Vietnam Exhibition Fair Centre Joint Stock Company

Financial statements

For the period ended 30 June 2026

Vietnam Exhibition Fair Centre Joint Stock Company

CONTENTS

Vietnam Exhibition Fair Centre Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Vietnam Exhibition Fair Centre Joint Stock Company ("the Company"), formerly a State-owned enterprise, was established in accordance with the Business Registration Certificate No. 0106000740 issued by Hanoi Department of Planning and Investment on 4 June 1995. The Company was transformed into a one-member limited liability company in accordance with Decision No. 2295/QD-BVHTTDL issued by the Ministry of Culture, Sports and Tourism on 30 June 2010. In accordance with Decision No. 2355/QD-BVHTTDL dated 1 July 2013, the Ministry of Culture, Sports and Tourism decided to equitise Vietnam Exhibition Fair Center One Member LLC along with the development of New National Exhibition Center Project. Accordingly, the Company transformed into a joint stock company in accordance with the 1st amended Enterprise Registration Certificate issued by Hanoi Department of Planning and Investment on 6 May 2015. The Company subsequently received amended Enterprise Registration Certificates, with the latest is the 7th amendment dated 11 September 2025.

The current principal activities of the Company are to invest in, construct and trade real estate properties. Besides, the Company also organizes fairs and exhibitions.

The Company's head office is located at Lai Da Village, Dong Anh Commune, Hanoi, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors during the period and at the date of this report are:

Mr. Tran Le Phuong	Chairman
Ms. Ly Hoa Lien	Member
Mr. Mac Van Tien	Member
Mr. Le Thang Long	Member
Mr. Do Quang Minh	Member

BOARD OF SUPERVISION

Members of the Board of Supervision during the period and at the date of this report are:

Ms. Van Thi Hai Ha	Head of Board of Supervision
Mr. Nguyen Ngoc Son	Member
Mr. Tran Le Ngoc Hai	Member

MANAGEMENT

Members of management during the period and at the date of this report are:

Ms. Tran Mai Hoa	General Director
Ms. Ly Hoa Lien	Deputy General Director
Mr. Do Quang Minh	Deputy General Director
Ms. Pham Thi Hien	Deputy General Director

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Ms. Tran Mai Hoa - General Director.

Vietnam Exhibition Fair Centre Joint Stock Company

REPORT OF MANAGEMENT

Management of Vietnam Exhibition Fair Centre Joint Stock Company ("the Company") is pleased to present this report and the financial statements of the Company for the period ended 30 June 2026.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE FINANCIAL STATEMENTS

Management is responsible for the financial statements of each period which give a true and fair view of the financial position of the Company, and of the results of its operations and its cash flows for the period. In preparing those financial statements, management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Company and for ensuring that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirmed that it has complied with the above requirements in preparing the accompanying financial statements.

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 30 June 2026, and of the results of its operations and its cash flows for the period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the financial statements.

