

COTANA GROUP JOINT STOCK COMPANY
CONSOLIDATED FINANCIAL STATEMENTS
QUARTER II 2026



COTANA GROUP JOINT STOCK COMPANY

Address: Lot CC5A, Linh Dam Peninsula, Hoang Liet Ward, Hanoi City, Vietnam

TABLE OF CONTENTS

CONTENTS	PAGE
INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION	01 - 02
INTERIM CONSOLIDATED INCOME STATEMENT	03 - 04
INTERIM CONSOLIDATED CASH FLOW STATEMENT	05 - 06
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS	07 - 43

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As of June 30, 2026

Unit: VND

ASSET	Code	Note	June 30, 2026	January 1, 2026
A. CURRENT ASSETS	100		2.128.147.795.342	2.061.393.339.872
I. Cash and cash equivalents	110	V.1.	214.333.866.930	341.212.913.159
1. Cash	111		175.114.866.930	217.710.689.283
2. Cash equivalents	112		39.219.000.000	123.502.223.876
II. Short-term financial investment	120	V.3.	75.045.559.360	20.496.639.605
1. Trading securities	121		60.428	60.428
2. Provision for devaluation of trading securities	122		(50.838)	(50.838)
3. Investment held to maturity date	123		75.045.549.770	20.496.630.015
III. Short-term receivables	130		248.944.527.601	279.800.629.459
1. Short-term trade accounts receivables	131	V.4.	186.781.577.536	213.134.625.188
2. Short-term advance payments to suppliers	132	V.5.	10.274.062.438	17.986.815.354
3. Other short-term receivables	135	V.7.	64.598.180.241	59.928.387.583
4. Provision for short-term doubtful debt	136		(12.776.352.648)	(11.316.258.700)
5. Shortage of Assets Pending Resolution	137		67.060.034	67.060.034
IV. Inventories	140	V.9.	1.546.892.673.221	1.385.995.259.999
1. Inventories	141		1.546.892.673.221	1.385.995.259.999
V. Other current assets	160		42.931.168.230	33.887.897.650
1. Short-term prepaid expenses	161	V.14.	32.462.509.933	27.290.768.112
2. Deductible value-added tax	162		8.582.043.998	5.659.997.965
3. Taxes and receivables from the State budget	163	V.18.	1.886.614.299	937.131.573
B. NON-CURRENT ASSETS	200		70.569.820.623	73.903.061.853
I. Long-term receivables	210		619.000.000	619.000.000
1. Other Long-term Receivables	215	V.7.	619.000.000	619.000.000
II. Fixed assets	220		38.292.312.876	35.039.548.043
1. Tangible fixed assets	221	V.10.	33.559.012.877	31.241.855.496
- Historical cost	222		79.923.053.040	78.861.195.237
- Accumulated depreciation value	223		(46.364.040.163)	(47.619.339.741)
2. Intangible fixed assets	227	V.11.	4.733.299.999	3.797.692.547
- Historical cost	228		5.099.816.989	4.164.209.537
- Accumulated depreciation value	229		(366.516.990)	(366.516.990)
IV. Investment properties	240	V.12.	5.502.294.199	5.823.618.369
- Historical cost	241		6.452.385.305	6.452.385.305
- Accumulated depreciation value	242		(950.091.106)	(628.766.936)
V. Long-term work in progress	250	V.13.	-	7.110.723.577
1. Long-term Work in Progress	251		-	3.303.599.032
2. Construction in Progress	252		-	3.807.124.545
VI. Long-term financial investments	260	V.3.	16.574.733.566	15.955.328.596
1. Investments in associates and joint ventures	262		14.928.559.224	14.309.154.254
2. Investments in other entities	263		1.984.017.688	1.984.017.688
3. Provision for impairment of long-term investments	264		(337.843.346)	(337.843.346)
VII. Other non-current assets	270		9.581.479.982	9.354.843.268
1. Long-term prepaid expenses	271	V.14.	2.117.290.157	2.859.749.688
2. Deferred Tax Assets	272	V.15.	7.464.189.825	6.495.093.580
TOTAL ASSETS (280=100+200)	280		2.198.717.615.965	2.135.296.401.725

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As of June 30, 2026

(continued)

Unit: VND

RESOURCES	Code	Note	June 30, 2026	January 1, 2026
C LIABILITIES	300		1.280.403.148.943	1.203.415.673.963
I. Short-term liabilities	310		1.009.523.753.352	858.470.306.682
1. Short-term trade payables	311	V.16.	160.124.441.990	196.799.894.365
2. Short-term advances from customers	312	V.17.	331.242.395.468	203.392.569.145
3. Short-term taxes and other payables to the State	314	V.18.	3.078.165.003	22.326.598.952
4. Payables to employees	315		4.877.864.788	5.057.045.017
5. Short-term accrued expenses	316	V.19.	78.370.906.573	94.543.157.162
6. Short-term deferred revenue	319	V.20.	1.055.842.078	1.313.581.414
7. Other short-term payables	320	V.23.	88.310.298.154	97.339.685.353
8. Short-term borrowings and finance lease liabilities	321	V.21.	253.012.716.008	156.649.483.536
9. Short-term provisions	322	V.22.	1.538.784.176	2.048.280.257
10. Bonus and welfare funds	323		87.912.339.114	79.000.011.481
II. Long-term liabilities	330		270.879.395.591	344.945.367.281
1. Long-term deferred revenue	337	V.20.	15.581.251.050	15.581.251.050
2. Other long-term payables	338	V.23.	27.809.043.130	22.501.188.105
3. Long-term Borrowings and Finance Lease Liabilit	339	V.21.	225.710.991.966	305.540.290.669
4. Long-term Provisions	343	V.22.	1.778.109.445	1.322.637.457
D OWNERS' EQUITY	400		918.314.467.022	931.880.727.762
I. Owners' equity	410	V.24.	918.314.467.022	931.880.727.762
1. Owners' contributed capital	411		411.492.640.000	411.492.640.000
- Ordinary shares with voting rights	411a		411.492.640.000	411.492.640.000
2. Share surplus	412		509.724.891	509.724.891
3. Other Owners' Equity	414		33.713.122.556	14.883.012.556
4. Development and investment fund	418		80.988.917.397	70.382.376.211
5. Undistributed Earnings	420		110.830.866.614	155.894.897.376
- Accumulated Undistributed Earnings as at the End of the Previous Period	420a		106.065.288.776	93.948.596.681
- Undistributed Earnings for the Current Period	420b		4.765.577.838	61.946.300.695
6. Non-controlling Interests	429		280.779.195.564	278.718.076.728
TOTAL RESOURCES (440=300+400)	440		2.198.717.615.965	2.135.296.401.725

Hanoi, July 30, 2026

COTANA GROUP JOINT STOCK COMPANY

Prepared by

Chief Accountant

Deputy General Director

Vu Anh Quy

Tran Trong Dai

Nguyen Ngoc Tien

(Pursuant to Power of Attorney
No. 12/2026/UQ-CNG)

COTANA GROUP JOINT STOCK COMPANY

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Address: Lot CC5A, Linh Dam Peninsula, Hoang Liet Ward, Hanoi City,
Vietnam

For the accounting period from January 1, 2026
to June 30, 2026

Form No. B02a - DN/HN

INTERIM CONSOLIDATED INCOME STATEMENT

Accounting period from January 01, 2026 to June 30, 2026

Unit: VND

ACCUMULATED FROM THE
BEGINNING OF THE YEAR TO THE
END OF THIS PERIOD

QUARTER II

Item	Code	Note	Current year	Previous year	2026	2025
1. Revenue from sales of goods and provision of services	01	VI.1.	121.212.133.870	249.817.297.183	202.685.646.005	350.308.406.312
3. Net revenue from sales of goods and provision of services (10=01-02)	10		121.212.133.870	249.817.297.183	202.685.646.005	350.308.406.312
4. Cost of goods sold	11	VI.2.	97.549.289.974	215.504.365.313	155.354.185.705	279.734.129.568
5. Gross profit from sales of goods and provision of services (20=10-11)	20		23.662.843.896	34.312.931.870	47.331.460.300	70.574.276.744
6. Finance income	22	VI.3.	1.660.161.977	1.173.472.274	2.414.584.953	1.567.488.683
7. Finance costs	23	VI.4.	9.348.778.566	6.935.608.198	16.932.278.609	12.548.525.033
Of which: Interest expense	24		9.348.778.566	6.859.544.907	16.932.278.609	12.472.461.742
8. Share of Profit or Loss of Associates	24		619.404.970	355.875.282	619.404.970	355.875.282
8. Selling Expenses	25	VI.7.	3.756.643.833	10.323.027.753	10.119.411.268	17.543.826.196
9. General and administrative expenses	26	VI.7.	7.714.084.054	8.434.670.848	15.516.053.545	13.844.733.746
10. Operating profit	30		5.122.904.390	10.148.972.627	7.797.706.801	28.560.555.734
{30=20+(21-22)-(25+26)}						
11. Other income	31	VI.5.	492.755.500	1.813.036.623	922.473.482	3.520.907.262
12. Other expense	32	VI.6.	17.550.555	(31.194.779)	66.691.745	334.704.949
13. Other profits (40= 31-32)	40		475.204.945	1.844.231.402	855.781.737	3.186.202.313
14. Accounting profit before tax	50		5.598.109.335	11.993.204.029	8.653.488.538	31.746.758.047
(50=30+40)						
15. Current corporate income tax expense	51	VI.9.	1.460.377.398	2.009.723.684	3.459.685.393	6.376.454.359
16. Deferred Corporate Income Tax Expense	52	VI.10.	(492.323.741)	557.530.887	(1.448.823.258)	629.457.785

Form No. B02a - DN/HN

INTERIM CONSOLIDATED INCOME STATEMENT

Accounting period from January 01, 2026 to June 30, 2026

Unit: VND

(Tiếp theo)

17. Net profit after tax (60=50-51-52)	60	4.630.055.678	9.425.949.458	6.642.626.403	24.740.845.903
18. Profit After Tax Attributable to Owners of the Parent	61	3.337.146.059	5.779.560.459	4.765.577.838	15.875.217.038
19. Profit After Tax Attributable to Non-controlling	62	1.292.909.619	3.646.388.999	1.877.048.565	8.865.628.865
20. Basic Earnings per Share	70	VL.11.	81	116	424
22. Lãi suy giảm trên cổ phiếu	71	81	154	116	386

Hanoi, July 30, 2026

COTANA GROUP JOINT STOCK COMPANY

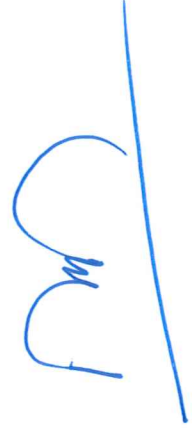
Prepared by

Chief Accountant

Deputy General Director



Vu Anh Quy



Tran Trong Dai



Nguyen Ngoc Tien

uant to Power of AttorneyNo. 12/2026/UQ-CA

Form No. B03a - DN/HN

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Using the indirect method)

