commune, Sa Dec City, Dong Thap Province. The secured asset is the land use right of land plot No. 21 and land plot No. 22, map sheet No. 102, located at Ward 5, District 8, Ho Chi Minh City, under mortgage contract No. 195/NHNT-KH/TC/21 dated June 2, 2021.

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from January 1, 2026 to Jun 30, 2026 *Unit: VND*

Term of long-term bank loans	Vietcombank	Total
1 year or less	1.560.000.000	1.560.000.000
Over 1 to 5 years	6.240.000.000	6.240.000.000
Over 5 years	4.722.083.333	4.722.083.333
Total	**12.522.083.333**	**12.522.083.333**

17. Owners' equity

17.1. Comparison schedule for changes in Owner's Equity: See page 25

17.2. Owner's equity details	Capital contribution ratio	Jun. 30, 2026	Jan. 1, 2026
State capital (Sai gon Real Estate Corporation)	20%	28.274.400.000	28.274.400.000
Capital contributions from other investors	80%	113.083.110.000	113.083.110.000
Total	**100%**	**141.357.510.000**	**141.357.510.000**

The status of charter capital contribution is as follows:

	According to the Certificate of Business Registration		*Contributed Charter Capital*
	VND	**Ratio%**	**VND**
Contribute capital in cash	141.357.510.000	100%	141.357.510.000
Total	**141.357.510.000**	**100%**	**141.357.510.000**

17.3. Capital transactions with owners and distribution of dividends, profits	**Second quarter of 2026**	**Second quarter of 2025**
Owners' equity		
At the beginning of the year	*141.357.510.000*	*138.587.140.000*
At the end of the year	*141.357.510.000*	*138.587.140.000*

17.4. Shares	**Jun. 30, 2026**	**Jan. 1, 2026**
Number of shares registered to be issued	14.135.751	14.135.751
Number of shares issued	14.135.751	14.135.751
Ordinary share	*14.135.751*	*14.135.751*
Number of existing shares in issue	14.135.751	14.135.751
Ordinary share	*14.135.751*	*14.135.751*
Par value: VND/share.	*10.000*	*10.000*

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED STATEMENT OF INCOME

1. Revenue from goods sold and services provision	**Second quarter of 2026**	**Second quarter of 2025**
Revenue from service provision	2.412.673.883	2.580.807.893
Total	**2.412.673.883**	**4.714.672.916**

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from January 1, 2026 to Jun 30, 2026 *Unit: VND*

2. Revenue deductions: None

3. Net revenue from sales and services	**Second quarter of 2026**	**Second quarter of 2025**
Net revenue from service provision	2.412.673.883	2.580.807.893
Total	**2.412.673.883**	**4.714.672.916**

4. Cost of sales	**Second quarter of 2026**	**Second quarter of 2025**
Cost of sales of service provision	988.388.819	986.117.276
Total	**988.388.819**	**1.753.186.548**

5. Profit/loss from the sale and liquidation of real estate investments: None

6. Financial income	**Second quarter of 2026**	**Second quarter of 2025**
Interest income from deposits, lending	4.120.189.616	14.635.043
Total	**4.602.489.616**	**494.635.043**

7. Financial expenses	**Second quarter of 2026**	**Second quarter of 2025**
Loan interest	427.150.482	478.627.450
Provision/(Reversal) for impairment of trading securities	(3.178.905)	-
Other financial expenses	-	-
Total	**423.971.577**	**478.627.450**

8. Selling expenses: None	**Second quarter of 2026**	**Second quarter of 2025**

9. General and administration expenses	**Second quarter of 2026**	**Second quarter of 2025**
Office supplies	-	-
Labour expenses	2.011.477.300	1.635.513.140
Depreciation expenses	139.686.979	102.461.613
Taxes, fee and duties	-	-
Services bought from outsiders	109.837.193	45.283.474
Others	343.476.739	336.201.499
Total	**2.604.478.211**	**2.119.459.726**

10. Other income: None	**Second quarter of 2026**	**Second quarter of 2025**

11. Others expense: None	**Second quarter of 2026**	**Second quarter of 2025**

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from January 1, 2026 to Jun 30, 2026 *Unit: VND*

12. Current corporate income tax expenses

The payable corporate income tax in the year is estimated as follows:

	Second quarter of 2026	Second quarter of 2025
1. Total accounting profit before tax	**2.998.324.892**	**606.068.883**
2. Adjustments to increase or decrease accounting profit to determine profit subject to corporate income tax:	**(428.300.000)**	**(60.034.648)**
2.1. Adjustment to increase	54.000.000	359.965.352
2.2. Adjustment to decrease	(482.300.000)	(420.000.000)
3. Taxable income (3=1+2)	**2.570.024.892**	**546.034.235**
4. Tax rate	17%	20%
5. Total Current Corporate Income Tax (5=3*4)	**436.904.232**	**109.206.847**

13. Basic earnings per share

	Second quarter of 2026	Second quarter of 2025
Accouting profit after corporate income tax	**2.561.420.660**	**496.862.036**
Increase or decrease adjustments	**(563.512.545)**	**(104.341.028)**
- Increas adjustments	-	-
- Decrease adjustments	(563.512.545)	(104.341.028)
- Provisional fund deduction from profit (*)	*(563.512.545)*	*(104.341.028)*
Profit attributable to common stockholders	**1.997.908.115**	**392.521.008**
Average ordinary shares outstanding during the year	14.135.751	13.858.714
Basic earnings per share	**141**	**28**

(*) During the year, the Company makes provisional calculations for the funds based on the 2025 profit distribution plan approved by the General Meeting of Shareholders in order to calculate basic earnings per share for the current year.