M.S.D.N: 0100111472-C.T.C.P
CÔNG TY CỔ PHẦN TRUNG TÂM HỘI CHỢ TRIỂN LÃM VIỆT NAM
THÀNH PHỐ HÀ NỘI

Tran Mai Hoa
General Director

Hanoi, Vietnam

20 July 2026

STATEMENT OF FINANCIAL POSITION
as at 30 June 2026

Currency: VND million

Code	*ASSETS*	*Notes*	*30 June 2026*	*31 December 2025 (Restated)*
100	**A. CURRENT ASSETS**		**21,020,265**	**11,286,933**
110	***I. Cash and cash equivalents***	***4***	***30,108***	***578,891***
111	1. Cash		30,108	578,891
120	***II. Short term investments***	6	***14,391,320***	***4,129,101***
123	1. Held-to-matutiry investments		14,391,320	4,129,101
130	***III. Current accounts receivable***		***4,138,419***	***3,926,035***
131	1. Short-term trade receivables		69,986	26,844
132	2. Short-term advances to suppliers	5	2,461,690	2,196,896
135	3. Other short-term receivables	7	1,606,743	1,702,295
140	***IV. Inventories***		***2,089,889***	***2,097,313***
141	1. Inventories	*8*	2,089,889	2,097,313
160	***V. Other current assets***		***370,529***	***555,593***
161	1. Short-term prepaid expenses	9	368,406	44,952
162	2. Deductible value-added tax		2,123	510,641
200	**B. NON-CURRENT ASSETS**		**11,881,406**	**12,186,008**
220	***II. Fixed assets***		***6,421***	***5,631***
221	1. Tangible fixed assets		5,651	4,790
222	Cost		10,772	9,146
223	Accumulated depreciation		(5,121)	(4,356)
227	2. Intangible fixed assets		770	841
228	Cost		888	888
229	Accumulated depreciation		(118)	(47)
240	***III. Investment properties***	***10***	***6,329,063***	***6,248,873***
241	Cost		6,508,616	6,329,566
242	Accumulated depreciation		(179,553)	(80,693)
250	***IV. Long-term assets in progress***		***4,586,041***	***4,531,955***
252	1. Construction in progress	11	4,586,041	4,531,955
260	***V. Long-term investments***	***6***		***500,000***
265	1. Long-term held-to-maturity investments			500,000
270	***VI. Other long-term assets***		***959,881***	***899,549***
271	1. Long-term prepaid expenses	9	876,038	895,002
272	2. Deferred tax assets		83,843	4,547
280	**TOTAL ASSETS**		**32,901,671**	**23,472,941**

Vietnam Exhibition Fair Centre Joint Stock Company B01a-DN

STATEMENT OF FINANCIAL POSITION
as at 30 June 2026

Currency: VND million

Code	*RESOURCES*	*Notes*	*30 June 2026*	*31 December 2025 (Restated)*
300	**C. LIABILITIES**		**25,685,003**	**16,797,203**
310	***I. Current liabilities***		***18,430,050***	***9,410,204***
311	1. Short-term trade payables		3,949,808	3,396,550
312	2. Short-term advances from customers		8,327,088	411,069
313	3. Dividends payables		1,997	1,997
314	3. Statutory obligations	12	409,870	463,922
315	4. Payables to employees		4,386	4,281
316	5. Short-term accrued expenses	13	3,665,326	4,316,246
319	6. Short-term unearned revenues		10,136	-
320	7. Other short-term payables	14	2,061,939	816,139
330	***II. Non-current liabilities***		***7,254,453***	***7,386,999***
334	1. Long-term accrued expenses	13	105,327	62,195
338	2. Other long-term liabilities	14	5,789,317	5,964,995
339	3. Long-term loans	15	1,359,809	1,359,809
400	**D. OWNERS' EQUITY**		**7,216,668**	**6,675,738**
411	1. Share capital		1,666,041	1,666,041
411a	- *Ordinary shares with voting rights*		*1,666,041*	*1,666,041*
412	2. Share premium		5,288	5,288
415	3. Buyback shares		(30)	(30)
420	4. Undistributed earnings		5,545,369	5,004,439
420a	- *Undistributed earnings by the end of prior year*		*5,004,439*	*97,846*
420b	- *Undistributed earnings of current period*		*540,390*	*4,906,593*
440	**TOTAL LIABILITIES AND OWNERS' EQUITY**		**32,901,671**	**23,472,941**

M.S.D.N: 0100111472-C.T.C.P
CÔNG TY CỔ PHẦN TRUNG TÂM HỘI CHỢ TRIỂN LÃM VIỆT NAM
THÀNH PHỐ HÀ NỘI

Tran Van Doan	Pham Ngoc Thoa	Tran Mai Hoa
Preparer	Chief Accountant	General Director

