CONSOLIDATED INTERIM FINANCIAL STATEMENTS

FOR THE FIRST 6 MONTHS
OF THE FISCAL YEAR ENDING 31 DECEMBER 2026

BINH DUONG
CONSTRUCTION & CIVIL ENGINEERING
JOINT STOCK COMPANY

CONTENTS

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GENERAL INFORMATION

Corporate information

Binh Duong Construction & Civil Engineering Joint Stock Company (hereinafter referred to as "the Company") is a joint stock company, which has been operating under the Business Registration Certificate No. 3700408992, initially registered on 25 February 2002 and 16th amended on 06 July 2026, issued by Ho Chi Minh City Department of Finance.

The Company's principal business activities are as follows:

- Constructing traffic works;
- Constructing civil and industrial works;
- Providing intermediary services for real estate activities;
- Operating other real estate activities on a fee or contract basis;
- Planting and caring for greenery;
- Constructing public works and infrastructure engineering projects;
- Executing civil and industrial electric works;
- Leveling ground;
- Manufacturing steel components, pre-cast reinforced concrete;
- Installing steel components, pre-cast reinforced concrete;
- Trading in construction materials (except for the sandbank-related activities);
- Constructing, investing in, and operating infrastructure of residential areas and industrial zones;
- Leasing plants, houses and offices; trading in real estate;
- Designing overall construction sites; designing detailed master plans; designing civil and industrial works; designing traffic works (i.e. road bridges); designing medium and low voltage power systems and transformers of 35KV or lower; designing lighting system for civil and industrial works;
- Supervising and completing civil and industrial works;
- Preparing investment projects, making financial investments;
- Manufacturing construction materials;
- Providing interior and outdoor decoration (except for designing);
- Transporting goods by automobiles;
- Repairing and maintaining vehicles;
- Renting motor vehicles;
- Repairing and maintaining machinery and equipment;
- Wholesaling flowers and trees;
- Manufacturing plastic construction materials.

Head office

- Address : Block G, Dong Khoi Street, Binh Duong Ward, Ho Chi Minh City
- Tel. : +84 (065) 0222 0888
- Fax : +84 (065) 0222 0886

The Board of Directors

The Company's Board of Directors during the period and up to the date of this statement includes:

Full name	Position	
Mr. Nguyen Thanh Trung	Chairman	Appointed on 17 April 2025
Mr. Huynh Vinh Thanh	Member	Appointed on 26 April 2022
Mr. Tran Thien The	Member	Appointed on 26 April 2022
Mr. Nguyen Kim Tien	Member	Appointed on 26 April 2022
Ms. Bui Thi Thuy	Member	Appointed on 17 April 2025

The Supervisory Board

The Company's Supervisory Board during the period and up to the date of this statement includes:

Full name	Position	
Mr. Nguyen Hai Hoang	Head of the Board	Appointed on 26 April 2022
Ms. Huynh Thi Que Anh	Member	Re-appointed on 26 April 2022
Ms. Le Thi Thuy Duong	Member	Appointed on 19 April 2023

The Board of Management

The Company's Board of Management during the period and up to the date of this statement includes:

Full name	Position	
Mr. Nguyen Kim Tien	General Director	Appointed on 17 October 2022
Mr. Tran Nhat Khoa	Deputy General Director	Appointed on 25 February 2025
Mr. Nguyen Thanh Hai	Deputy General Director	Appointed on 01 August 2025
Mr. Cao Dinh Tue Minh	Deputy General Director	Appointed on 01 August 2025

Legal Representative

The Company's legal representative during the period and up to the date of this statement is Mr. Nguyen Kim Tien - General Director (appointed on 17 October 2022).

Auditors

A&C Auditing and Consulting Co., Ltd. has been appointed as the Company's independent auditor.

STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Binh Duong Construction & Civil Engineering Joint Stock Company (hereinafter referred to as "the Company") presents this statement together with the Consolidated Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2026, including the Interim Financial Statements of the Company and those of its subsidiary (hereinafter collectively referred to as "the Group").