Accounting period from January 01, 2026 to June 30, 2026

Unit: VND

ITEM	Code	Note	From January 1, 2026 to June 30, 2026	From January 1, 2025 to June 30, 2025
I. I. Cash flows from operating activities				
1. Profit before tax	01		8.653.488.538	31.746.758.047
2. Adjustments for:				
- Depreciation of fixed assets and investment properties	02		1.543.179.906	1.263.084.360
- Provisions	03		1.755.491.591	184.932.186
- Foreign exchange gains/losses from revaluation of items denominated in foreign currencies	04		-	(750.936)
- Gains/losses from investing and financing activities	05		(3.310.754.605)	(2.686.078.889)
- Interest expense	06		17.958.626.932	12.472.461.742
- Other Adjustments	07		-	-
3. Operating profit before changes in working capital	08		26.600.032.362	42.980.406.510
- Increase/decrease in receivables	09		14.143.189.888	58.179.511.726
- Increase/decrease in inventories	10		(157.586.805.871)	91.941.430.964
- Increase/decrease in payables (excluding interest payable and corporate income tax payable)	11		87.038.044.716	(138.734.303.982)
- Increase/decrease in prepaid expenses	12		(4.391.130.022)	9.710.098.296
- Interest paid	14		(16.932.278.609)	(12.476.363.399)
- Corporate income tax paid	15		(20.535.957.793)	(2.547.797.241)
- Other cash payments from operating activities	17		(1.718.360.719)	(1.658.948.306)
Net cash flows from operating activities	20		(73.383.266.048)	47.394.034.568
II. Cash flows from investing activities				
1. Payments for acquisitions, construction of fixed assets and other long-term assets	21		(60.665.514)	(35.836.000)
2. Proceeds from liquidation, disposal of fixed assets and other long-term assets	22		90.909.091	1.281.000.000
3. Loans granted and purchases of debt instruments of other entities	23		(76.852.862.132)	(17.874.173.351)
4. Collections from Loans Granted and Resale of Debt Instruments of Other Entities	24		19.303.942.377	31.388.338.063
5. Payments for investments in other entities	25		-	-
6. Proceeds from recovery of investments in other entities	26		-	414.360.200
7. Interest received, dividends and profits received	27		1.090.121.321	801.143.342
Net cash flows from investing activities	30		(56.428.554.857)	15.974.832.254
III. Cash flows from financing activities				
1. Proceeds from Issuance of Shares and Capital Contributions from Owners	31		-	13.507.944.500
2. Proceeds from borrowings	33		84.561.294.488	119.505.843.939
3. Repayment of borrowings	34		(69.918.823.412)	(76.903.723.669)
4. Dividends and Profits Paid to Owners	36		(11.709.696.400)	(13.347.022.475)
Net cash flows from financing activities	40		2.932.774.676	42.763.042.295

Form No. B03a - DN/HN

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Using the indirect method)

Accounting period from January 01, 2026 to June 30, 2026

(continued)

Unit: VND

ITEM	Code	Note	From January 1, 2026 to June 30, 2026	From January 1, 2025 to June 30, 2025
Net cash flows during the period (50=20+30+40)	50		(126.879.046.229)	106.131.909.117
Cash and cash equivalents at the beginning of the period	60		341.212.913.159	124.640.784.308
Effect of changes in foreign exchange rates on cash and cash equivalents	61		-	750.936
Cash and cash equivalents at the end of the period (70=50+60+61)	70	V.1.	214.333.866.930	230.773.444.361

Hanoi, July 30, 2026

COTANA GROUP JOINT STOCK COMPANY

Prepared by

Chief Accountant

Deputy General Director





Vu Anh Quy

Tran Trong Dai

Nguyen Ngoc Tien

(Pursuant to Power of Attorney)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

I. Business operation characteristics

1. Structure of ownership

Cotana Group Joint Stock Company (referred to as "the Company") was formerly known as Thanh Nam Construction Co., Ltd., established on June 1, 1993, under Decision No. 2162/QĐ-UB by the Chairman of the Hanoi People's Committee. It was later converted into Thanh Nam Investment and Construction Joint Stock Company, operating under the initial Certificate of Business Registration No. 0103003621 dated February 4, 2004, issued by the Hanoi Department of Planning and Investment. On August 31, 2017, the Company was renamed Cotana Group Joint Stock Company based on Resolution No. 02/2017/NQ-ĐHĐCĐ-CNG of the General Meeting of Shareholders of Thanh Nam Investment and Construction Joint Stock Company. The Company has amended its Business Registration Certificate 27 times.

According to the Business Registration Certificate No. 0101482984, 27th amendment dated January 19, 2026, regarding an increase in charter capital and the total number of outstanding shares, the Company's charter capital is **VND 411,492,640,000** (Four hundred eleven billion, four hundred ninety-two million, six hundred forty thousand Vietnamese dong), with a total of 41,149,264 outstanding shares.

The Company's shares are listed on the Hanoi Stock Exchange (HNX) with the stock code CSC.

2. Operating industry

The Company operates in the construction industry, real estate business.

3. Principal activities

The Company's principal activities include:

- Construction project finishing; Rental services for motor vehicles;
- Real Estate Services: Real estate consulting services; real estate advertising services; real estate management services; real estate brokerage services; real estate auction services; real estate valuation services; real estate trading floor services; rental of construction machinery and equipment;
- Agency services for purchasing, selling, and consignment of goods; real estate business operations;
- Installation of power lines and substations up to 35KV; installation of electrical systems, water systems, air conditioning systems, and interior/exterior decoration for construction projects;
- Construction of residential buildings, industrial facilities, transportation works, irrigation projects, and infrastructure engineering.

The Company's head office: Lot CC5A, Linh Dam Peninsula, Hoang Liet Ward, Hanoi, Viet Nam.

4. Normal production and business cycle

The company's normal production and business cycle is completed within a period of no more than 12 months.

5. The Company's structure

Detailed information about the subsidiaries consolidated into the Company's consolidated financial statements for the period from January 1, 2026 to June 30, 2026 is as follows:

- | | |
|---|---|
| 1. Cotana Infrastructure
Construction Joint
Stock Company | Address: Lot CC5A, Linh Dam Peninsula, Hoang Liet, Hanoi
Main Activities: Construction of bridges and roads
Proportion of ownership interest: 51 %
Proportion of voting right: 51% |
|---|---|

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)*

- | | | |
|----|---|--|
| 2. | Cotana Consultant Construction Joint Stock Company | Address: Lot CC5A, Linh Dam Peninsula, Hoang Liet, Hanoi
Main Activities: Consulting, design.
Proportion of ownership interest: 51 %
Proportion of voting right: 51% |
| 3. | Cotana Investment Consultancy and Trading Joint Stock Company | Address: Lot CC5A, Linh Dam Peninsula, Hoang Liet, Hanoi City
Main Activities: Trading, construction and installation, and services.
Proportion of ownership interest: 51 %
Proportion of voting right: 51% |
| 4. | Cotana Capital Housing Investment and Development Joint Stock Company | Address: CM3-03 Camellia, An Van Duong Urban Area, Vy Da Ward, Hue City, Vietnam.
Main Activities: Real estate investment and business.
Proportion of ownership interest: 65.60% (1)
Proportion of voting right: 71.12% (2) |
| 5. | Cotana Ecolife urban Development joint stock company | Address: DAH2-03A Dahlia, An Van Duong Urban Area, Vy Da Ward, Hue City, Vietnam
Main activity: Real estate investment and development
Proportion of ownership interest: 62.98% (3)
Proportion of voting right: 64.71% (4) |

(1) The Company's ownership interest in Cotana Capital Housing Investment and Development Joint Stock Company is 65.60%, including: The Company's direct ownership interest in Cotana Capital Housing Investment and Development Joint Stock Company is 59.85%, the indirect ownership interest through Cotana Investment and Trading Consulting Joint Stock Company is 1.632%, the indirect ownership interest through Cotana Consultant Construction Joint Stock Company is 2.423%, and the indirect ownership interest through Cotana Infrastructure Construction Joint Stock Company is 1.694%.

(2) The Company's voting rights in Cotana Capital Housing Investment and Development Joint Stock Company amount to 71.12%, comprising: The Company's direct voting rights in Cotana Capital Housing Investment and Development Joint Stock Company is 59.85%, indirect voting rights through Cotana Investment and Trading Consulting Joint Stock Company is 3.20%, indirect voting rights through Cotana Consultant Construction Joint Stock Company is 4.75%, and indirect voting rights through Cotana Infrastructure Construction Joint Stock Company is 3.32%.

(3) The Company's ownership interest in Cotana Ecolife Urban Development Joint Stock Company is 62.98%, comprising: a direct ownership interest of 61.18% held by the Company in Cotana Ecolife Urban Development Joint Stock Company; and an indirect ownership interest of 1.80% held through Cotana Consultant Construction Joint Stock Company.

(4) The Company's voting rights in Cotana Ecolife Urban Development Joint Stock Company amount to 64.71%, comprising: direct voting rights of 61.18% held by the Company in Cotana Ecolife Urban Development Joint Stock Company; and indirect voting rights of 3.53% held through Cotana Consultant Construction Joint Stock Company.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)*

Detailed information on significant associates is presented in the Company's consolidated financial statements using the equity method for the operating period from January 1, 2026 to June 30, 2026, as follows:

- | | | |
|----|---|---|
| 1. | BMS - Thanh Nam
Company Limited | Address: Ngoc Liep Industrial Park, Kieu Phu Commune, Hanoi
Main Activities: Rebar production.
Capital contribution ratio: 25.09%
Voting rights ratio: 25.09% |
| 2. | Cotana Green
Landscape Architecture
Joint Stock Company | Address: Lot CC5A, Linh Dam Peninsula, Hoang Liet, Hanoi
Main Activities: Landscape architecture
Capital contribution ratio: 20.68%
Voting rights ratio: 20.68% |
| 3. | Green Garden Urban
Service Joint Stock
Company | Address: Floor 2, CM3-21 Camellia, An Van Duong Urban Area, Vy
Da Ward, Hue City, Vietnam
Main Activities: Urban management services
Capital contribution ratio: 30%
Voting rights ratio: 30% |
| 4. | Cotana Construction
Joint Stock Company | Address: Lot CC5A, Linh Dam Peninsula, Hoang Liet, Hanoi City
Main Activities: Construction
Capital contribution ratio: 45%
Voting rights ratio: 45% |

List of independent accounting units:

The Company has one (01) branch, namely the Branch of Cotana Group Joint Stock Company, located at No. 2-4-6, Street No. 7, Conic Residential Area, Nguyen Van Linh Street, Binh Hung Commune, Ho Chi Minh City, Vietnam. On September 4, 2025, and March 16, 2026, the Company's Board of Directors issued Decision No. 07/2025/QĐ/CNG and Decision No. 01/2026/QĐ/HĐQT-CNG regarding the termination of operations of the Branch of Cotana Group Joint Stock Company. However, as of the issuance date of this Report, the Branch is still coordinating with the Tax Authority to complete the procedures for the deactivation of its tax identification number

7. Disclosure of information comparability in the Consolidated Financial Statements

The corresponding information, data, and figures in the Company's consolidated financial statements for the period from January 1, 2026 to June 30, 2026 are presented as comparative information, data, and figures.

8. Number of employees

As of June 30, 2026, the number of employees was 145 (as of December 31, 2025: 143).

II. Accounting period, accounting currency**1. Accounting period**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

The Company's fiscal year follows the calendar year, commencing on January 1 and ending on December 31 each year. The interim accounting period commenced on January 1, 2026 and ended on June 30, 2026

2. Accounting currency

The currency used in accounting is Vietnam dong (“VND”) accounted under the principle of historical cost, in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and the legal regulations related to the preparation and presentation of Consolidated Financial Statements.