20 July 2026

STATEMENT OF PROFIT AND LOSS
for the period ended 30 June 2026

Currency: VND million

ITEMS	*Notes*	*Code*	*Quarter II 2026*	*Quarter II 2025*	*Accumulated 6 months of 2026*	*Accumulated 6 months of 2025*
1. Revenue from rendering of services	**17.1**	**1**	**388,006**	**4,861**	**509,589**	**44,565,111**
2. Deductions	**17.1**	**3**	**-**	**-**	**-**	**-**
3. Net revenue from rendering of services		**10**	**388,006**	**4,861**	**509,589**	**44,565,111**
4. Cost of services rendered	**18**	**11**	**(230,421)**	**(15,107)**	**(341,143)**	**(27,666,188)**
5. Gross/(loss) profit from rendering of services		**20**	**157,585**	**(10,246)**	**168,447**	**16,898,923**
6. Finance income	**17.2**	**22**	**415,752**	**580,977**	**641,242**	**2,407,572**
7. Finance expenses		**23**	**(19,134)**	***(108,486)***	**(38,298)**	**(151,645)**
Including: Interest expense		24	*(19,078)*	*(92,466)*	*(38,243)*	*(135,612)*
8. Selling expenses		**25**	**(25,574)**	**(683)**	**(32,836)**	**(683)**
9. General and administrative expenses	**18**	**26**	**(13,186)**	**(2,879)**	**(41,265)**	**(8,662)**
10. Operating profit		**30**	**515,443**	**458,683**	**697,291**	**19,145,505**
11. Other income		**31**	**3,044**	**-**	**3,060**	**4,580**
12. Other expenses		**32**	**(13,671)**	**(18,223)**	**(20,704)**	**(69,039)**
13. Other loss		**40**	**(10,627)**	**(18,223)**	**(17,644)**	**(64,459)**
14. Accounting profit before tax		**50**	**504,816**	**440,460**	**679,647**	**19,081,046**
15. Current corporate income tax expense	**20**	**51**	**(125,166)**	**(92,281)**	**(218,012)**	**(3,197,411)**
16. Deferred tax expense		**52**	**21,462**	**564**	**79,295**	**633,150**
17. Net profit after tax		**60**	**401,112**	**348,743**	**540,930**	**15,250,485**
18. Basic earnings per share (VND)	**22**	**70**	**2,408**	**2,093**	**3,247**	**91,539**

M.S.D.N: 0100111472 - C.T.C.P
CÔNG TY CỔ PHẦN TRUNG TÂM HỘI CHỢ TRIỂN LÃM VIỆT NAM
THÀNH PHỐ HÀ NỘI

Tran Van Doan
Preparer

Pham Ngoc Thoa
Chief Accountant

Tran Mai Hoa
General Director

20 July 2026

Vietnam Exhibition Fair Centre Joint Stock Company B03a-DN

STATEMENT OF CASH FLOW
for the period ended 30 June 2026

Currency: VND million

Code	*ITEMS*	*Notes*	*For the six-month ended 30 June 2026*	*For the six-month ended 30 June 2025*
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	**Profit before tax**		**679,647**	**19,081,046**
	Adjustments for:			
02	Depreciation of tangible fixed assets and amortisation of intangible fixed assets		99,696	184
05	Profits from investing activities		(641,127)	(2,399,659)
06	Interest expenses		38,243	135,612
08	**Operating gain before changes in working capital**		**176,458**	**16,817,183**
09	Decrease in receivables		301,790	60,456,819
10	(Increase)/Decrease in inventories		(225,712)	20,634,826
11	Increase/(Decrease) in payables		9,103,773	(87,221,777)
12	(Increase)/Decrease in prepaid expenses		(304,490)	572
14	Interest paid		-	(130,487)
15	Corporate income tax paid		(477,885)	(3,653,285)
20	**Net cash flows generated from operating activities**		**8,573,934**	**6,903,851**
	II. CASH FLOWS FROM FINANCING ACTIVITIES			
21	Purchase, construction of fixed assets and other long-term assets		(1,626)	(4,187,912)
23	Loans to other entities and payments for purchase of debt instruments of other entities		(9,197,000)	(8,060,000)
27	Interest and dividends received		-	525,000
			75,909	63,916
30	**Net cash flows used in investing activities**		**(9,122,718)**	**(11,658,996)**
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Proceeds from borrowings		-	3,859,809
40	**Net cash flows generated from financing activities**		**-**	**3,859,809**

STATEMENT OF CASH FLOW (continued)
for the period ended 30 June 2026

Currency: VND million

Code	*ITEMS*	*Notes*	*Quarter I,2026*	*Quarter I,2025*
50	**Net (decrease)/increase in cash for the period**		**(548,784)**	**(895,336)**
60	**Cash and cash equivalents at beginning of period**		**578,891**	**1,209,509**
61	**Impact of exchange rate fluctuation**			**-**
70	**Cash at end of period**	**4**	**30,108**	**314,173**

