DUA FAT GROUP JOINT STOCK COMPANY

Address: No. 15, Adjacent to Block 10, Xa La Urban Area, Ha Dong Ward, Hanoi City, Vietnam

FINANCIAL STATEMENT REPORT

Second quarter of 2026

ASSET	Code number	Explan ation	As of June 30, 2026	As of January 1, 2026
1	*2*			
A - SHORT-TERM ASSETS	**100**		**1.744.110.434.217**	**2.060.501.348.054**
I. Cash and cash equivalents	**110**	**V.1**	**1.221.418.588**	**1.042.732.820**
1. Money	111		1.221.418.588	1.042.732.820
2. Cash equivalents	112			
II. Short-term financial investments	**120**			
1. Trading securities	121			
2. Provision for impairment of trading securities (*)	122			
3. Short-term investments held until maturity.	123			
4. Provision for short-term investments held until maturity (*)	124			
5. Other short-term investments	125			
6. Provision for losses on other short-term investments (*)	126			
III. Short-term receivables	**130**		**1.337.331.606.802**	**1.626.081.598.548**
1. Short-term receivables from customers	131	**V.2a**	1.051.501.536.954	1.054.803.662.578
2. Prepayment to short-term suppliers	132		137.914.815.572	616.099.103.946
3. Short-term intercompany receivables	133			
4. Payments due according to the construction contract schedule.	134			
5. Other short-term receivables	135	**V.3a**	181.015.850.126	184.818.655.600
6. Provision for doubtful short-term receivables (*)	136	V.2a	(33.100.595.850)	(229.639.823.576)
7. Assets awaiting processing	137			
IV. Inventory	**140**		**405.547.368.365**	**433.346.215.820**
1. Inventory	141	**V.4**	405.547.368.365	433.346.215.820
2. Provision for inventory devaluation (*)	142			
V. Short-term biological assets	**150**			
1. Livestock raised for short-term, one-time production.	151			
2. Crops grown seasonally or for short-term, single-harvest production.	152			
3. Provision for short-term losses of biological assets (*)	153			
VI. Other current assets	**160**		**10.040.462**	**30.800.866**
1. Short-term deferred expenses	161	V.9a	10.040.462	30.800.866
2. Deductible VAT	162			
3. Taxes and other amounts due to the State	163	V.12b	-	
4. Government bond repurchase transactions	164			
5. Other current assets	165			
B- LONG-TERM ASSETS	**200**		**525.921.724.158**	**645.236.789.520**
I. Long-term receivables	**210**		**2.263.568.488**	**2.263.568.488**
1. Long-term receivables from customers	211			
2. Long-term upfront payment to the seller.	212			
3. Business capital in subsidiary units	213			
4. Long-term intercompany receivables	214			
5. Other long-term receivables	215	**V.3b**	2.263.568.488	2.263.568.488
6. Provision for long-term doubtful receivables (*)	216			
II. Fixed Assets	**220**		**411.217.744.877**	**450.859.161.491**
1. Tangible fixed assets	221	V.6	381.727.679.244	410.681.921.335
- Original price	*222*		*833.613.834.384*	*835.352.087.247*
- Accumulated depreciation value (*)	*223*		*(451.886.155.140)*	*(424.670.165.912)*
2. Fixed assets under finance lease	224	V.8	26.574.118.988	37.261.293.511
- Original price	*225*		*36.259.595.959*	*49.455.218.855*
- Accumulated depreciation value (*)	*226*		*(9.685.476.971)*	*(12.193.925.344)*
3. Intangible fixed assets	227	V.7	2.915.946.645	2.915.946.645

- Original price	*228*		*11.299.505.004*	*11.299.505.004*
- Accumulated depreciation value (*)	*229*		*(8.383.558.359)*	*(8.383.558.359)*
III. Long-term biological assets	**230**			
1. Regularly raise livestock for product production.	231			
a) Livestock raised for periodic production that have not yet reached maturity.	232			
b) Livestock raised for regular production until they reach maturity.	233			
- Original price	234			
- Accumulated depreciation value (*)	235			
2. Livestock raised for a single, long-term product.	236			
3. Crops grown seasonally or for long-term, single-product harvesting.	237			
4. Provision for long-term losses of biological assets (*)	238			
IV. Investment Properties	**240**			
- Original price	241			
- Accumulated depreciation value (*)	242			
V. Long-term work-in-progress assets	**250**		**107.751.974.773**	**183.398.535.699**
1. Long-term work-in-progress production and business costs	251			
2. Construction in progress costs	252	V.4b	107.751.974.773	183.398.535.699
VI. Long-term financial investment	**260**			
1. Investing in subsidiaries	261			
2. Investing in joint ventures and affiliated companies.	262			
3. Investing capital in other entities.	263			
4. Provision for long-term investment losses in other entities (*)	264			
5. Long-term investment holding until maturity.	265			
6. Provision for long-term investments held to maturity (*)	266			
VII. Other long-term assets	**270**		**4.688.436.020**	**8.715.523.842**
1. Long-term deferred costs	271	V.9b	4.688.436.020	8.715.523.842
2. Deferred income tax assets	272			
3. Long-term equipment, supplies, and spare parts.	273			
4. Other long-term assets	274			
TOTAL ASSETS (280 = 100 + 200)	**280**		**2.270.032.158.375**	**2.705.738.137.574**
C - LIABILITIES	**300**		**2.711.773.600.875**	**3.192.804.673.302**
I. Short-term debt	**310**		**2.252.142.727.150**	**2.722.785.579.104**
1. Short-term payables to suppliers.	311	V.11a	259.045.752.781	280.877.072.091
2. Short-term advance payment by the buyer	312		9.835.639.086	8.911.032.067
3. Dividends and profits must be paid.	313			
4. Taxes and short-term payments to the State	314	V.12a	7.981.181.821	4.919.211.463
5. Workers must be paid.	315		198.388.265	74.882.750
6. Short-term payables	316	V.13a	718.157.684.271	626.584.408.733
7. Short-term internal payments required.	317			
8. Payment must be made according to the progress of the short-term construction contract.	318			
9. Short-term deferred revenue	319			
10. Other short-term payables	320	V.14a	298.904.879.894	377.843.307.180
11. Short-term loans and financial leases	321	V.10a	957.935.736.282	1.423.492.200.070
12. Short-term provisions for liabilities	322			
13. Reward and Welfare Fund	323		83.464.750	83.464.750
14. Price Stabilization Fund	324			
15. Government bond repurchase transactions	325			
II. Long-term debt	**330**		**459.630.873.725**	**470.019.094.198**
1. Long-term payment to the seller.	331			
2. Buyers pay in advance for a long term.	332			
3. Taxes and other long-term payments to the State.	333			
4. Long-term costs	334			
5. Internal payments for working capital.	335			
6. Long-term internal payment required.	336			
7. Revenue awaiting long-term allocation	337			

8. Other long-term payables	338	V.14b	200.000.000	200.000.000
9. Long-term loans and financial leases	339	**V.10b**	459.430.873.725	469.819.094.198
10. Convertible bonds	340			
11. Preferred stock	341			
12. Deferred income tax payable	342			
13. Long-term provisions for liabilities	343			
14. Science and Technology Development Fund	344			
D - EQUITY	**400**		**(441.741.442.500)**	**(487.066.535.728)**
1. Owner's equity contribution	411	V.15	800.000.000.000	800.000.000.000
- Common stock with voting rights	411a		800.000.000.000	800.000.000.000
- Preferred stock	411b			
2. Capital surplus	412			
3. Bond conversion option	413			
4. Other owner's equity	414			
5. Shares repurchased from oneself (*)	415			
6. Revaluation difference of assets	416			
7. Exchange rate differences	417			
8. Development Investment Fund	418			
9. Other funds belonging to equity capital	419			
10. Undistributed after-tax profit	420	V.15a	(1.241.741.442.500)	(1.287.066.535.728)
- Undistributed net profit accumulated up to the end of the previous period	420a		(1.091.228.622.644)	(562.169.469.197)
- Undistributed net profit for this period	420b		(150.512.819.856)	(724.897.066.531)
TOTAL CAPITAL (440 = 300 + 400)	**440**		**2.270.032.158.375**	**2.705.738.137.574**

Hanoi, July 18, 2026

PREPARED BY	CHIEF OF ACCOUNT	CHAIRMAN OF THE BOARD OF DIRECTORS
Nguyen Thu Hien	Nguyen Thu Hien	Le Duy Hung

CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐUA FAT

DUA FAT GROUP JOINT STOCK COMPANY

Address: No. 15, Adjacent to Block 10, Xa La Urban Area, Ha Dong Ward, Hanoi City, Vietnam