III. Applied accounting regime and standards

1. Applied accounting regime and standards

The Company applies Vietnamese Accounting regime and Vietnamese Accounting Standards for enterprises promulgated under the Circular No. 99/2025/TT-BTC dated October 27, 2025 issued by Ministry of Finance; prepares and presents the Consolidated Financial Statements in accordance with Circular No. 202/2014/TT-BTC dated December 22, 2014 by Ministry of Finance and Circular No. 43/2026/TT-BTC dated April 20, 2026 issued by the Ministry of Finance amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC.

2. Statement on the compliance to Accounting Standards and Accounting regime

The Company's Consolidated Financial Statements are prepared and presented in accordance with Vietnamese Accounting Standards and current Vietnamese Accounting regime for enterprises and the laws and regulations in relation to the preparation and presentation of Consolidated Financial Statements .

IV. Significant accounting policies

1. Basis for the consolidation of Financial Statements

The consolidated financial statements include the financial statements of the Company, its branches, and the financial statements of the companies controlled by the Company (subsidiaries), prepared for the period from January 1, 2026 to June 30, 2026. Control is achieved when the Company has the ability to govern the financial and operating policies of the investee companies in order to obtain benefits from their activities.

Business performance of subsidiaries which have been acquired or disposed in the period is presented in the Consolidated Income Statement from acquisition date or as at disposal date of investment in subsidiaries.

Where necessary, the Financial Statements in subsidiaries are adjusted so accounting policies which are being applied in the Company and subsidiaries are the same.

All transactions and balances between companies in the same Group are canceled out upon consolidating the Financial Statements.

Non - controlling interest

The non-controlling interest in the net assets of the consolidated subsidiary is recognized as a separate item distinct from the equity of the parent company's shareholders. The non-controlling interest includes the value of the non-controlling interest at the date of initial business combination and the portion of the non-controlling interest in the changes in the total equity since the business combination date. Losses incurred in the subsidiary should be allocated in accordance with the non-controlling interest's share, even if the losses exceed the non-controlling interest's share in the subsidiary's net assets.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

Investment in associate companies

An associate company is a company in which the Company has significant influence, but is not a subsidiary or joint venture of the Company. Significant influence is evidenced by the ability to participate in making decisions on financial and operational policies of the investee, but without control or joint control over those policies. Typically, the Company is considered to have significant influence if it holds more than 20% of the voting rights in the investee. Investments in the Company's associate companies are accounted for using the equity method.

Under the equity method, the investment is initially recognized on the consolidated balance sheet at cost, and then adjusted for changes in the Company's share of the investee's net assets after the acquisition. Any goodwill arising from the investment in an associate is reflected in the carrying amount of the investment. The Company does not allocate this goodwill but annually assesses whether it is impaired. The consolidated statement of profit or loss reflects the Company's share of the profit or loss of the associate after the acquisition date.

When the Company's share of losses of an associate exceeds its interest in the associate accounted for under the equity method, the carrying amount of the investment is reduced to zero, and recognition of further losses is discontinued, except to the extent that the Company has an obligation to cover or has already covered the losses on behalf of the associate.

2. Estimates

The preparation of Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of Consolidated Financial Statements requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the Consolidated Financial Statements and the reported amounts of revenues and expenses during the period. Although these accounting estimates are based on the management's best knowledge, actual results may differ from those estimate.

3. Principle of recognizing cash and cash equivalents

Cash and cash equivalents comprise cash in hand, demand deposits and other short-term (no more than 3 months), liquid investments that are readily convertible to a known amount of cash and which are subject to an insignificant risk of changes in value.

4. Accounting principle for financial investments

a) Trading securities

Trading securities are securities held by the Company for trading purposes. Trading securities are recognized from the date the Company obtains ownership rights and are initially measured at the fair value of the consideration paid at the transaction date, plus transaction costs directly attributable to the acquisition of the trading securities.

In subsequent accounting periods, these securities investments are stated at cost less allowance for diminution in value of trading securities.

The provision for diminution in value of trading securities is made when there is evidence that the market value of the securities has declined below their historical cost, in accordance with prevailing accounting regulations.

b) Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intention and ability to hold to maturity. Held-to-maturity investments include: term deposits at banks and loans held to maturity for the purpose of earning periodic interest, as well as other held-to-maturity investments.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

Held-to-maturity investments are initially recognized at cost, which comprises the purchase price and transaction costs directly attributable to the acquisition of the investments. Subsequent to initial recognition, these investments are measured at their recoverable amount. Interest income earned from held-to-maturity investments subsequent to the acquisition date is recognized in the Income Statement on an accrual basis. Pre-acquisition interest is deducted from the historical cost at the time of acquisition.

Held-to-maturity investments are stated at cost less provision for impairment of held-to-maturity investments.

The provision for impairment of held-to-maturity investments is made in accordance with prevailing accounting regulations.

c) Loan receivables

Loan receivables are measured at cost less provision for doubtful debts.

Provisions for doubtful receivables on loans of the Company are made in accordance with current accounting regulations.

d) Investments in equity instruments of other entities

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

Investments in equity instruments of other entities are initially recognized at cost, including the purchase price or capital contribution, plus any directly related costs incurred for the investment activity. Dividends and profits from periods prior to the purchase of the investment are recorded as a reduction in the value of the investment itself. Dividends and profits from periods after the purchase of the investment are recognized as revenue.

Provisions for impairment of investments in equity instruments of other entities are made at the time of preparing Consolidated Financial statements if the investments show a decline compared to their cost value. The Company makes provisions as follows:

+ For investments in listed shares or when the fair value of the investment can be reliably determined, the provision for impairment is based on the market value of the shares.

+ For investments where the fair value cannot be determined at the reporting date, the provision is made based on the difference between the actual contributions of the parties in the other entity and the actual equity, multiplied by the Company's ownership ratio in relation to the total actual contributions of the parties in the other entity.

Increase or decrease in the provision for impairment of investments in equity instruments of other entities at the closing date for the preparation of separate financial statements is recognized as financial expense.

5. Accounting principle for receivables

Receivables are presented as net book value less allowance for doubtful and bad debts. Classification of receivables is made on the following principle:

- Trade accounts receivable consist of receivables with their commercial nature arising from transactions with their purchasing-selling nature between the Company and buyers who are independent entities from the Company.
- Other receivables consist of receivables with their non-commercial nature, not related to transactions with their purchasing-selling nature.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

Allowance for doubtful and bad debts is made for each doubtful or bad debt based on age of each debt amounts or estimated loss that may incur because debtors are insolvent under liquidation, bankruptcy or similar hardship.

Increase, decrease in provision for bad and doubtful debts to be made at the cut-off date for Consolidated Financial Statements shall be recognized into general administration expenses.

6. Principle for recognizing inventories

Inventories are recognized at the lower price between historical cost and net realizable value. Historical cost of inventories consists of expenses of acquisition, processing and other directly related expenses (if any) incurred to bring inventories to their present location and condition.

Net realizable value is determined as the estimated selling price of inventories during the normal business period minus the estimated costs to complete and necessary estimated costs to sell.

Value of inventories is determined by the Specific Identification Method and accounted for by perpetual method.

The company's provision for inventory write-down is made according to current accounting regulations. Accordingly, the company is allowed to establish provisions for obsolete, damaged, or low-quality inventory, and in cases where the cost of inventory exceeds its net realizable value at the end of the fiscal year.

7. Principles of fixed assets recognition and depreciation

7.1. Principles of fixed assets recognition and depreciation of tangible

Tangible fixed assets are recognized at their historical cost, presented in the Consolidated Balance Sheet under the items of historical cost, accumulated depreciation and carrying amount.

The historical cost of procured tangible fixed assets includes their purchase price (excluding trade discount or other discount), taxes and directly related costs to bring such assets into the ready-for-use state.

Historical cost of fixed assets which are constructed by contractors includes value of completed and handover works, directly-related costs and stamp duty.

The historical cost of procured tangible fixed assets include actual price of tangible fixed assets which are self-constructed or self-made and their installation and commissioning expense.

The expenses incurred after the initial recognition of tangible fixed assets are recorded as the increases of historical cost of assets when these expenses are sure to increase economic benefits in the future. The incurred expenses which do not satisfy the above conditions are recognized into production and business operation expense in the year.

The Company applied straight-line depreciation method to tangible fixed assets. Tangible fixed assets are accounted and classified into groups by their nature and purpose of utilization in the Company's production and business operation, including:

Type of fixed assets	Depreciation duration <years>
Building and structures	15 - 49
Machinery, equipment	05 - 10
Transport vehicles, transmission equipment	06 - 07
Office equipment	03 - 06
Others	03

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognised in the Consolidated Income Statement.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

7.2 Principles of intangible fixed assets recognition and depreciation

Intangible fixed assets are recognized at their historical cost, presented in the Consolidated Balance Sheet under the items of historical cost, accumulated amortization and carrying amount.

Historical cost of acquired intangible fixed assets consists of their total purchase price to bring the assets to their state of ready-to-use. The costs arising after initial recognition of intangible fixed assets are recorded as production costs in the period excluding specific costs of a specific intangible asset, enabling an increase in the future economic benefits.

When an intangible fixed asset is sold or disposed, historical cost and accumulated depreciation are written off and gain or loss from disposal is recognized into income or expense in the period.

Intangible fixed asset of the Company includes: Computer software, Land use right.

Computer software

Costs related to computer software programs that are not an integral part of the related hardware are not capitalized. The cost of computer software is the total amount the Company has spent up to the point of putting the software into use. Computer software is amortized using the straight-line method over a period of 3 years.

Land use rights

Land use rights represent all the actual costs incurred by the Company that are directly related to the land use, including: costs for acquiring land use rights, compensation costs, site clearance, land leveling, registration fees, etc. Land use rights with an indefinite term are not subject to depreciation.

8. Principles of investment properties recognition and depreciation

Principles of investment properties recognition

The Company's investment properties comprise land use rights, buildings, a part of a building, or infrastructure held by the Company (as owner or lessee under a finance lease) to earn rentals or for capital appreciation. Investment properties are stated at historical cost less accumulated depreciation. The historical cost of an investment property represents all expenditures incurred or the fair value of the consideration given by the Company to acquire the investment property up to the date of acquisition or completion of construction.

Subsequent expenditures relating to an investment property incurred after initial recognition are recognized as expenses in the period in which they are incurred, unless it is probable that such expenditures will enable the investment property to generate future economic benefits in excess of its originally assessed standard of performance, in which case they are capitalized as an additional cost of the investment property.

Upon the disposal of an investment property, its historical cost and accumulated depreciation are derecognized, and any resulting gains or losses are recognized in income or expenses for the year.

Transfers from owner-occupied properties or inventories to investment properties are made only when the owner ceases to occupy the property and commences an operating lease to another party, or upon the completion of the construction phase. Transfers from investment properties to owner-occupied properties or inventories are made only when the owner commences occupation of the property or begins development with a view to sale. The transfer from an investment property to an owner-occupied property or inventory does not alter the historical cost or the carrying amount of the property as of the date of transfer.