CÔNG TY CỔ PHẦN TRUNG TÂM HỘI CHỢ TRIỂN LÃM VIỆT NAM
M.S.D.N: 0100111472-C.T.C.P.
THÀNH PHỐ HÀ NỘI

Tran Van Doan	Pham Ngoc Thoa	Tran Mai Hoa
Preparer	Chief Accountant	General Director

20 July 2026

1. CORPORATE INFORMATION

Vietnam Exhibition Fair Centre Joint Stock Company ("the Company"), formerly a State-owned enterprise, was established in accordance with the Business Registration Certificate No. 0106000740 issued by Hanoi Department of Planning and Investment on 4 June 1995. The Company was transformed into a one-member limited liability in accordance with Decision No. 2295/QD-BVHTTDL issued by the Ministry of Culture, Sports and Tourism on 30 June 2010. In accordance with Decision No. 2355/QD-BVHTTDL dated 1 July 2013, the Ministry of Culture, Sports and Tourism decided to equitise Vietnam Exhibition Fair Center One Member LLC along with the development of New National Exhibition Center Project. Accordingly, the Company transformed into a joint stock company in accordance with the 1st amended Enterprise Registration Certificate issued by Hanoi Department of Planning and Investment on 6 May 2015. The Company subsequently received amended Enterprise Registration Certificates, with the 7th amendment dated 11 September 2025 as the latest.

The current principal activities of the Company are to invest in, construct and trade real estate properties. Besides, the Company also organizes fairs and exhibitions.

The Company's head office is located at Lai Da Village, Dong Anh Commune, Hanoi, Vietnam.

Vingroup Joint Stock Company ("Vingroup JSC") is the Parent company of the Company. Vingroup JSC and and its subsidiaries are collectively referred to as the Group.

The Company's normal business cycle for real estate activities starts at the time of application for investment certificate, commencement of site clearance, construction and ends at the time of completion. Thus, the Company's normal course of business cycle can last more than 12 months. The Company's business cycle for other business activities is 12 months.

The number of the Company's employees as at 30 June 2026 is: 165 (31 December 2025: 149).

2. BASIS OF PREPARATION

2.1 Accounting standards and system

The financial statements of the Company, expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the financial position and results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2. BASIS OF PREPARATION (CONTINUED)

2.2 Applied accounting documentation system

The Company's applied accounting documentation system is General Journal.

2.3 Fiscal year

The Company's fiscal year applicable for the preparation of its financial statements starts on 1 January and ends on 31 December.

2.4 Accounting currency

The financial statements are prepared in Vietnam Dong ("VND"), which is also the Company's accounting currency. For the purpose of preparing the financial statements for the year ended 31 December 2025, all amounts are rounded to the nearest million and presented in Vietnam dong million ("VND million").

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Changes in accounting policies and notes to financial statements

The Company's accounting policies used to prepare the financial statements are applied consistently with the policies used to prepare the financial statements for the fiscal year ended 31 December 2025, except for changes in accounting policies related to the application of Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System as presented below:

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System ("Circular 99"), superseding Circular No. 200/2014/TT-BTC guiding the Enterprise Accounting System issued by the Ministry of Finance on 22 December 2014 and some other related regulations. Circular 99 takes effect from 1 January 2026, and applies to fiscal year starting from or after 1 January 2026.

The Company applies the changes in accounting policies as stipulated in Circular 99, and these changes affect the Company on a prospective basis, as Circular 99 does not require retrospective application of these changes. The Company has also restated the corresponding data from the previous year for certain items to conform to the presentation method of Circular 99 in these financial statements, as presented in Note 23.

3.2 Cash

Cash comprises cash on hand and cash in banks.

3.3 Receivables

Receivables are presented in the balance sheet at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3.4 Inventories

Inventories are measured at their historical costs. The cost of inventories comprise costs of purchase, costs of conversion (including raw materials, direct labor cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

In case the net realizable value is lower than the original price, it must be calculated according to the net realizable value.

Net realisable value ("NRV") represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Company, based on appropriate evidence of impairment available at the balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the income statement. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the income statement.

Inventory property

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and net realizable value.

Cost of inventory property comprise:

- Freehold and leasehold rights for land;
- Amounts paid to contractors for construction; and
- Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

Net realisable value is the estimated selling price in the ordinary course of the business, based on market prices at the balance sheet date and less cost to complete and the estimated selling price.