Ho Chi Minh City, July 20, 2026

Prepared by	Chief Accountant	Chairman
Nguyen The Vinh	Le Thi Kim Xuyen	Tran Van Chau

CÔNG TY CỔ PHẦN ĐỊA ỐC CHỢ LỚN
M.S.D.N: 0300450962
QUẬN 8 - T.P HỒ CHÍ MINH

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from January 1, 2026 to Jun 30, 2026

Unit: VND

V.2. Financial investments

a. Short-term financial investments

Trading securities	**Jun. 30, 2026**			**Jan. 1, 2026**		
	Original cost	**Fair value**	**Provision**	**Original cost**	**Fair value**	**Provision**
Asia Commercial Joint Stock Bank - ACB	54.481.600	51.189.000	(3.292.600)	54.481.600	48.000.000	(6.481.600)
Military Commercial Joint Stock Bank - MBB	27.541.250	25.200.000	(2.341.250)	27.541.250	25.300.000	(2.241.250)
Vietnam Maritime Commercial Joint Stock Bank (MSB)	29.554.265	33.696.000	-	29.554.265	25.792.000	(3.762.265)
Saigon-Hanoi Commercial Joint Stock Bank (SHB)	57.530.550	44.715.000	(12.815.550)	53.780.550	49.050.000	(4.730.550)
Tien Phong Commercial Joint Stock Bank (TPB)	61.091.500	52.290.000	(8.801.500)	61.091.500	53.865.000	(7.226.500)
Vietnam International Commercial Joint Stock Bank (VIB)	21.131.650	16.500.000	(4.631.650)	21.131.650	17.750.000	(3.381.650)
Total	**251.330.815**	**223.590.000**	**(31.882.550)**	**247.580.815**	**219.757.000**	**(27.823.815)**

b. Long-term financial investments

	Jun. 30, 2026			**Jan. 1, 2026**		
	Original cost	**Provision**	**Fair value**	**Original cost**	**Provision**	**Fair value**
- Investment in joint ventures and associates	**980.000.000**	-	(*)	**980.000.000**	-	(*)
RCL Construction Investment Corporation (*)	980.000.000	-	(*)	980.000.000	-	(*)
- Investment in other entities	**4.350.000.000**	-	**13.800.000.000**	**4.350.000.000**	-	**12.705.000.000**
Cho Lon Water Supply Joint Stock Company	4.350.000.000	-	13.800.000.000	4.350.000.000	-	12.705.000.000
- Provision for investments held until maturity	**10.010.000.000**	-	**17.700.000.000**	-	-	**12.705.000.000**
Fund certificates of ACB	10.010.000.000					
Total	**15.340.000.000**	-	**31.500.000.000**	**5.330.000.000**	-	**25.410.000.000**

NOTES TO THE FINANCIAL STATEMENTS

Accounting period from January 1, 2026 to Jun 30, 2026

Unit: VND

V.17.1. Owners' equity

1. Comparison schedule for changes in Owner's Equity

Items	Owners' Equity	Share premium	Other equity funds	Development investment fund	Retained earnings	Total
Balance as of 01/01/2025	**138.587.140.000**	**22.398.626.127**	**8.064.134.690**	**107.771.834.673**	**10.410.556.484**	**287.232.291.974**
- Profit in 2025	-	-	-	-	7.962.350.694	7.962.350.694
- Dividend distribution in the form of shares (2%)	2.770.370.000	-	-	-	(2.770.370.000)	-
- Business support fund	-	-	-	-	(633.000.000)	(633.000.000)
- Bonus and welfare fund	-	-	-	-	(474.800.000)	(474.800.000)
- Bonus and operating fund for the BOM, Board of Supervisors and BOD	-	-	-	-	(553.900.000)	(553.900.000)
Balance as of 01/01/2026	**141.357.510.000**	**22.398.626.127**	**8.064.134.690**	**107.771.834.673**	**13.940.837.178**	**293.532.942.668**
- Profit	-	-	-	-	2.673.806.379	2.673.806.379
- Dividend distribution in the form of shares (2%)	-	-	2.825.660.000	-	(2.825.660.000)	-
- Bonus and welfare fund	-	-	-	-	*(637.000.000)*	*(637.000.000)*
- Operating expenses of BOM, Board of Supervisors and BOD	-	-	-	-	*(478.000.000)*	*(478.000.000)*
- Business support fund	-	-	-	-	*(637.000.000)*	*(637.000.000)*
Balance as of 31/03/2025	**141.357.510.000**	**22.398.626.127**	**10.889.794.690**	**107.771.834.673**	**12.036.983.557**	**294.454.749.047**