Responsibilities of the Board of Management

The Board of Management is responsible for the preparation of the Consolidated Interim Financial Statements that give a true and fair view of the consolidated interim financial position, the consolidated interim financial performance and the consolidated interim cash flows of the Group during the period. In order to prepare these Consolidated Interim Financial Statements, the Board of Management must:

- select appropriate accounting policies and apply them consistently;
- make judgments and estimates reasonably and prudently;
- state whether applicable accounting standards have been followed or not, and all the differences subject to any materials departures are disclosed and explained in the Consolidated Interim Financial Statements;
- prepare the Consolidated Interim Financial Statements of the Group on a going-concern basis unless it is inappropriate to presume that the Group will continue in business;
- design and implement effectively the internal control system to minimize the risks of material misstatements due to fraud or error in the preparation and presentation of the Consolidated Interim Financial Statements.

The Board of Management is responsible for ensuring that proper accounting records are maintained to accurately reflect, with reasonable accuracy at any time, the financial position of the Group and that such accounting records comply with the applicable accounting framework. The Board of Management is also responsible for safeguarding the Group's assets and, accordingly, for taking reasonable measures to prevent and detect fraud and other irregularities.

The Board of Management confirms that he has complied with the above requirements in the preparation of these Consolidated Interim Financial Statements.

Statement of the Board of Management

In the Board of Management's opinion, the Consolidated Interim Financial Statements give a true and fair view of the consolidated interim financial position of the Group as of 30 June 2026 and of its consolidated interim financial performance and consolidated interim cash flows for the first 6 months of the fiscal year ending 31 December 2026, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements applicable to the preparation and presentation of the Consolidated Interim Financial Statements.

For and on behalf of the Board of Management,

S.Đ.K.K.D:3700408992
CÔNG TY CỔ PHẦN XÂY DỰNG VÀ GIAO THÔNG BÌNH DƯƠNG
TX. THỦ DẦU MỘT - T. BÌNH DƯƠNG

TỔNG GIÁM ĐỐC

Nguyen Kim Tien
General Director

Date: 27 August 2026

A&C AUDITING AND CONSULTING CO., LTD.

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No. 1.1354/26/TC-AC

REPORT ON THE REVIEW OF INTERIM FINANCIAL INFORMATION

To: THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT BINH DUONG CONSTRUCTION & CIVIL ENGINEERING JOINT STOCK COMPANY

We have reviewed the accompanying Consolidated Interim Financial Statements of Binh Duong Construction & Civil Engineering Joint Stock Company (hereinafter referred to as "the Company") and its subsidiary (hereinafter collectively referred to as "the Group"), which were prepared on 27 August 2026 (from page 6 to page 58), comprising the Consolidated Interim Statement of Financial Position as of 30 June 2026, the Consolidated Interim Income Statement, the Consolidated Interim Cash Flow Statement for the first 6 months of the fiscal year ending 31 December 2026 and the Notes to the Consolidated Interim Financial Statements.

Responsibility of the Board of Management

The Company's Board of Management is responsible for the preparation, true and fair presentation of the Consolidated Interim Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Consolidated Interim Financial Statements; and responsible for such internal control as the Board of Management determines necessary to enable the preparation and presentation of the Consolidated Interim Financial Statements to be free from material misstatement due to fraud or error.

Responsibility of Auditors

Our responsibility is to express the conclusion on the Consolidated Interim Financial Statements based on our review. We have conducted the review in accordance with the Vietnamese Standard on Review Engagements No. 2410 – Review on interim financial information performed by an independent auditor of the entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion of Auditors

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Consolidated Interim Financial Statements have not given a true and fair view, in all material respects, of the consolidated interim financial position of the Group as of 30 June 2026 and of its consolidated interim financial performance and its consolidated interim cash flows for the first 6 months of the fiscal year ending 31 December 2026, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Consolidated Interim Financial Statements.

For and on behalf of
A&C Auditing and Consulting Co., Ltd.