The cost of the inventory property sold recognized in the income statement based on specific identification method.

3.5 Leased assets

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3.5 Leased assets (continued)

Where the Company is the lessee

Rentals under operating leases are charged to the income statement on a straight-line basis over the lease term.

Where the Company is the lessor

Assets subject to operating leases are included as the Company's fixed assets in the balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the income statement as incurred.

Lease income is recognised in the income statement on a straight-line basis over the lease term.

3.6 Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds, and are recorded as expense during the year in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

3.7 Construction in progress

Construction in progress are expenses incurred up to the balance sheet date which is necessary for the new construction or repair, renovation, expansion or technical equipment of the works.

Construction in progress is recognized at cost and is not depreciated until the related asset is completed and get ready for its intended use or until the related asset is transferred to another item in accordance with applicable regulations.

Construction costs are recognized as expenses when such costs do not meet the conditions to be recognized as fixed assets.

3.8 Investments

Held-to-maturity investments

Held-to-maturity investments includes deposits, receivable from lendings. Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as expense in the income statement and deducted against the value of such investments.

3.9 Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3.10 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses on the balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

Long-term prepaid expenses include long-term prepaid land rental, tools and supplies, and other prepaid expenses that bring future economic benefits for more than one year.

The prepaid land rental represents the unamortised balance of advance payment or accrual made in accordance with Land Rental Contract signed with authorities and other expenditures offset against land rental fee obligation. Such prepaid land rental is recognised as a long-term prepaid expense for allocation to the income statement over the remaining lease period according to Circular No.45/2013/TT-BTC.

3.11 Foreign currency transactions

Transactions in currencies other than the Company's reporting currency (VND) are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- Transaction resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- Transactions resulting in liabilities are recorded at the selling exchange rates of the transaction of commercial banks designated for payment; and
- Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the commercial banks that process these payments

At the end of the year, monetary balances denominated in foreign currencies are translated at the average transfer exchange rates at the dates of statement of financial position.

All foreign exchange differences incurred are taken to the income statement.

3.12 Contributed capital

Ordinary shares

Ordinary shares are recognised at issuance price less incremental costs directly attributable to the issue of shares, net of tax effects. Such costs are recognised as a deduction from share premium.

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual expenses incurred for the issuance of the shares.

Buyback shares

Own equity instruments which are reacquired (treasury shares or issued shares) are recognised at actual cost and deducted from equity. No gain or loss is recognised in the income statement upon purchase, sale, issue or cancellation of the Company's own equity instruments.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval by the appropriate level in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

3.14 Advances from customers

Payments received from customers as deposits for the purchase of goods and services in the future that do not meet the conditions for revenue recognition, are recognised and presented as "Advances from customers" in the liability section in the balance sheet. Supports under promotion programs which are, in substance, revenue deductions are presented as deductions against "Advances from customers" for the purchase of goods and services that do not meet the conditions for revenue recognition in the period.

3.15 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be certainly measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Rendering of services relating to organisation of fairs and exhibitions

Where the contract outcome can be reliably measured, revenue is recognised by reference to the stage of completion and as services are rendered.

Revenue from sale of real estate

Revenue from sale of real estate is recognized when the majority of the risks and rewards associated with ownership of the real estate are transferred to the buyer.

Revenue from leasing

Rental income arising from operating lease contracts is recognised for on a straight line basis over the terms of the lease in the income statement.

Interest

Interest is recognized on an accrual basis based on the time and actual interest rate for each period.

3.16 Taxation

Current income tax

Current income tax assets and liabilities for the current year are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date.

Current income tax is charged or credited to the income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 Taxation (continued)

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss;
- in respect of taxable temporarily differences associated with investments in associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss;
- in respect of deductible temporarily differences associated with investments in associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at the balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are reassessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred tax is charged or credited to the income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- either the same taxable entity; or
- when the Company intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Earnings per share

Basic earnings per share amounts are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Company (after adjusting for welfare fund and reward) by the weighted average number of ordinary shares outstanding during the year.