BUSINESS PERFORMANCE REPORT

Second quarter of 2026

Indicator name	Code number	Explanation	Q2/2026	Q2/2025	Cumulative figures from the beginning of 2026 to the end of	Cumulative figures from the beginning of 2025 to the end of Q2/2025
*** Total revenue**	**1**	VI.1	**69.366.210.055**	**44.202.915.475**	**85.989.363.175**	**118.681.133.058**
Deductions	3		-	-	-	-
1. Net revenue	10		**69.366.210.055**	**44.202.915.475**	**85.989.363.175**	**118.681.133.058**
2. Cost of goods sold	11	V1.2	**43.539.588.455**	**36.551.930.825**	**61.603.838.160**	**172.402.998.028**
3. Gross profit	**20**		**25.826.621.600**	**7.650.984.650**	**24.385.525.015**	**(53.721.864.970)**
4. Financial operating income	21	VI.3	**173.539**	**19.969.112**	**1.502.215**	**20.817.761**
5. Financial operating expenses	22	VI.4	**39.603.973.118**	**241.715.840.492**	**82.149.518.766**	**295.782.312.357**
In which: Interest	*23*		*39.266.385.171*	*32.470.208.908*	*81.811.930.819*	*86.536.680.773*
6. Cost of goods sold	24		-	-	-	-
7. Business Management Costs	25	VI.7	**1.249.382.838**	**2.782.746.930**	**3.008.544.931**	**4.647.312.395**
8. Net profit from business operations	**26**		**(15.026.560.817)**	**(236.827.633.660)**	**(60.771.036.467)**	**(354.130.671.961)**
9. Other income	31	VI.5	**152.400.609**	**210.575.454.284**	**2.979.953.512**	**210.964.444.309**
10. Other expenses	*32*	*VI.6*	**90.002.384.623**	**176.788.544.204**	**92.721.736.901**	**177.073.675.445**
11. Other income	**40**		**(89.849.984.014)**	**33.786.910.080**	**(89.741.783.389)**	**33.890.768.864**
10. Total profit before tax	**50**		**(104.876.544.831)**	**(203.040.723.580)**	**(150.512.819.856)**	**(320.239.903.097)**
11. Corporate income tax expense	**51**	**VI.9**	-	-	-	-
12. Net profit after tax	**60**		**(104.876.544.831)**	**(203.040.723.580)**	**(150.512.819.856)**	**(320.239.903.097)**
13. Earnings per share	**70**		**(1.311)**	**(2.538)**	**(1.881)**	**(4.003)**
14. Declining earnings per share	**71**					

Hanoi, July 18, 2026

PREPARED BY | **CHIEF ACCOUNTANT** | **CHAIRMAN OF THE BOARD OF DIRECTORS**

M.S.D.N: 0104008162 - C.T.C.P.
CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐUA FAT
Q. HÀ ĐÔNG - T.P HÀ NỘI

Nguyen Thu Hien | **Nguyen Thu Hien** | **Le Duy Hung**

DUA FAT GROUP JOINT STOCK COMPANY
Address: No. 15, Adjacent to Block 10, Xa La Urban Area, Ha Dong Ward, Hanoi City, Vietnam

CASH FLOW STATEMENT
(Using the indirect method)
Second quarter of 2026

Indicator name	Code number	From January 1, 2026 to June 30, 2026	From January 1, 2025 to June 30, 2025
I. Cash flow from operating activities			
1. Profit before tax	**01**	**(150.512.819.856)**	**(320.239.903.097)**
2. Adjustments for the following items:		-	-
- Depreciation of fixed assets and investment properties	02	30.362.288.956	36.746.295.427
- Provisions	03	196.539.227.726	(88.687.349)
- Gains and losses from exchange rate differences resulting from the revaluation of monetary items denominated in foreign currencies.	04	-	2.841.049.127
- Profit and loss from investment activities	05	86.766.461.582	174.582.460.166
- Interest expense	06	81.811.930.819	86.536.680.773
- Other adjustments	07	-	-
3. Profit from business operations before changes in working capital.	**08**	**244.967.089.227**	**(19.622.104.953)**
- Increase or decrease in accounts receivable	09	296.806.539.759	171.378.531.271
- Increase or decrease in inventory	10	27.798.847.455	49.210.223.273
- Increase or decrease in accounts payable	11	(87.041.770.570)	(203.663.011.566)
- Increase or decrease in upfront costs	12	4.047.848.226	1.828.003.234
- Increase or decrease in trading securities	13	-	-
- Interest already paid	14	(37.808)	(555.938.331)
- Corporate income tax already paid	15	-	-
- Other income from business operations	16	-	-
- Other expenses for business operations	17	-	-
Cash flow from operating activities	**20**	**486.578.516.289**	**(1.424.297.072)**
			-
II. Cash flow from investing activities			-
1. Expenses for purchasing and constructing fixed assets and other long-term assets.	21	(10.456.648.475)	(206.824.305.798)
2. Proceeds from the liquidation and sale of fixed assets and other long-term assets.	22	-	224.579.900.748
3. Money spent on loans and purchasing debt instruments from other entities.	23	-	-
4. Proceeds from loan repayments and resale of debt instruments from other entities.	24	-	-
5. Funds spent on investment and capital contributions to other entities.	25	-	-
6. Recovered investment proceeds from capital contributions to other entities.	26	-	-
7. Interest income from loans, dividends, and distributed profits.	27	1.502.215	3.258.699
Net cash flow from investing activities	**30**	**(10.455.146.260)**	**17.758.853.649**
			-
III. Cash flow from financing activities			-
1. Proceeds from issuing shares and receiving capital contributions from owners.	31	-	-
2. Payment of capital contributions to owners, repurchase of issued shares of the enterprise.	32	-	-
3. Money received from borrowing	33	-	-
4. Loan principal repayment	34	(469.885.218.877)	(19.319.236.951)
5. Principal repayment of a financial lease	35	(6.059.465.384)	-
6. Dividends and profits paid to owners	36	-	-
Net cash flow from financing activities	**40**	(475.944.684.261)	(19.319.236.951)
Net cash flow during the period	**50**	**178.685.768**	**(2.984.680.374)**
Cash and cash equivalents at the beginning of the year	**60**	**1.042.732.820**	**4.360.542.034**
Cash and cash equivalents at the end of the period	**70**	**1.221.418.588**	**1.375.861.660**

July 18, 2026

PREPARED BY | **CHIEF ACCOUNTANT** | **CHAIRMAN OF THE BOARD OF DIRECTORS**

M.S.D.N: 0104008162 - C.T.C.
CÔNG TY
CỔ PHẦN
TẬP ĐOÀN
ĐUA FAT
HÀ ĐÔNG - T.P HÀ NỘI

Nguyen Thu Hien | **Nguyen Thu Hien** | **Le Duy Hung**

NOTES TO THE FINANCIAL STATEMENTS

AS OF JUNE 30, 2026

I. CHARACTERISTICS OF BUSINESS OPERATIONS

1. Form of capital ownership : Joint Stock Company.

2. Business field : Demolition of building structures and construction components.

3. Business sector:

- Site leveling; Foundation treatment; Demolition of building structures and construction components;
- Buying, selling, repairing, and renting machinery and equipment: Construction, transportation, mining, industry, agriculture.

4. production and business cycle

The company 's normal production and business cycle does not exceed 12 months.

5. Business structure:

BRANCH OF DUA FAT GROUP JOINT STOCK COMPANY – HO CHI MINH CITY

II. ACCOUNTING YEAR. CURRENCY USED IN ACCOUNTING

1. Fiscal year

accounting year begins on January 1st and ends on December 31st each year.

2. Currency used in accounting

The currency used in accounting is the Vietnamese Dong (VND) because most receipts and disbursements are conducted in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND REGULATIONS

1. Accounting system applied

The company applies the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Minister of Finance and other circulars guiding the implementation of accounting standards and regulations of the Ministry of Finance.

2. Statement on compliance with Vietnamese accounting standards and accounting regulations

The Board of Directors assures that it has complied with the requirements of accounting standards and the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Minister of Finance, as well as the circulars guiding the implementation of accounting standards and systems of the Ministry of Finance in preparing consolidated financial statements.

3. Accounting method applied

The company uses a computerized general journal accounting system.

IV. APPLICABLE ACCOUNTING POLICIES

1. Cash and cash equivalents

Money includes cash in hand, demand deposits, and monetary gold used as a store of value, excluding gold classified as inventory used as raw material for the production of products or goods for sale.

Cash equivalents are short-term investments with a redemption or maturity date of no more than 3 months from the date of purchase. They are easily convertible into a specific amount of cash and do not carry significant risk in the conversion process.