Investment properties held to earn rentals are depreciated on a straight-line basis over their estimated useful lives. The estimated useful lives of investment properties are as follows:

<i>Asset Category</i>	<i>Estimated Useful Life (Years)</i>
Land use rights	Indefinite
Buildings	05 – 25

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

9. Principles of construction in progress recognition

Assets under construction for production, rental, administrative, or any other purposes are stated at cost. This cost comprises the necessary expenditures to construct the assets in accordance with the Company's accounting policies. Depreciation of these assets is applied on the same basis as that of other assets, commencing when the assets are ready for their intended use.

10. Principles of prepaid expenses recognition and amortization

Prepaid expenses comprise actual expenses incurred but related to the results of production and business operations of multiple accounting periods. Prepaid expenses include: costs of tools and supplies issued for use awaiting amortization, sales brokerage fees, and other expenses awaiting amortization.

Tools and supplies: Tools and supplies put into use are amortized to expenses on a straight-line basis over a period of 01 to 03 years.

Sales brokerage fees: These represent all costs incurred by the Company for the sale of future-formed apartments and are amortized upon the recognition of revenue from the sale of these apartments.

11. Accounting principles for payables

Payables are amounts owed to suppliers and other parties. Payables include trade payables and other payables. Payables are not recognized at an amount less than the payment obligation.

The classification of payables is based on the following principles:

- Trade payables include commercial payables arising from the purchase of goods, services, and assets, where the seller is an independent entity from the buyer.
- Other payables include non-commercial payables that are not related to the purchase, sale, or provision of goods and services.

Payables are monitored in detail by each creditor and maturity date.

12. Principles borrowings and finance lease liabilities recognition

Borrowings and finance lease liabilities are recognized on the basis of receipt vouchers, bank documents, loan agreements, and finance lease contracts.

Borrowings and finance lease liabilities are monitored in detail by each lender/lessor and maturity date.

13. Principles of Accrued expenses recognition

Accrued expenses of the Company include provisions for completed construction volumes, accrued interest expenses, and other accrued expenses. These are actual expenses incurred during the reporting period but not yet paid due to the lack of invoices or sufficient accounting records and documents, and are recognized as production and business costs for the reporting period. They also include payables that have not yet occurred because the goods or services have not been recognized, but are accrued in advance into the production and business costs of the current period to prevent significant fluctuations in costs upon actual incurrence.

The accrual of production and business costs during the period must be strictly calculated with reasonable and reliable evidence regarding the expenses to be accrued, ensuring that the accrued expenses recorded in this account are consistent with the actual expenses incurred.

14. Principles of recognition and methods for provisions

Provisions are recognized when the Company has a present obligation as a result of a past event, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation. Provisions are determined based on the Board of General Directors' best estimate of the expenditure required to settle this present obligation at the end of the financial year.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

15. Principle of unearned revenue recognition

The Company's unearned revenue during the accounting period is the revenue received in advance from customers who have paid for one or more periods of office rental at Cotana Building, Lot CC5A, Linh Dam Peninsula, Hoang Mai, Hanoi, and the revenue received in advance for utility service fees paid by customers for multiple periods.

16. Principle of owner's equity recognition

Capital investment of the Company's owners is recognized by shareholders' actual capital contribution.

Share premium is recognized as the difference between the issue price and the par value of the shares when they are issued for the first time or through a subsequent issuance.

Other capital of the owner is the amount that the subsidiary pays dividends to the parent company in shares.

Retained earnings are the profit amounts from enterprise's business operation after deducting CIT expense this year and the retroactive adjustments due to changes in accounting policies and the retroactive adjustment of material misstatements in the previous years.

Profit after corporate income tax is allocated to shareholders right after funds are made for under the Corporation Article of the Company as well as legal regulations and upon approval of the Annual General Meeting.

The distribution of profits to shareholders is considered to be non-monetary items included in undistributed after-tax profits, which may affect cash flow and the ability to pay dividends such as interest from revaluation of assets brought for capital contribution, interest from revaluation of monetary items, etc Financial instruments are other non-monetary items.

Dividends are recognized as a liability after the Board of Directors' announcement of the dividend declaration and the notification of the dividend entitlement date from the Vietnam Securities Depository and Clearing Corporation .

17. Principle and method of revenue, other income recognition

The Company's revenue includes sales revenue, service provision revenue, construction and installation revenue, equipment and office leasing and revenue from deposit interest and dividend collection.

Revenue from goods sales

Revenue from goods sales is recognized upon simultaneously meeting the following five (5) conditions as follows:

- The Company has transferred the majority of risks and benefits associated with the right to own the products or goods to the buyer;
- The Company no longer holds the right to manage the goods as the goods owner, or the right to control the goods;
- Turnover is determined with relative certainty. In case the contract specifies that buyers have the right to return goods or products that were bought under specific terms, the revenue is only recognized when these specific terms no longer exist and the buyers have no right to return goods or products (except for the case that customers can return goods as exchange to other goods or services).
- The Company gained or will gain economic benefits from the sale transaction; and
- It is possible to determine the costs related to the goods sale transaction.

Revenue from services rendered

Revenue from service transactions is recognized when the outcome of the transaction can be reliably determined. In cases where service transactions span multiple periods, revenue is recognized in the period

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

based on the progress of work completed as of the financial statement date of that period. The outcome of a service transaction is determined when all of the following four (4) conditions are met::

- Turnover is determined with relative certainty. In case the contract specifies that buyers have the right to return services that were bought under specific terms, the revenue is only recognized when these specific terms no longer exist and the buyers have no right to return services rendered;
- It is possible to obtain economic benefits from the service provision transaction;
- The work volume completed on the cut-off date of the Financial Statements can be determined; and
- The costs incurred from the transaction and the costs of its completion can be determined.

Construction Revenue

When the outcome of a construction contract can be reliably estimated:

- For construction contracts where the contractor is paid according to the planned schedule, revenue and related costs are recognized in accordance with the work completed, as determined by the Company, at the end of the accounting period.
- For construction contracts where the contractor is paid according to the value of the work completed, revenue and related costs are recognized based on the work completed, as confirmed by the customer and reflected in the issued invoices.
- Increases or decreases in construction volume, compensation received, and other income are recognized as revenue only when agreed upon with the customer.

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

- Revenue is recognized only to the extent of the contract costs incurred for which reimbursement is reasonably certain.
- Contract costs are recognized as expenses only when incurred.
- The difference between the cumulative revenue recognized for the construction contract and the cumulative amount invoiced according to the planned progress of the contract is recognized as receivables or payables according to the planned progress of the construction contracts.

Interest Income

Interest income is recognized on an accrual basis and is determined based on the balances of deposit accounts and the actual interest rates for each period.

Dividends and Profit Sharing

Dividends and profit sharing are recognized when the Company acquires the right to receive dividends or profit from its investments. Dividends received in the form of shares are only tracked by the increased number of shares and are not recognized as the value of shares received.

18. Principles for Accounting Financial Expenses

Financial expenses are recognized in the separate income statement as the total financial expenses incurred during the year, without offsetting against financial operating income. These expenses include interest expenses and other financial expenses.

19. Other accounting principles and methods

Tax obligations

Value added tax (VAT)

The Company declares and calculates VAT under the guidelines of current Taxation Law.

Corporate income tax

Corporate income tax presents the total amount of current tax payable and deferred tax.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

Current tax payable is calculated on taxable profit in the period. Taxable income differs from net profit presented in the Income Statement because taxable income does not include assessable incomes or expenses or deductible one in other years (including losses carried forward, if any) and it further excludes items that are non-taxable or non-deductible.

The Company applies the corporate income tax rate of 20% on taxable profits.

Deferred income tax was calculated on the differences between the book value and the income tax basis of asset or liability items on the consolidated financial statements and was recorded in the consolidated financial statements. Deferred tax liabilities must be recognized for all differences between the book value and the income tax basis of asset or liability items on the consolidated financial statements, and assets for deferred income tax was only recognized when it was certain that there would be enough taxable profit in the future to offset the differences between the book value and the income tax basis of asset or liability items on the consolidated financial statements.

Deferred income tax was determined at the tax rate expected to apply in the year in which the asset was realized or the payable was settled. Deferred income tax was recorded in the income statement and recorded in equity only when the tax was related to items recorded directly in equity.

Deferred tax assets and deferred tax liabilities were offset when Company had a legally enforceable right to offset current tax assets against current tax payables and when the deferred income tax assets and deferred income tax liabilities related to corporate income taxes were administered by the same tax agency and the Company intended to pay current income taxes on a net basis.

The determination of the Company's corporate income tax was based on current tax regulations. However, these regulations may change from time to time, so the final determination of corporate income tax depended on the inspection results of the competent tax agency.

Other tax

Other taxes and fees were declared and paid by enterprise to local tax agency according to current tax laws in Vietnam.

20. Basic earnings per share

Basic earnings per share is calculated by dividing the profit attributable to ordinary equity holders of the Company (after adjusting for the appropriation to the Bonus and welfare fund and the Board of Management's bonus fund) by the weighted average number of ordinary shares outstanding during the year.

21. Related parties

Parties are considered to be related if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and the other party are subject to common control or common significant influence. Related parties may be enterprises or individuals, including close members of their families.

22. Segment reporting

A segment is a distinguishable component of the Company that engages in the provision of a relevant product or service (segment by line of business), or in the provision of a product or service within a specific economic environment (segment by geographic area) in which the segment has risks and economic benefits other than other business divisions. The Board of Directors believes that the Company's main activity is real estate business and mainly operates in a division according to the geographical area of Vietnam. Therefore, the Company does not present the division report by business field and geographical area of Vietnam Accounting Standard No. 28 – Segment reporting.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

V. Supplementary Information for Items Presented in the Interim consolidated statement of financial position

1. Cash and Cash Equivalents

	June 30, 2026 VND	January 1, 2026 VND
<i>Cash</i>	<i>175.114.866.930</i>	<i>217.710.689.283</i>
Cash on Hand	4.995.806.711	1.116.774.887
Cash at Banks	170.119.060.219	216.593.914.396
<i>Cash Equivalents</i>	<i>39.219.000.000</i>	<i>123.502.223.876</i>
<i>Term Deposits</i>	<i>39.219.000.000</i>	<i>115.307.219.178</i>
<i>Certificates of Deposit</i>	<i>-</i>	<i>8.195.004.698</i>
Total	214.333.866.930	341.212.913.159

3. Short-term financial investment

	June 30, 2026 VND			January 1, 2026 VND		
	Historical cost	Fair value	Provision	Historical cost	Fair value	Provision
a) Trading securities	60.428	9.590	(50.838)	60.428	9.590	(50.838)
<i>Total share value</i>	<i>60.428</i>	<i>9.590</i>	<i>(50.838)</i>	<i>60.428</i>	<i>9.590</i>	<i>(50.838)</i>
GTA: Thuan An Wood Processing Joint Stock Company	60.428	9.590	(50.838)	60.428	9.590	(50.838)

b) Held-to-Maturity Investments

	June 30, 2026			January 1, 2026		
	Cost	Carrying		Cost	Carrying Amount	
Short-term						
Term Deposits with Original Maturities of up to 12 Months	75.045.549.770	75.045.549.770		20.496.630.015	20.496.630.015	
Total	75.045.549.770	75.045.549.770		20.496.630.015	20.496.630.015	

Unit: VND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

c) Investments in Other Entities
Investments in Associates (i)

Unit: VND

	June 30, 2026			January 1, 2026		
	Cost	Accumulated Adjustments	Carrying	Cost	Accumulated Adjustments	Carrying
BMS Thanh Nam Company Limited	4.311.878.500	(2.434.732.967)	2.099.475.781	4.311.878.500	(2.212.402.719)	2.099.475.781
Cotana Green Landscape Architecture Joint Stock Company	600.000.000	2.548.072.345	3.148.072.345	600.000.000	2.548.072.345	3.148.072.345
Green Garden Urban Services Joint Stock Company	1.500.000.000	4.365.302.518	5.295.175.424	1.500.000.000	3.795.175.424	5.295.175.424
Cotana Construction Joint Stock	4.500.000.000	(461.961.171)	3.766.430.704	4.500.000.000	(733.569.296)	3.766.430.704
Total	10.911.878.500	4.016.680.724	14.309.154.254	10.911.878.500	3.397.275.754	14.309.154.254

(*) The carrying amount of investments in associates is initially recognized at cost and subsequently adjusted for changes in the investor's share of the net assets of the investees.