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

3.18 Segment information

A segment is a component determined separately by the Company which is engaged in providing products or related services (business segment) or providing products or related services in a specific economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

Management defines the Company's business segment based on the types of products or services it provides. In addition, the Company's business activities are mainly taking place within Vietnam. Therefore, the Company does not present geographical segment.

3.19 Related parties

The parties are considered as related parties of the Company if one party has the ability, directly or indirectly, to control over the other party or otherwise significantly influence on the other party in making financial and operating decisions, or when the Company and the other party are under common control or significant influence. Related parties can be enterprise or individual, including close members of their families.

4. CASH

Currency: VND million

	30 June 2026	*31 December 2025*
Cash at banks	30,108	578,891
TOTAL	**30,108**	**578,891**

5. SHORT-TERM ADVANCES TO SUPPLIERS

Currency: VND million

	30 June 2026	*31 December 2025*
Advances to suppliers	128,922	41,529
Advances to related parties (*)	2,332,768	2,155,367
TOTAL	**2,461,690**	**2,196,896**

(*) This is an advance to a related party for the purpose of construction for the projects of the Company,

6. HELD-TO-MATURITY INVESTMENTS

Currency: VND million

	30 June 2026	*31 December 2025* *(Restated)*
Short-term		
Loan receivables from counterparties	14,391,320	4,129,101
TOTAL	**14,391,320**	**4,129,101**
Long-term		
Loan receivables from counterparties	-	500,000
TOTAL	**-**	**500,000**

The balance as of 30 June 2026 includes loans to corporate counterparties, earning interest at rate of 12% per annum,

7. OTHER RECEIVABLES

Currency: VND million

	30 June 2026	*31 December 2025 (Restated)*
Short-term		
Receivables related to Investment Cooperation contracts (i)	1,251,925	1,377,864
Receivables from debt transfer agreement	71,786	190,479
Guarantee deposits for project development	35,905	71,803
Advanced profit under Investment and Business Cooperation contracts	244,362	57,460
Others	2,765	4,689
TOTAL	**1,606,743**	**1,702,295**
In which:		
Other short-term receivables from related parties	*1,314,625*	*1,568,343*
Other short-term receivables from others	*292,118*	*133,952*

(i) This is the receivable arising from Investment Cooperation contract related to the project between the Company and Vinhomes Joint Stock Company ("Vinhomes"),

8. INVENTORIES

Currency: VND million

	30 June 2026		*31 December 2025*	
	Cost	Provision	Cost	Provision
Real estate properties under development for sale	2,089,204	-	2,096,657	-
Materials	685		656	
TOTAL	**2,089,889**	**-**	**2,097,313**	**-**

9. PREPAID EXPENSES

Currency: VND million

	30 June 2026	*31 December 2025*
Short-term		
Selling expenses related to inventory properties not yet handed over	358,215	43,823
Others	10,191	1,129
TOTAL	**368,406**	**44,952**
Long-term		
Prepaid land rental of National Exhibition Centre Project	849,408	867,671
Others	26,630	27,331
TOTAL	**876,038**	**895,002**

10. INVESTMENT PROPERTIES

Currency: VND million

	Buildings and structures	*Machinery and equipment*	*Total*
Cost:			
Beginning balance	5,651,040	678,526	6,329,566
Newly constructión	169,056	11,200	180,256
Others	(1,206)		(1,206)
Ending balance	5,818,890	689,726	6,508,616
Accumulated depreciation:			
Beginning balance	52,422	28,271	80,693
Depreciation for the period	64,476	34,393	98,860
Ending balance	116,888	62,665	179,553
Net carrying amount:			
Beginning balance	5,598,618	650,255	6,248,873
Ending balance	5,702,002	627,061	6,329,063

11. CONSTRUCTION IN PROGRESS

Currency: VND million

	30 June 2026	*31 December 2025*
Commercial, Service and Cultural Complex Project at 148 Giang Vo, Giang Vo Ward, Ha Noi	3,765,160	3,683,239
Vinhomes Global Gate Project	479,250	465,245
National Exhibition Centre Project	146,902	363,619
Other	22,576	19,852
TOTAL	**4,586,041**	**4,531,955**