2. Types of exchange rates applied in accounting and principles of accounting for exchange rate differences.

The company conducts transactions in foreign currencies, specifically USD.

Exchange rate differences arising during the period and exchange rate differences resulting from the revaluation of monetary items denominated in foreign currency at the end of the period are recognized as income or expense in the period. Exchange rate differences resulting from the revaluation of foreign currency-denominated balances at the end of the period are handled according to the guidelines of Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance.
Transactions denominated in foreign currency are converted using the exchange rate on the date the transaction occurs. The ending balances of monetary items denominated in foreign currency are converted using the exchange rate at the end of the fiscal year.

Exchange rate differences arising during the period from foreign currency transactions of monetary items denominated in foreign currency, and exchange rate differences from the revaluation of monetary items denominated in foreign currency at the end of the period after offsetting increases and decreases, are recognized as financial operating revenue or financial expenses.

The exchange rate used to convert foreign currency transactions is the actual exchange rate at the time the transaction occurs, as stated by the commercial bank where the Company conducts the transaction. The exchange rate used to revalue the ending balances of monetary items denominated in foreign currency is the buying rate of the commercial bank or the average buying rate of commercial banks where the Company maintains accounts, as published on the last day of the fiscal year/accounting period.

The exchange rate used for conversion is the rate of the Vietnam Investment and Development Bank (BIDV) as of March 31, 2022.

3. Trade receivables and other receivables

Trade receivables and other receivables are recognized at their actual cost. Receivables are presented at their book value less any provisions for doubtful receivables.
The classification of receivables into accounts receivable from customers and other receivables is done according to the following principles :

- Accounts receivable reflect commercial receivables arising from purchase-sale transactions between the Company and buyers that are independent entities, including receivables for export sales consigned to other entities.
- Other receivables reflect non-commercial receivables, unrelated to purchase or sale transactions.
- Provisions for doubtful receivables are established for each doubtful receivable based on the age of the overdue debt or the projected potential loss. Specifically, as follows:
- For accounts receivable that are overdue for payment:
  - 30% of the value for accounts receivable that are overdue from 6 months to less than 1 year.
  - 50% of the value for accounts receivable that are overdue from 1 year to less than 2 years.
  - 70% of the value for accounts receivable that are overdue for 2 years to less than 3 years.
  - 100% of the value for accounts receivable outstanding for 3 years or more.

For accounts receivable that are not yet overdue but are unlikely to be collected: a provision should be made based on the projected loss.

4. Principles of Inventory Recognition

Inventory is recorded at the lower of its original cost and its net realizable value.
The original cost of inventory is determined as follows:

- Raw materials and goods: include the purchase cost and other directly related costs incurred to bring the inventory to its current location and condition.
- Finished goods: includes the cost of raw materials, direct labor, and related manufacturing overhead costs, which are allocated based on normal operating levels.
- Work-in-progress production costs include only the cost of main raw materials, labor costs, depreciation costs of assets used in production, and other general production costs related to production activities.

Net realizable value is the estimated selling price of inventory in the normal course of business, minus the estimated costs to complete and the estimated costs necessary for its sale.
Inventory values are calculated using the weighted average method and accounted for using the perpetual inventory method.

Inventory devaluation provisions are established for each inventory item whose original cost exceeds its net realizable value. For work-in-progress services, the devaluation provision is calculated separately for each service type with its own price. Increases or decreases in the balance of inventory devaluation provisions required at the end of the fiscal year are recorded in the cost of goods sold.

5. Tangible fixed assets

Tangible fixed assets are represented at their original cost less accumulated depreciation. The original cost of tangible fixed assets includes all expenses incurred by the Company to acquire the fixed asset up to the point it is ready for use. Expenses incurred after initial recognition are only added to the original cost of the fixed asset if these expenses are certain to increase future economic benefits from the use of the asset. Expenses that do not meet this condition are recognized as production and business expenses in the period.

When tangible fixed assets are sold or liquidated, the original cost and accumulated depreciation are written off, and the profit or loss arising from the liquidation is recognized as income or expense in that year.

Tangible fixed assets are depreciated using the straight-line method based on their estimated useful life. The number of depreciation years for different types of tangible fixed assets is as follows:

Fixed assets	No. 5
Houses. Buildings.	25
Machinery and equipment	03-20
Transportation and transmission.	06-10
Management equipment and tools	03-08
Other fixed assets	02-05

6. Intangible fixed assets

Intangible fixed assets are represented at their original cost less accumulated depreciation.

The initial cost of intangible fixed assets includes all expenses incurred by the Company to acquire the asset up to the point it is ready for use. Expenses related to intangible fixed assets that arise after initial recognition are recognized as production and business expenses in the period unless these expenses are directly related to a specific intangible fixed asset and increase the economic benefits derived from that asset.

When intangible fixed assets are sold or liquidated, the original cost and accumulated depreciation are written off, and the profit or loss arising from the liquidation is recognized as income or expense in the year.

The Company's intangible fixed assets include:

Land use **rights**

Land use rights encompass all actual costs incurred by the Company directly related to the land used, including: money spent to acquire land use rights, compensation costs, land clearance costs, land leveling costs, registration fees, etc.

The Company's land use rights are depreciated as follows:
Legally acquired land use rights with no time limit are not subject to depreciation.

Software *program*

Costs associated with computer software programs are not a component of the related hardware that is capitalized. The original cost of computer software is the total cost incurred by the Company up to the point of putting the software into use. Computer software is depreciated using the straight-line method over 5 years.

7. Principles of accounting for prepaid expenses

Prepaid expenses are recorded as actual expenses incurred but related to the business results of multiple accounting periods, and the transfer of these expenses to the cost of goods sold in subsequent accounting periods.

Tools . Equipment

Tools and equipment that have been put into use are allocated to costs using the straight-line method, with an allocation period not exceeding 3 years.

Other prepaid expenses

These are costs incurred across multiple production and business periods, allocated over a period not exceeding 3 years.

8. Construction in progress costs

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

9. Liabilities and payables

Liabilities and accrued expenses are recognized for amounts due in the future relating to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts due.

The classification of accounts payable into accounts payable to suppliers and other accounts payable is done according to the following principles:

- Accounts payable to suppliers reflect commercial liabilities arising from transactions involving the purchase of goods, services, or assets from independent entities separate from the Company. This includes liabilities incurred when importing goods through an authorized agent.
- Other payables reflect non-commercial liabilities that are not related to the purchase, sale, or provision of goods or services.

10. Principles for recording loans and financial lease liabilities.

The company must keep detailed records of the repayment terms of loans and financial leases. Loans with repayment periods exceeding 12 months from the date of preparation of the consolidated financial statements are presented as long-term loans and financial leases. Loans due within the next 12 months from the date of preparation of the consolidated financial statements are presented as short-term loans and financial leases for payment planning purposes.

For lease liabilities, the total lease liability reflected on the credit side of account 341 is the total amount payable, calculated as the present value of minimum lease payments or the fair value of the leased asset.

- Loans and debts denominated in foreign currencies must be converted to the accounting currency at the actual exchange rate at the time of the transaction;
- When repaying loans in foreign currency, the debit side of account 341 is converted according to the actual accounting exchange rate for each specific entity;
- When preparing consolidated financial statements , the balances of loans and financial lease liabilities denominated in foreign currency must be revalued at the actual exchange rate at the time of preparing the consolidated financial statements.
- Exchange rate differences arising from the settlement and revaluation at the end of the loan/lease term are accounted for as financial operating revenue or expense.
- Investments held until maturity are valued at the actual recoverable amount.

At the time of preparing consolidated financial statements, accountants must revalue all investments classified as monetary items denominated in foreign currencies at the actual exchange rate at the end of the period.

- The exchange rate applied to foreign currency deposits is the buying rate of the Vietnam Foreign Trade Commercial Bank where the enterprise opens its deposit account;
- The exchange rate applied to other investments held until maturity is the buying rate of the bank where the business regularly conducts transactions (chosen by the business itself).

11. Principles of recognizing equity

Owner's equity contribution

Owner's equity is recorded based on the actual amount of capital contributed by the shareholders.

Profit distribution

Profits after corporate income tax are distributed to shareholders after the allocation of funds in accordance with the resolutions of the Company's General Meeting of Shareholders and the provisions of the law.

The distribution of profits to shareholders takes into account non-monetary items within undistributed after-tax profits that may affect cash flow and dividend payment capacity, such as gains from the revaluation of contributed assets, gains from the revaluation of monetary items, financial instruments, and other non-monetary items.

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

12. Record revenue and income:

Revenue from the sale of finished goods .