CÔNG TY TNHH KIỂM TOÁN VÀ TƯ VẤN A&C

Tran Thi Thuy Quyen
Partner
Audit Practice Registration Certificate No. 1539-2023-008-1
Authorized Signatory

Ho Chi Minh City, 27 August 2026

CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

(Full form)

As of 30 June 2026

Unit: VND

	ITEMS	Code	Note	Ending balance	Beginning balance
A -	**CURRENT ASSETS**	**100**		**3,057,598,835,886**	**2,492,373,657,920**
I.	**Cash and cash equivalents**	**110**	**V.1**	**28,575,653,349**	**312,101,350,497**
1.	Cash	111		28,575,653,349	309,577,831,543
2.	Cash equivalents	112		-	2,523,518,954
II.	**Short-term financial investments**	**120**		**53,196,712,329**	-
1.	Trading securities	121		-	-
2.	Provisions for devaluation of trading securities	122		-	-
3.	Short-term held-to-maturity investments	123	V.2	53,196,712,329	-
4.	Provisions for impairment of short-term held-to-maturity investments	124		-	-
5.	Other short-term investments	125		-	-
6.	Provisions for impairment of other short-term investments	126		-	-
III.	**Short-term receivables**	**130**		**364,800,461,736**	**551,554,643,587**
1.	Short-term trade receivables	131	V.3	291,949,518,647	524,888,715,489
2.	Short-term advances to suppliers	132	V.4	75,419,723,149	29,645,989,362
3.	Receivables from construction contracts under percentage of completion method	134		-	-
4.	Other short-term receivables	135	V.5a	1,926,358,719	1,515,077,515
5.	Allowance for short-term doubtful debts	136	V.6	(4,495,138,779)	(4,495,138,779)
6.	Shortage of assets awaiting resolution	137		-	-
IV.	**Inventories**	**140**		**2,387,097,082,210**	**1,488,541,778,359**
1.	Inventories	141	V.7	2,389,312,248,443	1,490,831,262,619
2.	Allowance for devaluation of inventories	142	V.7	(2,215,166,233)	(2,289,484,260)
V.	**Current biological assets**	**150**		-	-
1.	Short-term livestock intended for one-time harvest	151		-	-
2.	Short-term seasonal or one-time harvest crops	152		-	-
3.	Provisions for impairment of current biological assets	153		-	-
VI.	**Other current assets**	**160**		**223,928,926,262**	**140,175,885,477**
1.	Short-term deferred expenses	161	V.8a	2,595,789,573	1,053,073,826
2.	Deductible VAT	162		221,333,136,689	139,122,811,651
3.	Taxes and other receivables from the State	163		-	-
4.	Trading Government bonds	164		-	-
5.	Other current assets	165		-	-

Consolidated Interim Statement of Financial Position (cont.)