12. STATUTORY OBLIGATIONS

Currency: VND million

	31 December 2025	*Payable for the period*	*Payment made/offset in the period*	*30 June 2026*
Corporate income tax	461,054	218,012	(477,885)	201,181
Value added tax	-	207,007		207,007
Other taxes	2,868	5,082	(6,269)	1,682
TOTAL	**463,922**	**430,101**	**(484,154)**	**409,870**

13. SHORT-TERM ACCRUED EXPENSES

Currency: VND million

	30 June 2026	*31 December 2025*
Accrued development costs for handed-over real estate project and other investment properties	3,630,066	4,270,707
Accrued selling expenses	8,368	867
Others	26,892	44,672
TOTAL	**3,665,326**	**4,316,246**
Long-term		
Accrued interest expenses under a business cooperation contract payable to a related party (Note 21)	105,327	62,195
TOTAL	**105,327**	**62,195**

14. OTHERS PAYABLES

Currency: VND million

	30 June 2026	*31 December 2025 (Restated)*
Short-term		
Payables under deposit and other agreements relating to real state projects	2,045,638	810,008
Other	16,301	6,131
TOTAL	**2,061,939**	**816,139**
Long-term		
Deposits/capital contribution for business and investment co-operation and transfer of real estate	5,789,317	5,964,946
Other payables	-	49
TOTAL	**5,789,317**	**5,964,995**

15. LONG-TERM LOANS

Currency: VND million

	30 June 2026	*31 December 2025*
Long-term loans	1,359,809	1,359,809
TOTAL	**1,359,809**	**1,359,809**

The loan from Commercial Joint Stock Bank has principal payment schedule starts from February 2028 to May 2045, floating interest rate.

16. OWNERS' EQUITY

16.1 Increase and decrease in owners' equity

Currency: VND million

	Contributed charter capital	*Share premium*	*Treasury shares*	*Undistributed earnings*	*Total*
For the period ended at 31 March 2025					
31/12/2024	1,666,041	5,288	(30)	2,346,960	4,018,259
- Net profit for the period	-	-	-	14,873,336	14,873,336
- Dividends paid	-	-	-	(7,247,146)	(7,247,146)
30/06/2025	1,666,041	5,288	(30)	10,350,299	12,021,598
For the period ended at 30 June 2026					
31/12/2025	1,666,041	5,288	(30)	5,004,439	6,675,738
- Net profit for the period	-	-	-	540,930	540,930
30/06/2026	1,666,041	5,288	(30)	5,545,369	7,216,668

16.2 Contributed charter capital

Currency: VND million

	30 June 2026			*31 December 2025*		
	Total	Ordinary shares	Preference shares	Total	Ordinary shares	Preference shares
State ownership	166,604	166,604	-	166,604	166,604	-
Contributed by other shareholders	1,499,437	1,499,437	-	1,499,437	1,499,437	-
Treasury shares	(30)	(30)	-	(30)	(30)	-
TOTAL	**1,666,011**	**1,666,011**	-	**1,666,011**	**1,666,011**	-

16.3 Shares

	Quantity	
	30 June 2026	*31 December 2025*
Authorized shares	**166,604,050**	**166,604,050**
Issued shares	**166,604,050**	**166,604,050**
Ordinary shares	*166,604,050*	*166,604,050*
Treasury shares	**(3,000)**	**(3,000)**
Ordinary shares	*(3,000)*	*(3,000)*
Shares in circulation	**166,601,050**	**166,601,050**
Ordinary shares	*166,601,050*	*166,601,050*

Par value of outstanding share: VND 10,000 per share (31 December 2025: VND 10,000 per share),

17. REVENUE

17.1 Revenue from rendering of services

Currency: VND million

	Quarter II.2026	*Quarter II.2025*
Gross revenue		
Revenue from rendering services related to organising fairs and exhibitions	40,446	4,772
Other revenue	15,172	89
Revenue from the transfer a part of the project	332,388	-
Deductions	-	-
Net revenue	**388,006**	**4,861**

17.2 Finance income

Currency: VND million

	Quarter II.2026	*Quarter II.2025*
Interest income from loans and deposits	415,752	580,977
TOTAL	**415,752**	**580,977**

18. COST OF SERVICES RENDERED

Currency: VND million

	Quarter II.2026	*Quarter II.2025*
Cost related to organising fairs and exhibitions	84,696	15,107
Cost related to others	12,099	-
Cost related to the transfer a part of the project	133,626	-
TOTAL	**230,421**	**15,107**

19. GENERAL AND ADMINISTRATIVE EXPENSES

Currency: VND million

	Quarter II.2026	*Quarter II.2025*
General and administrative expenses		
Labour costs	10,477	2,581
Funding and charitable expenses	1,200	-
External service expenses	1,509	298
TOTAL	**13,186**	**2,879**

20. CORPORATE INCOME TAX

The CIT rate applicable to the Company is 20% of taxable profits.