Revenue from the sale of goods and finished products is recognized when the following conditions are simultaneously met:

- Businesses have transferred most of the risks and benefits associated with ownership of products or goods to the buyer.
- The business no longer holds the right to manage the goods as the owner or the right to control the goods.
- Revenue is determined with relative certainty. When the contract stipulates that the buyer has the right to return the purchased product or goods under specific conditions, revenue is only recognized when those specific conditions no longer exist and the buyer no longer has the right to return the product or goods (except in cases where the customer has the right to return the goods in exchange for other goods or services).
- The business has obtained or will obtain economic benefits from the sales transaction.
- Identify the costs associated with the sales transaction.
- Revenue from providing services
- Revenue from a service transaction is recognized when the outcome of that transaction can be reliably determined. If the service is performed over multiple periods, revenue recognized in the period is based on the portion of work completed as of the end of the accounting period. The outcome of a service transaction is determined when all of the following conditions are met:
- Revenue is relatively certain. When the contract stipulates that the buyer has the right to return the purchased service under specific conditions, revenue is only recognized when those specific conditions no longer exist and the buyer no longer has the right to return the service provided.
- There is potential to obtain economic benefits from the transaction of providing that service.
- Determine the portion of work completed by the end of the fiscal year.
- Identify the costs incurred for the transaction and the costs to complete the transaction for providing that service.

Real estate sales revenue

Revenue from the sale of real estate in which the Company is the developer is recognized when all of the following conditions are met simultaneously:

- The property has been fully completed and handed over to the buyer. The business has transferred the risks and benefits associated with ownership of the property to the buyer.
- The company no longer holds the right to manage the property as the property owner or the right to control the property.
- Revenue figures are determined with relative certainty.
- The company has obtained or will obtain economic benefits from the sale of the real estate.
- Determine the costs associated with a real estate sale transaction.

Construction contract revenue

When the outcome of contract performance can be reliably estimated:

- For construction contracts that stipulate that the contractor is paid according to the planned progress, revenue and expenses related to the contract are recognized corresponding to the portion of work completed, as determined by the Company at the end of the fiscal year.
- For construction contracts that stipulate that the contractor is paid based on the value of the work performed, revenue and expenses related to the contract are recognized corresponding to the portion of work completed as confirmed by the client and reflected in the issued invoice.

Increases or decreases in construction volume, compensation payments, and other income are only recognized as revenue when agreed upon with the customer.

When the outcome of a construction contract cannot be reliably estimated, then:

- Revenue is only recognized up to the extent of the contract costs incurred that are relatively certain to be repaid.
- Contract costs are only recognized as expenses when they have been incurred.

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

Interest
Interest is recognized on an accrual basis, determined by the balances of deposit accounts and the effective interest rate for each period.

13. Principles of cost of goods sold accounting
The cost of goods sold during the year is recorded in accordance with the revenue generated during the period and in compliance with the prudence principle.

For direct material costs exceeding normal consumption levels, labor costs, and fixed manufacturing overhead costs not allocated to the value of goods in inventory, accountants must immediately include them in the cost of goods sold (after deducting any compensation, if applicable), even if the products or goods have not yet been identified as sold.

The provision for inventory devaluation is included in the cost of goods sold based on the quantity of inventory and the difference between the net realizable value and the original cost of the inventory. When determining the quantity of inventory whose value has been reduced, a provision must be made. Accountants must exclude inventory for which sales contracts have been signed (with a net realizable value not lower than the book value) but have not yet been delivered to customers if there is reliable evidence that the customer will not abandon the contract.

14. Principles of accounting for financial expenses
This reflects financial operating expenses, including costs or losses related to financial investment activities; costs of lending and borrowing; costs of contributing capital to joint ventures and partnerships; losses from short-term securities transfers; costs of securities sales transactions; provisions for impairment of trading securities; provisions for losses on investments in other entities; losses arising from the sale of foreign currency; exchange rate losses, etc.

15. Accounting principles for selling expenses and administrative expenses.
Selling expenses reflect the actual costs incurred in the process of selling products, goods, or providing services. These include costs of offering, introducing, and advertising products, sales commissions, product/goods warranty costs (excluding construction activities), storage, packaging, and transportation costs.

Business management expenses reflect the general management costs of a business, including: salaries for management staff (wages, allowances, etc.); social insurance, health insurance, union dues, and unemployment insurance for management staff; office supplies and tools; depreciation of fixed assets used for business management; land rent; business license tax; provisions for doubtful receivables; outsourced services (electricity, water, telephone, fax, property insurance, fire insurance, etc.); and other cash expenses (entertainment, customer conferences, etc.).

16. Corporate income tax
Current income tax
Current income tax is the tax calculated based on taxable income. The difference between taxable income and accounting profit is due to adjustments for temporary differences between tax and accounting, non-deductible expenses, as well as adjustments for non-taxable income and losses carried forward.

17. Financial instruments
a) Financial assets
Classification of financial assets
The company classifies financial assets into groups: financial assets recognized at fair value through the Statement of Income; investments held to maturity; loans and receivables; and financial assets available for sale. The classification of these financial assets depends on the nature and purpose of the asset and is determined at the time of initial recognition.

Financial assets are recognized at fair value through the Statement of Income.
Financial assets are classified as fair value in the Statement of Income if they are held for trading or are classified as fair value in the Statement of Income at the time of initial recognition.
Financial assets are classified as securities held for trading purposes if:

- Purchased or created primarily for the purpose of short-term resale;
- The company intends to hold the shares for the purpose of short-term profit;
- Derivative financial instruments (excluding derivative financial instruments identified as a financial guarantee contract or an effective hedging instrument).

Investments held until maturity
Investments held to maturity are non-derivative financial assets with fixed or determinable payments and a fixed maturity date that the Company intends and is able to hold to maturity.

Loans and receivables
Loans and receivables are non-derivative financial assets with fixed or determinable payments and are not listed on the market.

Financial assets available for sale
Financial assets available for sale are non-derivative financial assets that are identified as available for sale or are not classified as financial assets recognized at fair value through the Statement of Income. These include investments held to maturity or loans and receivables.

The initial book value of a financial asset.
Financial assets are recognized on the date of purchase and cease to be recognized on the date of sale. At the time of initial recognition, a financial asset is determined by its purchase price/issuance cost plus other expenses directly related to the purchase or issuance of that financial asset.

b) Financial liabilities
The company classifies financial liabilities into groups: financial liabilities recognized at fair value through the Income Statement; and financial liabilities determined at amortized value. The classification of financial liabilities depends on the nature and purpose of the financial liability and is determined at the time of initial recognition.
Financial liabilities are recognized at fair value through the Statement of Income.
Financial liabilities are classified as fair value in the Statement of Income if they are held for trading or are classified as fair value in the Statement of Income at the time of initial recognition.

Financial liabilities are classified as securities held for trading purposes if:
- Released or created primarily for short-term acquisition purposes;
- The company intends to hold the shares for the purpose of short-term profit;
- Derivative financial instruments (excluding derivative financial instruments identified as a financial guarantee contract or an effective hedging instrument).

Financial liabilities are determined by their amortized value.
Financial liabilities are determined at their amortized value, which is calculated by subtracting principal repayments from the initial recognized value of the financial liability, plus or minus accrued amortizations calculated using the effective interest method of the difference between the initial recognized value and the maturity value, minus any reductions (directly or through the use of a reserve account) due to impairment or uncollectibility.

The effective interest rate method is a method for calculating the amortized value of a financial liability or group of financial liabilities and allocating interest income or interest expense over the relevant year. The effective interest rate is the discount rate applied to estimated future cash flows to be paid or received over the expected life of the financial instrument, or shorter if necessary, back to the net present book value of the financial liability.

The initial book value of financial liabilities.
At the time of initial recognition, financial liabilities are determined at the issue price plus any costs directly related to the issuance of that financial debt.

c) Equity instruments
An equity instrument is a contract that demonstrates the remaining interest in the company's assets after deducting all obligations.

18. Departmental Report

A business unit is a distinctly identifiable part involved in the production or provision of products or services, and has different economic risks and benefits than other business units.

A geographically specific segment is a distinctly identifiable part involved in the production or provision of products or services within a particular economic environment, and which experiences different economic risks and benefits than business segments in other economic environments.

The segment reports are presented in the consolidated financial statements for the fiscal year ended December 31, 2021, of the Company.

19. Stakeholders

Parties are considered related if one party has the ability to control or exert significant influence over the other party in making decisions regarding financial and operational policies. Parties are also considered related if they are subject to common control or significant common influence.
When considering the relationship between the parties involved, the nature of the relationship is given more emphasis than its legal form.