Investments in Other Entities (i)

	June 30, 2026		January 1, 2026	
	Cost	Provision	Cost	Provision
Thanh Nam Import-Export Investment Joint Stock Company	550.000.000	(44.769.907)	550.000.000	(44.769.907)
ICC BIG Construction Investment Joint Stock Company	534.017.688	-	534.017.688	-
Capella Vietnam Joint Stock Company	500.000.000	(293.073.439)	500.000.000	(293.073.439)
Thanh Nam Architecture and Interior Joint Stock Company	400.000.000	-	400.000.000	-
Total	1.984.017.688	(337.843.346)	1.984.017.688	(337.843.346)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)***Significant Transactions between the Company and Its Associates during the Period**

- BMS Thanh Nam Co., Ltd.: Service rental.
- Cotana Green Architecture and Landscape JSC: Construction works.
- Green Garden Urban Services JSC: Construction Services and Service Procurement.
- Cotana Construction Consulting JSC: Service rental.

4. Receivables from customers

	June 30, 2026 VND		January 1, 2026 VND	
	Value	Provision	Value	Provision
a) Short-term				
Thang Long TJC Infrastructure Investment Joint Stock Company	2.685.895.270	-	2.685.895.270	-
Ecopark Group JSC	7.437.678.365	-	13.721.757.501	-
Dinh Cao Vina Construction and Trading Company Limited	-	-	-	-
Ivland JSC	101.959.346.492	-	122.243.875.735	-
Other entities	74.698.657.409	(4.410.734.014)	74.483.096.682	(5.280.024.014)
Total	186.781.577.536	(4.410.734.014)	213.134.625.188	(5.280.024.014)

b) Receivables from related parties: *Details are presented in Note VIII.3***5. Prepayments to suppliers**

	June 30, 2026 VND		January 1, 2026 VND	
	Value	Provision	Value	Provision
a) Short-term				
Bac Trung Nam Fire Protection and Construction Company Limited	2.128.612.622	-	6.265.325.260	-
Dai Duong Ecological Investment Joint Stock Company	-	-	142.845.043	-
Other entities	8.145.449.816	(695.851.541)	11.578.645.051	(695.851.541)
Total	10.274.062.438	(695.851.541)	17.986.815.354	(695.851.541)

b) Prepayments to suppliers – related parties: *Details are presented in Note VIII.3.*

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

7. Other receivables

	June 30, 2026		January 1, 2026	
	VND		VND	
	Value	Provision	Value	Provision
a) Short-term	64.598.180.241	(7.669.767.093)	59.928.387.583	(5.340.383.145)
<i>Loan Receivables</i>	7.440.000.000		4.440.000.000	-
<i>Advances</i>	2.037.898.211		1.746.247.675	-
<i>Pledged, Deposited and Escrow Amounts</i>	200.000.000	-	200.000.000	-
<i>Accrued Interest Income</i>	1.787.503.094	-	448.657.327	-
<i>Other receivables</i>	53.132.778.936	(7.669.767.093)	53.093.482.581	(5.340.383.145)
BB Investment and Development One-Member Co., Ltd (*)	18.929.875.000		18.929.875.000	-
DB Investment and Development One-Member Co., Ltd (*)	12.858.125.000		12.858.125.000	-
Kieu Le Construction JSC (**)	5.596.164.382		5.396.712.328	-
BEMES Production and Import-Export JSC (***)	13.976.303.684	(6.988.151.843)	13.976.303.684	(4.658.767.895)
Other entities	1.772.310.870	(681.615.250)	1.932.466.569	(681.615.250)
b) Long-term	619.000.000	-	619.000.000	-
Loan Receivables	619.000.000	-	619.000.000	-
Other Receivables	-	-	-	-
Total	65.217.180.241	(7.669.767.093)	60.547.387.583	(5.340.383.145)

(*) Receivables from BB Investment and Development One-Member Limited Liability Company and DB Investment and Development One-Member Limited Liability Company in respect of the transfer of capital contributions in Comaland Investment and Development Joint Stock Company, which Cotana Group Joint Stock Company had entrusted individuals to invest and transfer capital contributions in Comaland Investment and Development Joint Stock Company. As at March 31, 2025, the Company had not yet recovered the proceeds from the transfer of these capital contributions to repay the individual investors who had entrusted the investments.

(**) This represents the capital contribution to Kieu Le Construction Joint Stock Company for implementation of the Kieu Le residential project under Investment Cooperation Contract No. 113/2018/HĐHT/Kieule - Cotana dated April

(***) Other receivables from Bemes Production and Import-Export Joint Stock Company represent amounts paid by the Company on behalf of Bemes Production and Import-Export Joint Stock Company for land rental under Business Cooperation Contract No. 10/HĐHTKD/Cotana-Bemes dated March 19, 2013, as the Company has not yet completed the procedures for transferring the investor obligations, together with responsibility for fulfilling land-related financial obligations in respect of the VP5 land lot, to Bemes Production and Import-Export Joint Stock Company.

b) Other receivables – related parties: Details are presented in Note VIII.3.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

8. Bad Debts	June 30, 2026		January 1, 2026	
	VND		VND	
	Historical value	Recoverable value	Historical value	Recoverable value
Total Value of Overdue Receivables				
<i>Trade receivables</i>	4.410.734.014	-	5.789.024.014	509.000.000
Housing and Urban Development Investment Corporation – One Member Limited Liability Company	720.914.571	-	720.914.571	-
Hoa Lac – Hoa Binh National Highway 6 BOT Company	1.322.719.462	-	1.322.719.462	-
Saigon – Hanoi Investment JSC	569.413.877	-	1.938.703.877	500.000.000
Other Parties	1.797.686.104	-	1.806.686.104	9.000.000
<i>Other receivables</i>	7.669.767.093	-	5.340.383.145	-
BEMES Production and Import-Export JSC	6.988.151.843	-	4.658.767.895	-
Other Parties	681.615.250	-	681.615.250	-
<i>Advances to Suppliers</i>	695.851.541	-	695.851.541	-
<i>Loan Receivables</i>	-	-	-	-
Total	12.776.352.648	-	11.825.258.700	509.000.000

9. Inventories

	June 30, 2026		January 1, 2026	
	VND		VND	
	Value	Provision	Value	Provision
Raw Materials and Supplies	729.739.174	-	813.167.795	-
Work in Progress (i)	1.528.909.253.321	-	1.365.351.698.970	-
Merchandise Inventory	2.471.399.825	-	16.283.697.700	-
Real Estate Inventory	14.782.280.901	-	3.546.695.534	-
Total	1.546.892.673.221	-	1.385.995.259.999	-

(i) Work in progress includes investment costs relating to the An Van Duong New Urban Area Project amounting to approximately VND 1,348 billion, and construction costs incurred for project items in which the Company acts as the construction contractor.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

10. Increase and decrease in tangible fixed assets

Item	Buildings and structures	Machinery and equipment	Transportation	Management equipment and tools	Other fixed assets	Total
Unit: VND						
Historical cost						
Balance as at January 1, 2026	45.191.853.367	10.323.858.373	20.276.249.863	1.780.233.634	1.289.000.000	78.861.195.237
Purchase during the period	5.511.533.752	-	-	31.898.149	-	5.543.431.901
Other Increases	28.767.365	-	-	-	-	28.767.365
Other Decreases	(1.006.837.826)	-	-	-	-	(1.006.837.826)
Transferred to Inventories Held for Sale	-	-	-	-	-	-
Disposals	-	(301.818.182)	(3.201.685.455)	-	-	(3.503.503.637)
Balance as at June 30, 2026	49.725.316.658	10.022.040.191	17.074.564.408	1.812.131.783	1.289.000.000	79.923.053.040
Accumulated Depreciation						
Balance as at January 1, 2026	17.736.662.119	9.558.078.793	17.444.869.775	1.590.729.054	1.289.000.000	47.619.339.741
Depreciation for the Period	758.692.222	97.033.748	361.465.014	4.664.752	-	1.221.855.736
Other Decreases (*)	-	-	-	-	-	-
Transferred to Inventories Held for Sale	-	-	-	-	-	-
Disposals	-	(301.818.182)	(2.175.337.132)	-	-	(2.477.155.314)
Reclassified to Property, Plant and Equip	-	-	-	-	-	-
Balance as at June 30, 2026	18.495.354.341	9.353.294.359	15.630.997.657	1.595.393.806	1.289.000.000	46.364.040.163
Net Book Value						
As at January 1, 2026	27.455.191.248	765.779.580	2.831.380.088	189.504.580	-	31.241.855.496
As at June 30, 2026	31.229.962.317	668.745.832	1.443.566.751	216.737.977	-	33.559.012.877

- The cost of property, plant and equipment that had been fully depreciated but remained in use as at June 30, 2026 amounted to VND 24,488,394,235 (as at December 31, 2025: VND 24,488,394,235)

- The net book value of property, plant and equipment pledged as collateral for borrowings as at June 30, 2026 amounted to VND 21,950,949,907 (as at December 31, 2025: VND 21,950,949,907)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)***11. Increases and decreases in Intangible Fixed Assets**

Item	Land Use Rights	Computer Software	Unit: VND Total
Cost			
Balance as at January 1, 2026	3.797.692.547	366.516.990	4.164.209.537
Other additions	935.607.452	-	935.607.452
Balance as at June 30, 2026	4.733.299.999	366.516.990	5.099.816.989
Accumulated Amortization			
Balance as at January 1, 2026	-	366.516.990	366.516.990
Amortization for the period	-	-	-
Balance as at June 30, 2026	-	366.516.990	366.516.990
Net Book Value			
As at January 1, 2026	3.797.692.547	-	3.797.692.547
As at June 30, 2026	4.733.299.999	-	4.733.299.999

The cost of intangible fixed assets as at March 31, 2026 that have been fully amortized but are still in use amounted to VND 399,066,990 (as at December 31, 2025: VND 399,066,990).

The net book value of intangible fixed assets as at March 31, 2026 pledged or mortgaged as security for borrowings amounted to VND 3,153,499,999 (as at December 31, 2025: VND 3,153,499,999).