The tax returns filed by the Company are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the financial statements could change at a later date upon final determination by the tax authorities.

Currency: VND million

	Quarter II.2026	*Quarter II.2025*
Current income tax expenses	125,166	92,281
Deferred tax income	(21,462)	(564)
TOTAL	**103,704**	**91,717**

The reconciliation between CIT expenses and the accounting profit before tax multiplied by CIT rate is presented by:

Currency: VND million

	Quarter II.2026	*Quarter II.2025*
Accounting profit before tax	**504,816**	**440,459**
At CIT rate of 20% applicable to the Company	100,963	88,092
Adjustments for:		
Other non-deductible expenses	2,741	3,625
CIT expenses	**103,704**	**91,717**

The current CIT payable is based on taxable income for the current year. The taxable income of the Company for the year differs from the accounting profit before tax as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted by the balance sheet date.

21. TRANSACTIONS WITH RELATED PARTIES

Amounts due to and due from related parties at the balance sheet dates were as follows:

Currency: VND million

Related parties	*Relationship*	*Transactions*	*30 June 2026*
Receivables			
Vinhomes Joint Stock Company	Associate of parent company	Receivable from investment cooperation contract	1,313,719
		Advance for providing management services	43,748
VinCons Construction Development and Investment	Associate of parent company	Receivables from debt transfer agreement	408
		Advance for engineering, procurement, and construction ("EPC") contract	2,289,018
Others related parties	Associate of parent company	Others receivables	5,192
Payables			
Vinschool Joint Stock Company	Associate of parent company	Receivable from investment cooperation contract	724,819
		Payables for interest from investment cooperation contract	105,327
VinCons Construction Development and Investment	Associate of parent company	Payables for construction contract	1,826,998

22. EARNINGS PER SHARE

The following reflects income and share data used in the basic earning per share computations:

Currency: VND million

	Quarter II - 2026	*Quarter II - 2025*
Net profit after tax attributable to ordinary equity holders	401,112	348,742
Weighted average number of ordinary shares (excluding treasury shares)	166,601,050	166,601,050
Basic earnings per share (VND)	**2,408**	**2,093**

23. Comparative information

Some of the corresponding data in the financial statements as of 31 December 2025, have been restated in according to guidance at Circular 99, as follows:

Currency: VND million

	31 December 2025 (as presented previously)	*Restated*	*31 December 2025 (as restated)*
STATEMENT OF FINANCIAL POSITION			
A. CURRENT ASSETS			
Held-to-matutiry investments (i)	-	4,129,101	4,129,101
Short-term loan receivables (i)	4,050,000	(4,050,000)	-
Other short-term receivables (i)	1,781,396	(79,101)	1,702,295
B. NON-CURRENT ASSETS			
Long-term loan receivables (i)	500,000	(500,000)	-
Long-term held-to-maturity investments (i)	-	500,000	500,000
C. LIABILITIES			
Dividends payables (ii)	-	1,997	1,997
Other short-term payables (ii)	818,136	(1,997)	816,139

(i) Reclassified receivable for principle and interest from lending to Held-to-maturity investments under guidance of Circular 99.

(ii) Reclassified dividends payables under guidance of Circular 99.

24. EVENTS AFTER THE BALANCE SHEET DATE

There is no other matter or circumstance that has arisen since the balance sheet date that requires adjustment or disclosure in the financial statements of the Company.

M.S.D.N:0100111472-C.T.C.P.
CÔNG TY CỔ PHẦN TRUNG TÂM HỘI CHỢ TRIỂN LÃM VIỆT NAM
THÀNH PHỐ HÀ NỘI

Tran Van Doan Preparer	Pham Ngoc Thoa Chief Accountant	Tran Mai Hoa General Director

20 July 2026