Transactions with related parties during the year are presented in Note VIII.1.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

1. Cash and cash equivalents

Cash and cash equivalents held by the business but not subject to restrictions on their use.	**30/06/2026**	**01/01/2026**
- Cash	287,735,431	388,619,842
- Demand deposits	933,683,157	654,112,978
Prosperity and Development Commercial Bank - Hanoi Branch	*753,146,223*	*110,068,352*
Tien Phong Commercial Joint Stock Bank - Tay Ha Noi Branch	*110,068,352*	*508,868,862*
- Money is in transit		
- Equivalent to money		
Total	**1,221,418,588**	**1,194,840,654**

2. Accounts receivable from customers

Target	**30/06/2026**		**01/01/2026**	
	Book value	**Reserve value**	**Book value**	**Reserve value**
a) Short-term accounts receivable from customers	1,051,501,536,954	(33,100,595,850)	1,054,803,662,578	(229,639,823,576)
- Details of short-term customer receivables account for 10% or more of total short-term customer receivables.	459,361,904,646		487,209,868,950	(155,678,956,035)
Tourism and Service Trading Joint Stock Company	131,811,596,215		150,987,288,019	
Trung Nam Ca Na International Port Joint Stock Company	180,543,624,896		180,543,624,896	
Le Dong One-Member Limited Liability Company	147,006,683,535		155,678,956,035	(155,678,956,035)
- Other accounts receivable from customers	592,139,632,308	(33,100,595,850)	567,593,793,628	(73,960,867,541)
b) Long-term accounts receivable from customers (similar to short-term)				
c) Accounts receivable from related parties (details for each party)				

Target	30/06/2026		01/01/2026	
	Book value	Reserve value	Book value	Reserve value
Le Dong One-Member Limited Liability Company	147,006,683,535		155,678,956,035	(155,678,956,035)
Total	**1,051,501,536,954**	**(33,100,595,850)**	**1,054,803,662,578**	**(229,639,823,576)**

- Reason for making additional provisions or reversing provisions for doubtful receivables: Due to adjustments based on the tax settlement report for the period 2022-2024.

3. Other receivables

Target	30/06/2026		01/01/2026	
	Book value	Reserve value	Book value	Reserve value
a) Short term	180,852,464,185		184,818,655,600	
- Accounts receivable from employees			44,465,715	
- Deposit			293,713,980	
- Other receivables	180,852,464,185		184,480,475,905	
Mr. Le Duy Hung	172,962,104,301		172,962,104,301	
Other receivables	7,890,359,884		11,518,371,604	
b) Long term (similar to short term)	2,263,568,488		2,263,568,488	
- Deposit	2,263,568,488		2,263,568,488	
c) Receivables from BCC contracts that the enterprise jointly controls.				
Total	**183,116,032,673**		**187,082,224,088**	

(*) Other receivables of Mr. Le Duy Hung include the investment value for the Trung Nam Ca Na project, which has long remained unaccepted by the investor due to the investor's financial difficulties. According to Resolution No. 260330/NQ-HĐQT of the Board of Directors dated March 30, 2026, Mr. Le Duy Hung is responsible for directing and supervising the recovery of the remaining project value. By December 31, 2026, the company will reassess the acceptance status with the investor and the debt recovery process. If there is no progress in acceptance and debt recovery, Mr. Le Duy Hung will be responsible for reimbursing the aforementioned amounts.

4. Inventory:

Target	30/06/2026		01/01/2026	
	Original price	Preventive	Original price	Preventive
- Raw materials	605,787,615		605,787,615	
- Work-in-progress production costs	390,740,431,106		418,539,278,561	
- Goods	14,201,149,644		14,201,149,644	
Total	**405,547,368,365**		**433,346,215,820**	

5. Long-term work-in-progress assets

Target	30/06/2026		01/01/2026	
	Original price	Recoverable value	Original price	Recoverable value
a) Long-term work-in-progress costs (Details for each type should state the reason why the production process of the work-in-progress asset was interrupted unexpectedly)				
Total				

b) Construction in progress (Details for projects accounting for 10% or more of the total construction value)				
- Shopping				
- XDCB	105,717,880,284	105,717,880,284	181,535,285,654	181,535,285,654
- Regular maintenance and repairs	2,034,094,489	2,034,094,489	1,863,250,045	1,863,250,045
- Upgrading and renovating fixed assets				
Total	**107,751,974,773**	**107,751,974,773**	**183,398,535,699**	**183,398,535,699**

6. Tangible fixed assets

Item	Houses and buildings	Machinery and equipment	Transmission transport	Fixed assets used in management	Other Tangible Fixed Assets	Total
Original price						
01/01/2026	**43,578,859,955**	**748,641,147,342**	**27,295,767,411**	**1,995,210,454**	**13,841,102,085**	**835,352,087,247**
- Purchase within the year						
- Capital investment completed						
- Other increases						
- Shift to investment real estate						
- Liquidation sale		258,181,818			1,480,071,045	1,738,252,863
- Other discounts						
30/06/2026	**43,578,859,955**	**748,382,965,524**	**27,295,767,411**	**1,995,210,454**	**12,361,031,040**	**833,613,834,384**
Accumulated depreciation						
01/01/2026	**11,472,047,003**	**381,532,659,123**	**16,024,569,642**	**1,915,505,565**	**13,725,384,579**	**424,670,165,912**
- Depreciation during the year	871,577,202	26,881,122,854	1,131,487,209	32,204,286	37,850,540	28,954,242,091
- Other increases						
- Shift to investment real estate						
- Liquidation sale						
- Other discounts		258,181,818			1,480,071,045	1,738,252,863
30/06/2026	**12,343,624,205**	**408.155.600.159**	**17,156,056,851**	**1,947,709,851**	**12,283,164,074**	**451,886,155,140**
Remaining value						
- On 01/01/2026	32,106,812,952	367,108,488,219	11,271,197,769	79,704,889	115,717,506	410,681,921,335
- On 30/06/2026	31,235,235,750	340,227,365,365	10,139,710,560	47,500,603	77,866,966	381,727,679,244

- The remaining value at the end of the period of tangible fixed assets used as collateral to secure the loan: VND 375,394,888,883
- Fixed assets as of 30/06/2026 that have been fully depreciated but are still in use: VND 52,596,222,823
- Provide a detailed explanation of the list of tangible fixed assets existing during the period that have a value of 10% or more of the total value of tangible fixed assets:

+ SCC8000A crane number 1:
Original price: 85,203,415,315 VND
Lifespan: 10 years
Date of commissioning: May 20, 2021
Accumulated depreciation: VND 41,418,326,890
Remaining value: 43,785,088,425 VND

+ SCC8000Aa crane number 2:
Original price: 85,182,485,248 VND
Lifespan: 10 years
Date of commissioning: June 1, 2021
Accumulated depreciation: 41,171,534,543 VND
Remaining value: 44,010,950,705 VND

7. Increases and decreases in intangible fixed assets

Item	Land use rights	Software	Total
Original price			
01/01/2026	2,915,946,645	8,383,558,359	11,299,505,004
- Purchase within the year			
- Created internally within the company			
- Increase due to business mergers			
- Other increases			
- Liquidation sale			
- Other discounts			
30/06/2026	2,915,946,645		11,299,505,004
Accumulated depreciation			
01/01/2026			8,383,558,359
- Depreciation during the year			
- Other increases			
- Liquidation sale			
- Other discounts			
30/06/2026			8,383,558,359
Remaining value			
01/01/2026	2,915,946,645		2,915,946,645
30/06/2026	2,915,946,645		2,915,946,645

8. Increases and decreases in leased fixed assets:

Item	Machinery and equipment	Total
Original price		
01/01/2026	49,455,218,855	49,455,218,855
- Financial lease for the year		
- Acquisition of leased fixed assets		
- Other increases		
- Return leased fixed assets	(13,195,622,896)	(13,195,622,896)
- Other discounts		
30/06/2026	36,259,595,959	36,259,595,959
Accumulated depreciation		
01/01/2026	12,193,925,344	12,193,925,344
- Depreciation during the year	1,408,046,865	1,408,046,865
- Acquisition of leased fixed assets		But
- Other increases		But
- Return leased fixed assets	(3,916,495,238)	(3,916,495,238)
- Other discounts		But
30/06/2026	9,685,476,971	13,601,972,209
Remaining value		
01/01/2026	37,261,293,511	37,261,293,511
30/06/2026	26,574,118,988	26,574,118,988

- Provide a detailed explanation of the list of existing leased fixed assets with a value of 10% or more of the total leased fixed assets:

+ Hitachi CX900 crawler crane:
Original price: 5,777,777,778 VND
Lifespan: 15 years
Date of commissioning: June 30, 2022
Accumulated depreciation: 1,348,148,138 VND
Remaining value: 4,429,629,640 VND