12. Increases and decreases in Investment Properties*Investment Properties Held for Lease*

Description	January 1, 2026	Additions during	Disposals during the	Unit: VND June 30, 2026
Cost	6.452.385.305	-	-	6.452.385.305
Buildings	4.915.766.505	-	-	4.915.766.505
Land Use Rights	1.536.618.800	-	-	1.536.618.800
Accumulated	628.766.936	321.324.170	-	950.091.106
Depreciation and				
Buildings	628.766.936	321.324.170	-	950.091.106
Land Use Rights	-	-	-	-
Net Book Value	5.823.618.369			5.502.294.199
Buildings	4.286.999.569			3.965.675.399
Land Use Rights	1.536.618.800			1.536.618.800

Fair Value of Investment Properties

The Company's investment property held for lease is an office building located at Lot CL19-14 (DAH4-23), Thuy Van Complex, Phase 2, within Zone B of An Van Duong New Urban Area, Vy Da Ward, Hue City, which is used by the Company for operating lease purposes.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)*

In accordance with Vietnamese Accounting Standard No. 05 - Investment Properties, the fair value of investment properties as at March 31, 2026 is required to be disclosed. However, the Company has not yet determined such fair value; therefore, the fair value of investment properties as at March 31, 2026 has not been disclosed in the Notes to the Interim Consolidated Financial Statements. To determine such fair value, the Company would need to engage an independent consulting company to assess the fair value of the investment property. Currently, the Company has not yet identified a suitable consulting company to perform this assessment.

13. Long-term work in progress

	June 30, 2026 VND	January 1, 2026 VND
Long-term Work in Progress	-	3.303.599.032
Long-term Construction in Progress	-	3.807.124.545
Office Building (DAH2-29 Adjacent House)	-	3.807.124.545
Total	-	7.110.723.577

14. Short-term prepaid expenses

	June 30, 2026 VND	January 1, 2026 VND
a) Short-term	32.462.509.933	27.290.768.112
Tools and supplies pending allocation	36.545.512	19.373.289
OXH1 Sample House Costs	6.628.549.494	6.712.674.484
Brokerage Costs for Selling XH1 Houses	3.030.102.085	1.975.176.301
Brokerage Costs for Selling XH4 Houses	2.131.522.671	-
Brokerage Costs for Selling Houses of the Camellia Project	3.990.928.484	4.686.674.228
Brokerage Costs for Selling Houses of the Dahlia Housing Project	3.201.839.682	4.961.620.341
Brokerage Costs for Selling Houses of the IRIS Housing Project	6.798.194.455	5.907.085.821
Other Prepayments	6.644.827.550	3.028.163.648
b) Long-term	2.117.290.157	2.859.749.688
Tools and supplies pending allocation	1.099.959.876	1.246.546.283
Other Prepayments	1.017.330.281	1.613.203.405
Total	34.579.800.090	30.150.517.800

16. Trade payables

	June 30, 2026 VND		January 1, 2026 VND	
	Value	Amount available for repayment	Value	Amount available for repayment
a) Short term				
Vietnam Construction Investment Consulting Joint Stock Company	346.734.854	346.734.854	3.243.385.301	3.243.385.301
Cotana Green Landscape Architecture Joint Stock Company	117.233.731	117.233.731	117.233.731	117.233.731

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)*

Do Thanh Aluminum Joint Stock Company	275.903.961	275.903.961	2.355.019.995	2.355.019.995
Ivland Joint Stock	89.239.767.826	89.239.767.826	117.774.292.863	117.774.292.863
Real Estate Urban Joint Stock Company	5.973.910.108	5.973.910.108	6.120.893.371	6.120.893.371
VN Times Company Limited	12.233.464.252	12.233.464.252	15.118.305.891	15.118.305.891
Green Garden Urban Services Joint Stock	4.069.289.829	4.069.289.829	4.720.418.745	4.720.418.745
Minh Duc Mechanical Electrical Construction Trading Joint Stock	1.874.900.547	1.874.900.547	5.599.578.892	5.599.578.892
Other entities	45.993.236.882	45.993.236.882	41.750.765.576	41.750.765.576
Total	160.124.441.990	160.124.441.990	196.799.894.365	196.799.894.365

b) Payables to related parties: *Details are presented in Note VIII.3.*

17. Advances from customers	June 30, 2026	January 1, 2026
	VND	VND
a) Short-term		
Ivland Joint Stock	-	-
Nguyen Quang Quoc	10.476.794.792	10.476.794.792
Nguyen Thi Thanh Van	3.852.405.141	3.852.405.141
Ma Ngoc Tuan Duc	8.837.567.365	8.837.567.365
Nguyen Manh Lan	12.501.934.087	12.501.934.087
Le Anh Phuong	-	6.638.524.821
Other entities	295.573.694.083	161.085.342.939
Total	331.242.395.468	203.392.569.145

b) Advances received from related parties: *Details are presented in Note VIII.3.*

18. Taxes and other payables to the State Budget	June 30, 2026	January 1, 2026
	VND	VND
a) Payables		
Output VAT	598.676.163	1.468.000.489
Corporate income tax	1.819.212.612	19.774.581.602
Personal income tax	574.310.547	998.051.180
Environmental Protection Tax and Other Taxes	85.965.681	85.965.681
Total	3.078.165.003	22.326.598.952
b) Receivables		
Output VAT	1.064.783.302	11.527.268
Personal income tax	780.942.669	847.640.250
Land and housing tax, land rental charges	38.888.327	75.964.054
Environmental Protection Tax and Other Taxes	2.000.001	2.000.001
Total	1.886.614.299	937.131.573

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)***19. Accrued expenses**

	June 30, 2026 VND	January 1, 2026 VND
Short-term		
Accrued interest expense	6.565.657	9.488.990
Accrued cost of completed construction volume (*)	78.182.120.574	94.439.797.680
Other accrued expenses	182.220.342	93.870.492
Total	78.370.906.573	94.543.157.162

(*) The provision relates to accrued costs for the Camellia Housing Project; construction costs for the technical infrastructure of the Ecogarden Hue Project; construction costs for the Dahlia Housing Project, the IRIS Housing Project

20. Unearned revenue

	June 30, 2026 VND	January 1, 2026 VND
a) Short-term	1.055.842.078	1.313.581.414
Prepaid office rent	1.055.842.078	1.313.581.414
b) Long-term	15.581.251.050	15.581.251.050
Prepaid office rent	15.581.251.050	15.581.251.050
Total	16.637.093.128	16.894.832.464
c) Unearned revenue from related parties: Details are presented in Note VIII.3		

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)***21. Loans and**

Unit: VND

	June 30, 2026				During the Period		January 1, 2026	
	Value	The amount capable of being	Increase	Decrease	Value	The amount capable of being		
a) Short-term loan	253.012.716.008	253.012.716.008	154.574.291.377	58.211.058.905	156.649.483.536	156.649.483.536		
<i>Short-term</i>	<i>39.954.402.008</i>	<i>39.954.402.008</i>	<i>19.574.291.377</i>	<i>29.512.058.905</i>	<i>49.892.169.536</i>	<i>49.892.169.536</i>		
Vinaconex Construction Consulting	2.600.000.000	2.600.000.000	-	-	2.600.000.000	2.600.000.000		
Joint Stock Company (1)	-	-	-	-	3.005.320.062	3.005.320.062		
Joint Stock Commercial Bank for	-	-	-	-	-	-		
Investment and Development of Vietnam	-	-	-	-	-	-		
- South Hanoi Branch (2)	-	-	-	-	-	-		
Joint Stock Commercial Bank for	5.661.089.841	5.661.089.841	17.682.828.684	12.021.738.843	-	-		
Investment and Development of	-	-	-	-	-	-		
Vietnam - Thang Long Branch	-	-	-	-	-	-		
Loans from Individuals (3)	31.693.312.167	31.693.312.167	1.891.462.693	14.485.000.000	44.286.849.474	44.286.849.474		
<i>Current Portion of Long-term</i>	<i>213.058.314.000</i>	<i>213.058.314.000</i>	<i>135.000.000.000</i>	<i>28.699.000.000</i>	<i>106.757.314.000</i>	<i>106.757.314.000</i>		
Joint Stock Commercial Bank for	206.301.000.000	206.301.000.000	135.000.000.000	28.699.000.000	100.000.000.000	100.000.000.000		
Investment and Development of	-	-	-	-	-	-		
Vietnam - Phu Xuan Branch (4)	-	-	-	-	-	-		
Loans from Individuals (3)	6.757.314.000	6.757.314.000	-	-	6.757.314.000	6.757.314.000		
b) Long-term Borrowings	225.710.991.966	222.557.332.635	66.158.465.804	145.987.764.507	305.540.290.669	305.540.290.669		
<i>Long-term Bank Borrowings</i>	<i>221.569.568.128</i>	<i>221.569.568.128</i>	<i>66.158.465.804</i>	<i>145.000.000.000</i>	<i>300.411.102.324</i>	<i>300.411.102.324</i>		
Joint Stock Commercial Bank for	175.850.136.957	175.850.136.957	45.521.254.985	145.000.000.000	275.328.881.972	275.328.881.972		
Investment and Development of	-	-	-	-	-	-		
Vietnam - Phu Xuan Branch (4)	-	-	-	-	-	-		

COTANA GROUP JOINT STOCK COMPANY

Address: Lot CC5A, Linh Dam Peninsula, Hoang Liet Ward, Hanoi City, Vietnam

INTERIM CONSOLIDATED FINANCIAL STATEMENTS
For the accounting period from January 1, 2026 to June 30, 2026

Form No. B09a - DN/HN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

Vietnam Joint Stock Commercial Bank for Industry and Trade - Hue Branch (5)	45.719.431.171	45.719.431.171	20.637.210.819	-	25.082.220.352	25.082.220.352
<i>Loans from Individuals (3)</i>	<i>4.141.423.838</i>	<i>987.764.507</i>	-	<i>987.764.507</i>	<i>5.129.188.345</i>	<i>5.129.188.345</i>
Total	478.723.707.974	475.570.048.643	220.732.757.181	204.198.823.412	462.189.774.205	462.189.774.205

(1) This represents a short-term loan between Cotana Capital Real Estate Investment and Development Joint Stock Company and Vinaconex Construction Consultancy Joint Stock Company under Loan Agreement No. 05/2022/HBV/COTANA CAPITAL-VINACONSULT dated December 5, 2022. The loan principal is VND 5 billion and was obtained to finance the construction of works under Phase 2 of the Thuy Van Complex Project in Area B of the An Van Duong New Urban Area, Thuy Van Ward, Thua Thien Hue Province (now Hue City). The loan term is six (6) months from the date the borrower receives the loan proceeds and may be extended upon mutual agreement of the parties. The interest rate is 10% per annum, payable monthly from the 1st to the 10th day of the following month, with interest calculated on the basis of a 365-day year. Pursuant to Appendix No. 07 dated November 26, 2025, the loan term was extended until June 30, 2026.

(2) This represents a borrowing under the revolving credit facility agreement No. 01/2025/1654947/HĐTD dated December 10, 2025 between Cotana Group Joint Stock Company and the Joint Stock Commercial Bank for Investment and Development of Vietnam – South Hanoi Branch, with a credit limit of VND 130 billion (One hundred thirty billion Vietnamese Dong), including all outstanding balances carried forward from Revolving Credit Facility Agreement No. 01/2024/1654947/HĐTD dated November 19, 2024. The credit facility is available for a period of twelve (12) months. The loan tenor and interest rate are specified in each individual credit agreement. The loan is secured by all land use rights and assets attached to the land at Lot CC5A, Linh Dam Peninsula, Hoang Liet Ward, Hanoi. The loan proceeds are used to supplement working capital and to issue guarantees in support of the Company's business operations.

(3) Loans from individuals are subject to specific loan terms and interest rates as stipulated in the respective loan agreements. These loans are obtained to supplement working capital and are unsecured.

(4) This represents long-term borrowings of Cotana Capital Real Estate Investment and Development Joint Stock Company from the Joint Stock Commercial Bank for Investment and Development of Vietnam – Phu Xuan Branch under the following credit agreement:

- Credit Agreement No. 01/2023/1078077/HĐTD dated June 14, 2023, with an aggregate principal amount not exceeding VND 500 billion, for the purpose of financing Phase 2 of the Thuy Van Complex Project in Area B of the An Van Duong New Urban Area, Thua Thien Hue Province (now Hue City). The loan term is sixty (60) months from the day following the date of the first disbursement, including a grace period of twelve (12) months from the day following the first disbursement. The lending interest rate is fixed at 11.2% per annum for the first six (6) months from the initial disbursement. Thereafter, the lending interest rate is determined periodically and, in all cases, is equal to the lender's published 12-month VND retail savings deposit rate (interest payable at maturity), determined on the applicable interest rate determination date, plus a margin of 4.0% per annum. The loan is secured under Real Estate Mortgage Agreement No.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

- Credit Agreement No. 01/2025/10780777/HĐTD dated March 26, 2025, with an aggregate principal amount not exceeding VND 70 billion, for the purpose of financing the social housing project – Block XH2 of the OXH1 High-rise Social Housing Complex under Phase 3 of the Thuy Van Complex Project – Phase 2, Area B of the An Van Duong New Urban Area, Thua Thien Hue Province (now Hue City). The loan term is sixty (60) months from the day following the date of the first disbursement, including a grace period of twelve (12) months from the day following the first disbursement. The lending interest rate is fixed at 8.7% per annum for the first six (6) months from the initial disbursement. Thereafter, the lending interest rate is determined periodically and, in all cases, is equal to the lender's published 12-month VND retail savings deposit rate (interest payable at maturity), determined on the applicable interest rate determination date, plus a margin of 4.0% per annum. The loan is secured under Real Estate Mortgage Agreement No. 02/2025/10780777/HĐBĐ dated April 3, 2025.

- Credit Agreement No. 02/2025/10780777/HĐTD dated September 18, 2025, with an aggregate principal amount not exceeding VND 65 billion, for the purpose of financing the social housing project – Block XH4 of the OXH1 High-rise Social Housing Complex under Phase 4 of the Thuy Van Complex Project – Phase 2, Area B of the An Van Duong New Urban Area, Thua Thien Hue Province (now Hue City). The loan term is sixty (60) months from the day following the date of the first disbursement, including a grace period of twelve (12) months from the day following the first disbursement. The lending interest rate is fixed at 6.7% per annum for the first eighteen (18) months from the initial disbursement. Thereafter, the lending interest rate is determined periodically and, in all cases, is equal to the lender's published 24-month VND retail savings deposit rate (interest payable at maturity), determined on the applicable interest rate determination date, plus a margin of 3.5%

(5) This represents a long-term borrowing of Cotana Capital Real Estate Investment and Development Joint Stock Company from the Joint Stock Commercial Bank for Investment and Development of Vietnam – Hue Branch under Credit Agreement No. 06/2025-HĐCVDADT/NHCT460-XH dated July 14, 2025, with a total facility amount not exceeding VND 93 billion. The loan is intended to finance eligible investment costs of the Social Housing Project – Block XH1 of the OXH1 High-rise Social Housing Complex under the Thuy Van Complex Project – Phase 2, Area B of the An Van Duong New Urban Area, Hue City. The loan term is fifty-seven (57) months from the day following the date of the first disbursement. The lending interest rate is specified in each debt drawdown notice. The loan is secured under the following Real Estate Mortgage Agreements: No. 07/2025/HĐBĐ/NHCT460-COTANACAPITAL-LR29 dated July 24, 2025; No. 07/2025/HĐBĐ/NHCT460-COTANACAPITAL-LR30 dated July 24, 2025; No. 07/2025/HĐBĐ/NHCT460-COTANACAPITAL-LR31 dated July 24, 2025; No. 07/2025/HĐBĐ/NHCT460-COTANACAPITAL-LR32 dated July 24, 2025; and No. 07/2025/HĐBĐ/NHCT460-COTANACAPITAL-LR33 dated July 24, 2025.

c) Detailed information on borrowings from related parties: Details are presented in Note VIII.3

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)***22. Provisions**

	June 30, 2026 VND	January 1, 2026 VND
a) Short-term	1.538.784.176	2.048.280.257
Provision for Construction Warranty	1.538.784.176	2.048.280.257
b) Long-term	1.778.109.445	1.322.637.457
Provision for Construction Warranty	1.778.109.445	1.322.637.457
Total	3.316.893.621	3.370.917.714

23. Other payables

	June 30, 2026 VND	January 1, 2026 VND
a) Short-term	88.310.298.154	97.339.685.353
Trade union fees, social insurance, health insurance and unemployment in:	561.786.041	735.283.830
Other payables	71.260.512.113	71.619.601.523
<i>Mr. Pham Manh Long (1)</i>	<i>25.804.500.000</i>	<i>25.804.500.000</i>
<i>Ms. Le Thi Van Anh (1)</i>	<i>5.983.500.000</i>	<i>5.983.500.000</i>
<i>Dao Ngoc Thanh (2)</i>	<i>35.236.399.681</i>	<i>33.621.113.530</i>
<i>Other payables</i>	<i>4.235.885.522</i>	<i>6.210.487.993</i>
Short-term deposits received (3)	16.488.000.000	24.984.800.000
b) Long-term	27.809.043.130	22.501.188.105
Apartment maintenance costs (4)	18.997.060.881	18.529.535.909
Other payables	8.811.982.249	3.971.652.196
<i>Mr. Dao Ngoc Thanh (2)</i>	<i>2.486.910.712</i>	<i>2.486.910.712</i>
<i>Other parties</i>	<i>6.325.071.537</i>	<i>1.484.741.484</i>
Total	116.119.341.284	119.840.873.458

(1) This represents payables to individuals for the transfer of shares in Comaland Investment and Real Estate Development Joint Stock Company, for which such individuals authorized Cotana Group Joint Stock Company to contribute capital and transfer the investment capital in Comaland Investment and Real Estate Development Joint Stock

(2) Payables to Mr. Dao Ngoc Thanh comprise:

- Business cooperation and investment capital contribution for the construction of Block XH3 of the OXH1 high-rise social housing project, Thuy Van Complex, Phase 2, located in Zone B of An Van Duong New Urban Area, Thuy Van Ward, Hue City.

- Amounts payable for the sale of shares in Hudland Investment and Real Estate Development Joint Stock Company, which Mr. Dao Ngoc Thanh authorized the Company to invest on his behalf, and investments in the Company's projects.

(3) These represent deposits received for house purchases and construction deposits for apartments.

(4) These represent maintenance costs paid by customers upon receiving handover of houses at the project.

c) Other payables from related parties: *Details are presented in Note VIII.3*

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

24. Owner's equity

a) Statement of Changes in Owners' Equity

Item	Owner's equity	Capital surplus	Other Equity	Investment and development fund	Retained earnings after tax	Non-controlling Interests	Unit: VND	
							Total	Total
Balance as at January 01, 2025	374.089.820.000	509.724.891	6.315.012.556	63.421.645.623	162.072.877.857	240.438.829.251		846.847.910.178
Increase in capital during the previc	-	-	-	-	-	-		
Share Dividend Distribution by the Parent Company	37.402.820.000	-	-	-	(37.402.820.000)	-		13.807.944.500
Profit for the Previous Year	-	-	-	-	61.946.300.695	30.293.124.971		92.239.425.666
Allocation to funds	-	-	-	6.960.730.588	(13.921.461.176)	(514.647.994)		(7.475.378.582)
Share Dividend Distribution by Subsidiaries	-	-	8.568.000.000	-	(16.800.000.000)	8.232.000.000		-
Cash Dividend Distribution by Subsidiaries	-	-	-	-	-	(13.539.174.000)		(13.539.174.000)
Balance as at December 31, 2025	411.492.640.000	509.724.891	14.883.012.556	70.382.376.211	155.894.897.376	278.718.076.728		931.880.727.762
Profit for the Current Period	-	-	-	-	4.765.577.838	1.877.048.565		6.642.626.403
Allocation to funds (iii)	-	-	-	10.606.541.186	(15.082.108.600)	-		(4.475.567.414)
Share Dividend Distribution by Subsidiaries (iii)	-	-	18.830.110.000	-	(31.709.600.000)	12.879.490.000		-
Cash Dividend Distribution by Subsidiaries (iv)	-	-	-	-	(3.037.900.000)	-		(3.037.900.000)
Cash Dividend Distribution by Subsidiaries	-	-	-	-	-	(12.695.419.729)		(12.695.419.729)
Balance as at June 30, 2026	411.492.640.000	509.724.891	33.713.122.556	80.988.917.397	110.830.866.614	280.779.195.564		918.314.467.022

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

b) Details of the Owner's Equity

	June 30, 2026 VND	January 1, 2026 VND
Huynh Thi Mai Dung	42.248.820.000	42.248.820.000
Dao Ngoc Thanh	121.028.170.000	121.028.170.000
Dao Thu Thuy	21.488.980.000	21.488.980.000
Other shareholders	226.726.670.000	226.726.670.000
Total	411.492.640.000	411.492.640.000

c) Transactions related to capital with owners and distribution of dividends and profits

	From January 01, 2026 to June 30, 2026 VND	From January 01, 2025 to June 30, 2025 VND
Contributed capital	411.492.640.000	374.089.820.000
Capital contribution at the beginning of the year	411.492.640.000	311.747.190.000
Increase in capital contribution during the period	-	62.342.630.000
Decrease in capital contribution during the year	-	-
Capital contribution at the end of the year	411.492.640.000	374.089.820.000
Dividends and profits distributed	-	62.342.630.000

d) Shares

	June 30, 2026 Shares	January 1, 2026 Shares
Number of shares registered for issuance	41.149.264	41.149.264
Number of shares sold to the public	41.149.264	41.149.264
- Ordinary shares	41.149.264	41.149.264
Number of shares outstanding	41.149.264	41.149.264
- Ordinary shares	41.149.264	41.149.264
Par value of shares outstanding: VND 10,000 per share		

25. Off-balance Sheet Items of the Consolidated Balance Sheet

	June 30, 2026 USD	January 1, 2026 USD
a) Foreign Currencies		
USD	540,35	1.429,24

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)***VI. Supplementary Information on Items Presented in the Consolidated Statement of Income****1. Revenue from sales of goods and provision of services**

	From January 01, 2026 to June 30, 2026 VND	From January 01, 2025 to June 30, VND
a) Revenue		
Revenue from Construction Activities	57.471.198.022	95.312.700.615
Revenue from Rendering of Services	40.921.002.097	9.767.302.042
Revenue from Sale of Goods	13.999.245.274	18.740.941.260
Revenue from Real Estate Transfers	89.779.312.300	226.487.462.395
Total	202.170.757.693	350.308.406.312

b) Revenue from related parties: Details are presented in Note VIII.3.**2. Cost of goods sold**