+ Hitachi crawler crane, model CX1000-C:
Original price: 6,333,333,333 VND
Lifespan: 15 years
Date of commissioning: June 30, 2022
Accumulated depreciation: 1,477,777,773 VND
Remaining value: 4,855,555,560 VND

+ Sumitomo crawler crane, model SC1000-2:
Original price: 6,333,333,333 VND
Lifespan: 15 years
Date of commissioning: June 30, 2022
Accumulated depreciation: 1,477,777,773 VND
Remaining value: 4,855,555,560 VND

9. Pending costs

Item	30/06/2026	01/01/2026
a) Short-term (details by expenditure item)	10,040,462	30,800,866
b) Long-term (details by expenditure item)	4,688,436,020	8,715,523,842
- Tools and equipment	4,688,436,020	8,715,523,842
Total	**4,698,476,482**	**8,746,324,708**

10. Loans and financial leases

Item	30/06/2026	During the year		01/01/2026
		Increase	Reduce	
a) Short-term loans	**957,935,736,282**	**10,388,220,473**	**475,944,684,261**	**1,423,492,200,070**
- Short-term loans	***628,885,469,270***	***398,931,160***	***469,885,218,877***	***1,098,371,756,987***
Agricultural and Rural Development Bank - Tay Ho branch (1)	265,005,848,217		100,000,000	265,105,848,217
Prosperity and Development Commercial Bank - Hanoi branch (2)	104,362,522,645		But	104,362,522,645
Saigon - Hanoi Commercial Joint Stock Bank - Thang Long branch (3)	109,448,690,837		456,190,553,700	565,639,244,537
Tien Phong Commercial Joint Stock Bank - Tay Ha Noi branch (4)	115,297,772,232	398,931,160	13,194,665,177	128,093,506,249
Vietnam Investment and Development Commercial Bank - Thanh Xuan branch (5)	3,990,446,664		400,000,000	4,390,446,664
Vietnam Commercial and Industrial Bank - Thang Long branch (6)	22,280,188,675		But	22,280,188,675
Other subjects	8,500,000,000		But	8,500,000,000
- Short-term financial leasing	***21,326,319,875***	***9,989,289,313***	***6,059,465,384***	***17,396,495,946***
Vietnam Foreign Trade Commercial Bank Leasing Company Limited (7)	2,830,564,246			2,830,564,246
Vietnam Commercial and Industrial Bank Leasing Company Limited (8)	18,495,755,629	9,989,289,313	6,059,465,384	14,565,931,700
- Ordinary bonds	***307,723,947,137***			***307,723,947,137***
b) Long-term loans	**459,430,873,725**		**10,388,220,473**	**469,819,094,198**
- Long-term loans	***449,635,613,738***		***398,931,160***	***450,034,544,898***
Agricultural and Rural Development Bank - Tay Ho branch (9)	49,902,879,783			49,902,879,783
Prosperity and Development Commercial Bank - Hanoi branch (10)	20,121,596,850			20,121,596,850

Saigon - Hanoi Commercial Joint Stock Bank - Thang Long branch (11)	379,243,276,000			379,243,276,000
Tien Phong Commercial Joint Stock Bank - Tay Ha Noi branch (12)	367,861,105		398,931,160	766,792,265
- Long-term financial leasing	***9,795,259,987***		***9,989,289,313***	***19,784,549,300***
Vietnam Commercial and Industrial Bank Leasing Company Limited (8)	9,795,259,987		9,989,289,313	19,784,549,300
c) Loans from related parties				
Total	**1,417,366,610,007**	**10,388,220,473**	**486,332,904,734**	**1,893,311,294,268**

Details regarding short-term loans:

No.	Bank name	Currency	Interest rate	Form of guarantee	30/06/2026	01/01/2026
(1)	Agricultural and Rural Development Bank - Tay Ho Branch (*)	VND	According to each promissory note	Fixed assets	265,005,848,217	265,105,848,217
(2)	Petrolimex Commercial Joint Stock Bank - Hanoi Branch (**)	VND	According to each promissory note	Fixed assets	104,362,522,645	104,362,522,645
(3)	Saigon - Hanoi Commercial Joint Stock Bank - Thang Long Branch (*)	VND	According to each promissory note	Fixed assets	109,448,690,837	565,639,244,537
(4)	Tien Phong Commercial Joint Stock Bank - Tay Ha Noi Branch (*)	VND	According to each promissory note	Fixed assets	115,297,772,232	128,093,506,249
(5)	Vietnam Investment and Development Commercial Bank - Thanh Xuan branch (5)	VND	According to each promissory note	Fixed assets	3,990,446,664	4,390,446,664
(6)	Vietnam Commercial and Industrial Bank - Thang Long branch (6)	VND	According to each promissory note	Fixed assets	22,280,188,675	22,280,188,675
	Other subjects				8,500,000,000	8,500,000,000
	Total				**628,885,469,270**	**1,098,371,756,987**

(*) The short-term loans mentioned above have been restructured by the Bank according to proposals from Duafat Group Joint Stock Company.
(**) The loan has been sold by the Vietnam Prosperity and Development Commercial Bank to the Vietnam Asset Management Company Limited under debt purchase agreement No. 642/2023/MBN.VAMC-PGBANK. However, the Vietnam Prosperity and Development Commercial Bank is still authorized to manage this loan.

Details regarding long-term loans:

No.	Bank name	Loan term	Interest rate	Form of guarantee	30/06/2026	01/01/2026
(9)	Agricultural and Rural Development Bank - Tay Ho Branch (*)	2023-2027	Floating	Fixed assets	49,902,879,783	49,902,879,783
(10)	Petrolimex Commercial Joint Stock Bank - Hanoi Branch (**)	2023-2027	Floating	Fixed assets	20,121,596,850	20,121,596,850
(11)	Saigon - Hanoi Commercial Joint Stock Bank - Thang Long Branch (*)	2023-2027	Floating	Fixed assets	379,243,276,000	379,243,276,000
(12)	Tien Phong Commercial Joint Stock Bank - Tay Ha Noi Branch (*)	2023-2027	Floating	Fixed assets	367,861,105	766,792,265
	Total				**449,635,613,738**	**450,034,544,898**

(*) The above long-term loans have been restructured by the Bank according to proposals from Duafat Group Joint Stock Company.
(**) The loan has been sold by the Vietnam Prosperity and Development Commercial Bank to the Vietnam Asset Management Company Limited under debt purchase agreement No. 642/2023/MBN.VAMC-PGBANK. However, the Vietnam Prosperity and Development Commercial Bank is still authorized to manage this loan.

Details regarding lease liabilities:

No.	Financial lease contract	Type of asset	Principal value	Lease term	Interest rate	30/06/2026		01/01/2026	
						Over 12 months	Under 12 months	Over 12 months	Under 12 months
(7)	Vietnam Foreign Trade Commercial Bank Co., Ltd. (*)								
But	No. 127.21.05/CTTC dated June 22, 2021	Sunward SWDM25 pile drilling machine	27,475,000,000	36 months	Floating		2,830,564,246		2,830,564,246
	Add						**2,830,564,246**		**2,830,564,246**
(8)	CTTC Company Limited, Vietnam Commercial and Industrial Bank (**)								
But	No. 01.114/2021/TSC-CTTC dated September 28, 2021	01 Hitachi KH180-2 crawler crane	1,920,000,000	36 months	Floating		661,320,466		660,580,000
But	No. 01.051/2020/TSC-CTTC dated June 4, 2020	02 Hitachi CX1000 crawler cranes	10,000,000,000	60 months	Floating		But		577,796,671
But	No. 01.073/2022/TSC-CTTC dated June 28, 2022	8 crawler cranes	32,832,000,000	48 months	Floating		16,366,486,081	10,153,007,614	7,949,723,647
But	No. 01.084/2022/TSC-CTTC + Appendix 01 dated September 19, 2022	02 Hongyan brand tractor trucks	1,717,500,000	48 months	Floating		1,193,546,153	292,323,000	963,204,000
But	No. 01.085/2022/TSC-CTTC dated July 29, 2022	02 Doosung brand semi-trailers	1,531,200,000	48 months	Floating		1,040,997,159	260,580,000	852,240,000
But	No. 01.086/2022/TSC - CTTC dated August 10, 2022	10 Sany SCC600A-5 crawler cranes	41,250,003,300	60 months	Floating	**1,398,282,300**	4,627,068,988	8,019,428,686	But
But	No. 01.093/2022/TSC-CTTC dated July 29, 2022	02 crawler cranes, brand Kobelco 7065-2 and 7080	6,223,200,000	48 months	Floating		4,533,000,000	1,059,210,000	3,562,387,382
	Total					**9,795,259,987**	**18,495,755,629**	**9,795,259,987**	**18,495,755,629**

(*) All leased assets have been liquidated in accordance with contract number 127.24.06/CTTC-HĐMB.
(**) All the above lease liabilities have been agreed to be restructured in terms of repayment terms according to the contract addendums and revised payment schedules.