	From January 01, 2026 to June 30, 2026 VND	From January 01, 2025 to June 30, VND
Cost of Construction Activities	52.001.673.033	85.688.046.769
Cost of services rendered	36.164.954.880	7.306.532.995
Cost of Goods Sold	13.685.711.928	18.385.864.048
Cost of Real Estate Transfers	52.953.319.086	168.353.685.756
Provision for Inventory Write-down	-	-
Total	154.805.658.927	279.734.129.568

3. Financial income

	From January 01, 2026 to June 30, 2026 VND	From January 01, 2025 to June 30, VND
Interest income from deposits and loans	2.414.584.953	828.781.873
Gain on Disposal of Investment in Thanh Nam Glass Company Limited	-	737.955.874
Gain on Foreign Exchange Revaluation at the End of the Period	-	750.936
Total	2.414.584.953	1.567.488.683

4. Financial expenses

	From January 01, 2026 to June 30, 2026 VND	From January 01, 2025 to June 30, VND
a) Financial expenses		
Interest on borrowings	16.932.278.609	12.472.461.742
Other Financial Expenses		76.063.291
Total	16.932.278.609	12.548.525.033

b) Financial expenses incurred with related parties: Details are presented in Note VIII.3.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)***5. Other income**

	From January 01, 2026 to June 30, 2026 VND	From January 01, 2025 to June 30, VND
a) Other income		
Gain on Disposal of Property, Plant and Equipment and Tools and Supplies	90.909.091	763.465.860
Reversal of Construction Warranty Provision	192.606.303	1.008.796.554
Gain on Disposal of Tools and Supplies	-	669.552.000
Income from Customers' Breach of Contract	571.611.208	1.079.032.705
Other Income	67.346.880	60.143
Total	922.473.482	3.520.907.262
b) Income from related parties: <i>Details are presented in Note VIII.3.</i>		

6. Other Expenses

	From January 01, 2026 to June 30, 2026 VND	From January 01, 2025 to June 30, VND
Tax penalties, tax arrears and penalties for late payment of insurance contr	50.025.476	229.581.439
Other Expenses	16.666.269	105.123.510
Total	66.691.745	334.704.949

7. Selling Expenses and General and Administrative Expenses

	From January 01, 2026 to June 30, 2026 VND	From January 01, 2025 to June 30, VND
a) Selling Expenses Incurred During the Period	10.119.411.268	17.543.826.196
Purchased Services	8.519.290.665	13.463.327.012
Other Cash Expenses	1.600.120.603	4.080.499.184
b) General and Administrative Expenses Incurred During the Period	15.516.053.545	16.574.919.291
Management Personnel Expenses	8.186.461.575	7.403.430.425
Management Materials Expenses	-	23.956.063
Tools and Supplies Expenses	641.498.569	486.216.164
Depreciation Expenses	742.859.137	822.904.968
Taxes, Fees and Charges	172.486.399	203.549.467
Provision Expenses	2.129.383.948	2.664.155.703
Purchased Services	664.808.293	689.751.931
Other Cash Expenses	2.978.555.624	4.280.954.570
c) Reductions in General and Administrative Expenses	-	(2.730.185.545)
Reversal of Allowance for Doubtful Receivables	-	(2.730.185.545)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)***9. Current Corporate Income Tax Expense**

	From January 01, 2026 to June 30, 2026 VND	From January 01, 2025 to June 30, VND
Current Corporate Income Tax Expense Based on Taxable Income for the Current Period	3.459.685.393	6.376.454.359
Total	3.459.685.393	6.376.454.359

10. Deferred Corporate Income Tax Expense

	From January 01, 2026 to June 30, 2026 VND	From January 01, 2025 to June 30, VND
Deferred Corporate Income Tax Expense Arising from Taxable Temporary Differences	694.290.742	835.191.606
Deferred Corporate Income Tax Income Arising from Deductible Temporary Differences	(2.143.114.000)	(205.733.821)
Total Deferred Corporate Income Tax Expense	(1.448.823.258)	629.457.785

11. Basic Earnings per Share

	From January 01, 2026 to June 30, 2026 VND	From January 01, 2025 to June 30, VND
Accounting Profit After Corporate Income Tax	4.765.577.838	15.875.217.038
Profit or Loss Attributable to Ordinary Shareholders	4.765.577.838	15.875.217.038
Weighted Average Number of Ordinary Shares Outstanding During the Period	41.149.264	37.408.982
Basic Earnings per Share (**)	116	424

VII. Supplementary information for the items presented in Interim consolidated cash flow statement

	From January 01, 2026 to June 30, 2026 VND	From January 01, 2025 to June 30, VND
Cash proceeds from borrowings during the year		
- Tiền thu từ đi vay theo kế ước thông thường	84.561.294.488	13.507.944.500
Cash repayments of principal during the year		
- Principal repayments under standard loan agreements	69.918.823.412	119.505.843.939

VIII Other information**2. Events After the End of the Reporting Period**

The Board of Management confirms that, to the best of its knowledge and belief, there have been no material events occurring after the reporting date that would require adjustments to or disclosure in the consolidated financial statements for the six-month period ended June 30, 2026, as such events could have materially affected the financial position and operating results of the Group.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)***3. Transactions and balances with related parties**

The related parties of the Company include key management personnel, individuals related to key management personnel and other related parties.

List of related parties:

<u>Related party</u>	<u>Relationship</u>
Cotana Construction Joint Stock Company	Associate
BMS Thanh Nam Company Limited	Associate
Cotana Green Landscape Architecture Joint Stock Company	Associate
Green Garden Urban Services Joint Stock Company	Associate
Ecopark Group Joint Stock Company	Organization related to Mr. Bui Tien Hung
TDH Ecoland Urban Investment and Development Joint Stock Company	Organization related to Mr. Bui Tien Hung
Ecopark - Nomura Real Estate Joint Stock Company	Organization related to Mr. Bui Tien Hung
Vinaconex Construction Consulting Joint Stock Company	Organization related to Ms. Nguyen Thi Thu Huong
Asia - Pacific Securities Joint Stock Company	Organization related to Mr. Nguyen Duc Quan
IDJ Vietnam Investment Joint Stock Company	Organization related to Mr. Nguyen Duc Quan
Apec Group Joint Stock Company	Organization related to Mr. Nguyen Duc Quan
Asia - Pacific Investment Joint Stock Company	Organization related to Mr. Nguyen Duc Quan
Mr. Dao Ngoc Thanh	Chairman of the Board of Directors
Ms. Dao Thu Thuy	Member of the Board of Directors
Ms. Dinh Thi Minh Hang	Member of the Board of Directors
Mr. Bui Tien Hung	Member of the Board of Directors
Mr. Nguyen Duc Quan	Member of the Board of Directors
Mr. Le Van Thanh	General Director
Ms. Nguyen Thi Thu Huong	Deputy General Director - Director of Human
Mr. Nguyen Ngoc Tien	Deputy General Director
Mr. Pham Van Hau	Deputy General Director
Mr. Tran Trong Dai	Chief Accountant
Ms. Nguyen Hai Yen	Head of the Board of Supervisors
Mr. Le Van Dang	Member of the Board of Supervisors
Mr. Dao Hong Son	Member of the Board of Supervisors
Ms. Dang Thu Vinh	Related person to Mr. Dao Ngoc Thanh

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)***a) During the period, the Group entered into the following significant transactions with related parties:**

	From January 01, 2026 to June 30, 2026 VND	From January 01, 2025 to June 30, VND
Sales		
BMS Thanh Nam Company Limited	63.060.360	88.761.816
Cotana Green Landscape Architecture Joint Stock Company	108.876.509	97.838.329
Green Garden Urban Services Joint Stock Company	144.212.567	221.696.170
Cotana Construction Joint Stock Company	108.431.762	101.218.186
Purchases		
Green Garden Urban Services Joint Stock Company	11.916.747.364	8.981.197.784
Cotana Construction Joint Stock Company	151.636.651	24.450.475

b) Balances with Related Parties

	June 30, 2026 VND	January 1, 2026 VND
Trade Receivables		
Mr. Dao Ngoc Thanh	2.500.000.000	2.500.000.000
Cotana Green Landscape Architecture Joint Stock Company	1.875.514.123	1.864.936.521
Green Garden Urban Services Joint Stock Company	33.668.410	130.250.216
Cotana Construction Joint Stock Company	24.457.061	28.017.975
Ms. Dao Thu Thuy	2.641.331.844	2.641.331.844
Ecopark Group Joint Stock Company	7.569.860.101	13.721.757.501
Vinaconex Construction Consulting Joint Stock Company	-	141.999.259
Advances to Suppliers		
Green Garden Urban Services Joint Stock Company	3.131.148	8.964.000
Cotana Construction Joint Stock Company	-	303.637.104
Advances		
Ms. Nguyen Thi Thu Huong	520.000.000	520.000.000
Trade Payables		
Cotana Green Landscape Architecture Joint Stock Company	117.233.731	117.233.731
BMS Thanh Nam Company Limited	281.145.803	281.145.803
Green Garden Urban Services Joint Stock Company	4.248.924.406	4.720.418.745
Cotana Construction Joint Stock Company	100.337.492	25.650.841
Advances from Customers		
BMS Thanh Nam Company Limited	-	3.692.220
Mr. Dao Ngoc Thanh	300.000.000	300.000.000
Other Payables		
Mr. Dao Ngoc Thanh	37.723.310.393	36.108.024.242

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)***Borrowings**

Mr. Dao Ngoc Thanh	14.909.445.994	14.691.392.755
Ms. Dang Thu Vinh	16.783.866.173	29.595.456.719
Vinaconex Construction Consulting Joint Stock Company	2.600.000.000	2.600.000.000

Unearned Revenue

Cotana Construction Joint Stock Company	1.032.888.683	1.049.283.737
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c) Income of key management personnel

Income of key management personnel during the period is as follows

	From January 01, 2026 to June 30, 2026 VND	From January 01, 2025 to June 30, VND
Income of key management personnel		
Income of members of the Board of Directors	306.780.216	128.820.000
Ms. Dinh Thi Minh Hang	264.780.216	87.620.000
Mr. Bui Tien Hung	42.000.000	41.200.000
Income of the Board of Management and other management personnel	451.452.899	157.166.667
Mr. Le Van Thanh	305.069.790	-
Mr. Tran Trong Dai	146.383.109	121.961.538
Income of the Board of Supervisors	270.166.551	332.137.322
Ms. Nguyen Hai Yen	126.421.445	93.533.333
Mr. Le Van Dang	-	124.000.000
Mr. Dao Hong Son	143.745.106	114.603.989
Total	1.028.399.666	618.123.989

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS *(continued)**(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)***4. Comparative information**

The comparative figures are derived from the Company's separate financial statements for the financial year ended December 31, 2025, which were audited by Vietnam Auditing and Valuation Company Limited, the reviewed interim financial statements for 2025, and the first-quarter 2026 financial statements prepared by the Company.

Prepared by**Vu Anh Quy****Chief Accountant****Tran Trong Dai**

Hanoi, July 30, 2026

COTANA GROUP JOINT STOCK COMPANY**Deputy General Director****Nguyen Ngoc Tien***(Pursuant to Power of Attorney No. 12/2026/UQ-CNG)*