Type of asset	Lease agreement	Termination contract
02 Hitachi CX1000 crawler cranes	No. 01.051/2020/TSC-CTTC dated June 4, 2020	Contract No. 1610/2025/HĐMB dated October 16, 2025
08 Sany SCC600A-5 crawler cranes	No. 01.086/2022/TSC - CTTC dated August 10, 2022	Contract No. 1610/2025/HĐMB dated October 16, 2025
02 Sany SCC600A-5 crawler cranes	No. 01.086/2022/TSC - CTTC dated August 10, 2022	Contract No. 0508/2025/HĐMB-VTBL-KT dated August 5, 2025
02 ZOOMLION ZCC800H crawler cranes	No. 01.063/2020/TSC-CTTC dated June 25, 2020	Contract No. 426/2025/HĐMB dated November 24, 2025

Overdue loans and financial leases (detailed explanation by entity if the balance accounts for 10% or more of the total overdue loans and financial leases)

Item	30/06/2026		01/01/2026	
	Origin	Interest	Origin	Interest
- Get a loan	438,815,961,354		206,083,054,175	
- Financial lease debt	17,350,071,151		17,350,071,151	
- Ordinary bonds	307,723,947,137		307,723,947,137	
Total	**763,889,979,642**	**718,157,684,271**	**531,157,072,463**	**626,584,408,733**

11. Payable to the seller

Item	30/06/2026	01/01/2026
a) Short-term payables to suppliers	259,045,752,781	280,877,072,091
- Details for each individual account for 10% or more of the total amount payable.	124,182,757,559	124,182,757,559
SANWOAT	100,051,205,371	100,051,205,371
TCE Equipment and Services Joint Stock Company	24,131,552,188	24,131,552,188
- Payment must be made to other parties.	134,862,995,222	156,694,314,532
b) Long-term payables to suppliers (details similar to short-term)		
Total	**259,045,752,781**	**280,877,072,091**

12. Taxes and other payments due to the government

Item	01/01/2026	Amount payable during the year	Amount actually paid during the year	30/06/2026
a) Must pay				
- Value Added Tax	1,982,093,542	2,791,247,258	536,399,823	4,236,940,977
- Corporate Income Tax	2,926,950,868	878,405,500	62,500,000	3,742,856,368
- Personal Income Tax	10,167,053	6,129,222	14,911,799	1,384,476
- Fees, charges, and other payments due		179,567,000	179,567,000	
Total	**4,919,211,463**	**3,855,348,980**	**793,378,622**	7,981,181,821
b) Accounts receivable				
Total				

13. Costs payable

Item	30/06/2026	01/01/2026
a) Short-term (details by expenditure item)	718,157,684,271	626,584,408,733
Prosperity and Development Commercial Bank - Hanoi Branch	52,630,649,630	42,851,819,050
Saigon - Hanoi Commercial Joint Stock Bank - Thang Long Branch	372,069,356,451	331,640,444,145
Tien Phong Commercial Joint Stock Bank - Tay Hanoi Branch	31,020,745,277	31,020,745,277
Vietnam Investment and Development Bank - Thanh Xuan Branch	756,709,735	768,041,700
Vietnam Joint Stock Commercial Bank for Industry and Trade - Thang Long Branch	6,425,737,812	7,696,142,700

Vietnam Bank for Agriculture and Rural Development - Tay Ho Branch	114,410,348,191	96,392,697,305
Vietnam Foreign Trade Commercial Bank Leasing Company Limited	1,473,124,243	1,268,138,585
Vietnam Commercial and Industrial Bank Leasing Company Limited	22,008,710,396	14,245,995,243
Bond Lot DFFH2123001	15,849,364,395	15,849,364,395
Bond Lot DFFH2124002	101,512,938,141	84,851,020,333
b) Long-term (details by expenditure item)		
Total	**718,157,684,271**	**626,584,408,733**

14. Other payables

Item	30/06/2026	01/01/2026
a) Short term	298,904,879,894	377,841,272,492
- Surplus assets awaiting resolution		
- Trade union funds	165,711,829	164,478,329
- Social insurance	6,433,016,628	6,428,152,366
- Health insurance	1,755,000	169,082,003
- Unemployment insurance	780,000	115,381,932
- Accepting short-term deposits and collateral.		
- Other payables and liabilities	292,303,616,437	370,964,177,862
b) Long term	200,000,000	200,000,000
- Accepting long-term deposits and collateral.	200,000,000	200,000,000
Total	**299,104,879,894**	**378,041,272,492**

15. Equity

a) Table comparing changes in equity

Item	Items belonging to equity					
	Owner's equity contribution	**Revaluation difference of assets**	**Exchange rate difference**	**Undistributed net profit after tax and other funds**	**Other items...**	**Add**
Beginning balance of the previous year	**800,000,000,000**			(562,169,469,197)		237,830,530,803
- Capital increase in the previous year						But
- Profit in the previous year						But
- Other increases						But
- Capital reduction in the previous year						But
- Losses in the previous year				(724,897,066,531)		(724,897,066,531)
- Other discounts						But
Beginning balance this year	**800,000,000,000**			**(1,287,066,535,728)**		(487,066,535,728)
- Increase capital this year				197,274,143,833		197,274,143,833
- Profit for this year						But
- Other increases						But
- Reduce capital this year						But
- Losses this year				(150,512,819,856)		(150,512,819,856)
- Other discounts				(1,436,230,749)		(1,436,230,749)
Year-end balance	**800,000,000,000**			**(1,241,741,442,500)**		(441,741,442,500)

b) Details of owner's capital contribution

Item	30/06/2026	01/01/2026
- Capital contribution from the parent company (if it is a subsidiary)		
- Capital contributions from other parties	800,000,000,000	800,000,000,000
Total	**800,000,000,000**	**800,000,000,000**

c) Capital transactions with owners and dividend distributions

Item	This year	Last year
- Owner's investment capital	800,000,000,000	800,000,000,000
+ Capital contribution as of 01/01/2026		
+ Capital contribution increased during the year		
+ Capital contribution decreased during the year		
+ Capital contribution as of 30/06/2026	800,000,000,000	800,000,000,000
- Dividends and profits already distributed		

d) Stocks

Item	30/06/2026	01/01/2026
- Number of shares registered for issuance	80,000,000	80,000,000
- Number of shares sold to the public	80,000,000	80,000,000
+ Common stock	80,000,000	80,000,000
+ Preferred stock (classified as equity)		
- Number of shares repurchased (treasury shares / shares repurchased from the company)		
+ Common stock		
+ Preferred stock (classified as equity)		
- Number of outstanding shares	80,000,000	80,000,000
+ Common stock	80,000,000	80,000,000
+ Preferred stock (classified as equity)		

** Par value of outstanding shares: 500 VND/share*

16. Issuing Bonds

1. Share mortgage contract No. 136/HĐTCCP dated August 30, 2021, between Dua Fat Group Joint Stock Company and Bao Viet Securities Joint Stock Company.
- Amount issued: 150,000,000,000 VND
- Purpose: To invest in purchasing materials and equipment for construction, production and business operations, and to settle debts with the Company's subcontractors.
- Collateral: 15,000,000 shares
- Duration: 18 months

Interest rate: 11.75% per year

2. Bond Subscription Agreement No. 01/2021/DMTP/DFFH2124002 dated December 31, 2021, between Dua Fat Group Joint Stock Company and Bao Viet Commercial Joint Stock Bank - Head Office Branch.
- Amount issued: 300,000,000,000 VND
- Purpose: To invest in the construction of Ninh Binh Port and purchase machinery and equipment to support the company's production and business operations.
- Collateral:

+ Mortgage contract No. 0131-2021-HĐTC1-BV005 dated December 31, 2021
+ Contract for barge construction No. JUB 40-01-01/2021/HĐKT/FAT-189 between Fat Group Joint Stock Company and 189 One-Member Limited Liability Company signed on September 10, 2021, with Appendix No. 01 regarding the change in supplier selection for the 450-ton crawler crane item signed on November 15, 2021.
+ Sales contract No. 0912/2021/HĐMB/TCE-DF between Dua Fat Group Joint Stock Company and TCE Equipment and Services Joint Stock Company, signed on November 17, 2021.

\+ Construction Pontoon Sales Contract (Code: SL-68) No. 01/2021/HĐMB/ĐF-QLDAVN between Dua Fat Group Joint Stock Company and Vietnam Investment Construction and Project Management Joint Stock Company, signed on November 16, 2021.

\+ Economic contract No. 1111/2021/HĐKT/TMD-DUAFAT between Duafat Group Joint Stock Company and TMD Import-Export Company Limited, signed on November 11, 2021.

- Duration: 36 months
- Interest rate: 10.5%/year for the first two payment periods. From the third interest period onwards, the bond will have a floating interest rate, adjusted every six months. The floating interest rate is determined by the principle of being equal to (i) the average interest rate on Vietnamese Dong savings deposits (interest paid after maturity) with a 12-month term (or equivalent) for individual customers as published on the official websites of the Vietnam Bank for Agriculture and Rural Development, the Vietnam Investment and Development Bank, the Vietnam Foreign Trade Bank, and the Vietnam Industrial and Commercial Bank, plus (ii) a margin of 4%/year, but not less than 10.5%/year.

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

1. Revenue from sales and services

Item	Q2/2026	Q2/2025
a) Revenue		
- Revenue from the sale of goods and products (excluding revenue from the sale of liquidated investment properties)		
- Revenue from providing services (excluding construction services)	67,437,215,683	23,089,429,399
- Revenue from construction services	1,928,994,372	21,113,486,075
+ Revenue from construction services generated during the period		
+ Total cumulative revenue from construction services recognized up to the end of the accounting period.		
- Subsidy revenue		
- Other revenue		
Total	**69,366,210,055**	**44,202,915,474**
b) Revenue from related parties (details for each party)		

2. Cost of goods sold

Item	Q2/2026	Q2/2025
- Cost of goods sold (minus the remaining value and liquidation costs of investment properties)		
- Cost of services provided (including construction services)	43,539,588,455	36,551,930,825
- Value of inventory lost during the period		
- The value of each type of inventory that is lost beyond the standard during the period.		
- Production costs exceeding normal levels are directly included in the cost of goods sold.		
- Provision for inventory devaluation; provision for devaluation of biological assets.		
- Deductions from the cost of goods sold		
Total	**43,539,588,455**	**36,551,930,825**

3. Financial operating revenue

Item	Q2/2026	Q2/2025
- Interest on deposits and loans		
- Profit from the sale of financial investments		
- Profit dividends are distributed in cash or non-monetary assets.		
- Exchange rate gains		
- Interest on deferred payment/installment sales		

- Payment discount received		17,537,062
- Other financial operating revenue	173,539	2,432,050
Total	**173,539**	**19,969,112**

4. Financial costs

Item	Q2/2026	Q2/2025
- Borrowing costs	39,266,385,171	32,470,208,908
- Exchange rate difference loss	337,587,947	
- Other financial costs		209,245,631,584
Total	**39,603,973,118**	**241,715,840,492**

5. Other income

Item	Q2/2026	Q2/2025
- Liquidation and sale of fixed assets		209,974,074,074
- Other items	152,400,609	601,380,210
Total	**152,400,609**	**210,575,454,284**

6. Other expenses

Item	Q2/2026	Q2/2025
- The remaining value of fixed assets and the costs of liquidating and selling those fixed assets.	3,492,307,299	175,459,188,429
- Losses due to asset revaluation when contributing capital.		
- Penalties	299,567,000	470,000,000
- Other expenses	86.210.510.324	859,355,775
Total	**90,002,384,623**	**176,788,544,204**

7. Selling expenses and administrative expenses

Item	Q2/2026	Q2/2025
a) Business management expenses incurred during the period	**1,249,382,838**	**2,782,746,930**
- Management staff costs	253,510,171	719,122,887
- Costs of management tools and equipment	30,049,580	33,428,175
- Depreciation cost	703,752,834	754,532,106
- Outsourced service costs	13,888,889	70,000,000
- Pay with other money	248,181,364	1,205,663,762

8. Production and business costs by element

Item	Q2/2026	Q2/2025
- Cost of raw materials		352,417,161
- Labor costs		708,090,477
- Production tool costs	2,039,249,800	2,239,905,977
- Depreciation costs of fixed assets	14,340,407,614	15,937,886,171
- Outsourced service costs	249,103,427	1,832,762,828
- Other expenses in cash		314,161,282
Total	**16,628,760,841**	**21,385,223,896**

9. Corporate income tax expense

Item	Q2/2026	Q2/2025
- Pre-tax accounting profit	(104,876,544,831)	(203,040,723,580)
- Tax is calculated based on the current corporate income tax rate.		
Adjustments *(depending on the specific characteristics of the business, explain the adjustments accordingly):*	299,567,000	470,000,000
- Tax-exempt income		
- Non-deductible expenses	299,567,000	470,000,000
- Provision for shortfalls/surpluses from previous years		
- Taxable income	**(104,576,977,831)**	**(202,570,723,580)**
Corporate income tax expense		
Current corporate income tax expense		
Deferred corporate income tax expense (**)		
Corporate income tax expense (*)		

VII. INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED CASH FLOW STATEMENT

1. Non-cash transactions : None

2. Amount of principal actually repaid during the period:

- Principal repayment under standard loan agreement: **475,944,684,261 VND**

VIII.OTHER INFORMATION

1. Transactions with related parties

The Company's stakeholders include: key management members, individuals related to key management members, and other stakeholders.

A. Transactions and balances with key management members and individuals related to key management members.

Key management members include: members of the Board of Directors. Individuals related to key management members are close family members of those key management members.

The income of key management members is as follows:

	From 01/01/2026 to 30/06/2026
Mr. Le Duy Hung	192,882,638
Mr. Do Quoc Phuong	135,491,270
Total	**328,373,908**

The prices of goods and services provided to stakeholders are market prices. The purchase of goods and services from stakeholders is also made at market prices.

The accounts receivable are unsecured and will be settled in cash. No provision for doubtful debts has been made for accounts receivable from related parties.

As of the end of the accounting period, liabilities to related parties are presented in Note V. 15.

2. Financial risk management

The Company's operations give rise to the following financial risks: credit risk, liquidity risk, and market risk. The Board of Directors is responsible for establishing policies and controls to mitigate these financial risks and for monitoring the implementation of these established policies and controls.

A. Credit risk

Credit risk is the risk that one party to a contract will be unable to fulfill its obligations, resulting in financial losses for the Company.
The company's credit risks arise primarily from accounts receivable from customers and bank deposits.

Accounts receivable from customers

The company minimizes credit risk by only transacting with financially sound entities. It requires letters of credit or collateral for first-time transactions or for entities whose financial capabilities are unknown. Additionally, accounts receivable staff regularly monitor accounts receivable to expedite collection.
The company's accounts receivable relate to many entities and individuals, therefore the concentration credit risk associated with accounts receivable is low.

Bank deposits
The Company's time deposits and demand deposits are held at domestic banks. The Board of Directors does not perceive any significant credit risk from these deposits.

B. Liquidity Risk
Liquidity risk is the risk that a company will have difficulty meeting its financial obligations due to a lack of funds.
The Board of Directors bears ultimate responsibility for managing liquidity risk. Liquidity risk of
The company's situation primarily arises from the fact that its financial assets and financial liabilities have mismatched maturity dates.
The company manages liquidity risk by maintaining an appropriate level of cash and cash equivalents and borrowings that the Board of Directors deems sufficient to meet the company's operating needs, thereby minimizing the impact of cash flow fluctuations.
The payment terms for financial liabilities are based on the following undiscounted contractual payments:

The company believes that the concentration of risk associated with debt repayment is low. The company is able to repay its debts as they fall due from cash flow from operating activities and proceeds from maturing financial assets.

C. Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. Market risk includes three types: foreign exchange risk, interest rate risk, and other price risks.
The sensitivity analyses presented below are based on the net value of debt. The ratio between fixed-rate and variable-rate debt remains constant.

Foreign exchange risk
Foreign exchange risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in exchange rates.

Interest rate risk
Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate in response to changes in market interest rates.
The company's interest rate risk is primarily related to its loans.
The company manages interest rate risk by analyzing market conditions to obtain the most favorable interest rates while remaining within its risk management limits.

Established on July 18, 2026

Prepared By	Chief Accountant	Chairman of the Board
Nguyen Thu Hien	Nguyen Thu Hien	Le Duy Hung

M.S.D.N: 0104008162 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐUA FAT
Q. HÀ ĐÔNG - T.P HÀ NỘI

CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐUA FAT

Digitally signed by CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐUA FAT
DN: C=VN, S=Hà Nội, O=CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐUA FAT, CN=CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐUA FAT, OID.0.9.2342.19200300.100.1.1=MST:0104008162
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