	ITEMS	Code	Note	Ending balance	Beginning balance
B -	**NON-CURRENT ASSETS**	**200**		**73,374,498,834**	**75,028,034,642**
I.	**Long-term receivables**	**210**		**1,393,356,000**	**779,024,013**
1.	Long-term trade receivables	211		-	-
2.	Long-term advances to suppliers	212		-	-
3.	Other long-term receivables	215	V.5b	1,393,356,000	779,024,013
4.	Allowance for long-term doubtful debts	216		-	-
II.	**Fixed assets**	**220**		**59,447,704,962**	**61,290,515,634**
1.	Tangible fixed assets	221	V.9	46,553,246,675	48,381,418,643
-	*Historical cost*	*222*		*102,082,814,777*	*101,701,554,777*
-	*Accumulated depreciation*	*223*		*(55,529,568,102)*	*(53,320,136,134)*
2.	Financial leased assets	224		-	-
-	*Historical cost*	*225*		-	-
-	*Accumulated depreciation*	*226*		-	-
3.	Intangible fixed assets	227	V.10	12,894,458,287	12,909,096,991
-	*Initial cost*	*228*		*18,281,055,385*	*17,909,255,385*
-	*Accumulated amortization*	*229*		*(5,386,597,098)*	*(5,000,158,394)*
III.	**Non-current biological assets**	**230**		-	-
1.	Bearer animals	231		-	-
a)	Immature bearer animals	232		-	-
b)	Mature bearer animals	233		-	-
-	*Historical cost*	*234*		-	-
-	*Accumulated depreciation*	*235*		-	-
2.	Long-term livestock intended for one-time harvest	236		-	-
3.	Long-term seasonal or one-time harvest crops	237		-	-
4.	Provisions for impairment of non-current biological assets	238		-	-
IV.	**Investment property**	**240**		**9,512,048,321**	**9,512,048,321**
-	Historical cost	241	V.11	9,512,048,321	9,512,048,321
-	Accumulated depreciation	242		-	-
V.	**Non-current assets in process**	**250**		-	**286,000,000**
1.	Long-term work in process	251		-	-
2.	Construction in progress	252		-	286,000,000
VI.	**Long-term financial investments**	**260**		-	-
1.	Investments in subsidiaries	261		-	-
2.	Investments in joint ventures and associates	262		-	-
3.	Equity investments in other entities	263		-	-
4.	Provisions for impairment of long-term investments in other entities	264		-	-
5.	Long-term held-to-maturity investments	265		-	-
6.	Provisions for impairment of long-term held-to-maturity investments	266		-	-
VII.	**Other non-current assets**	**270**		**3,021,389,551**	**3,160,446,674**
1.	Long-term deferred expenses	271	V.8b	3,021,389,551	3,160,446,674
2.	Deferred income tax assets	272	V.12	-	-
3.	Long-term components and spare parts	273		-	-
4.	Other non-current assets	274		-	-
5.	Goodwill	279		-	-
	TOTAL ASSETS	280		3,130,973,334,720	2,567,401,692,562

Consolidated Interim Statement of Financial Position (cont.)

	ITEMS	Code	Note	Ending balance	Beginning balance
C -	**LIABILITIES**	**300**		**2,708,917,778,318**	**2,092,051,991,020**
I.	**Current liabilities**	**310**		**2,141,982,386,682**	**1,600,576,932,026**
1.	Short-term trade payables	311	V.13	1,261,203,281,854	1,070,420,747,948
2.	Short-term advances from customers	312	V.14	380,621,781,769	341,237,273,082
3.	Payables for dividends and profit distributions	313	V.15	265,642,835	354,699,635
4.	Short-term taxes and amounts payable to the State budget	314	V.16	1,880,211,508	25,605,326,951
5.	Payables to employees	315	V.17	7,570,154,169	10,319,399,550
6.	Short-term accrued expenses	316	V.18	17,615,325,707	11,775,638,794
7.	Short-term payables relating to construction contracts under percentage of completion method	318		-	-
8.	Short-term deferred revenue	319		-	-
9.	Other short-term payables	320	V.19	1,889,905,983	1,406,130,796
10.	Short-term borrowings and financial lease liabilities	321	V.20a,c	453,790,277,108	134,394,559,405
11.	Provisions for short-term payables	322	V.21	3,921,381,702	5,036,815,219
12.	Bonus and welfare fund	323	V.22	13,224,424,047	26,340,646
13.	Price stabilization fund	324		-	-
14.	Trading Government bonds	325		-	-
II.	**Non-current liabilities**	**330**		**566,935,391,636**	**491,475,058,994**
1.	Long-term trade payables	331		-	-
2.	Long-term advances from customers	332		-	-
3.	Long-term taxes and amounts payable to the State budget	333		-	-
4.	Long-term accrued expenses	334		-	-
5.	Long-term deferred revenue	337		-	-
6.	Other long-term payables	338		-	-
7.	Long-term borrowings and financial lease liabilities	339	V.20b,c	560,365,348,474	488,212,057,831
8.	Convertible bonds	340		-	-
9.	Preferred shares	341		-	-
10.	Deferred income tax liability	342	V.23	3,896,536,123	3,263,001,163
11.	Provisions for long-term payables	343	V.21	2,673,507,039	-
12.	Science and technology development fund	344		-	-

	ITEMS	Code	Note	Ending balance	Beginning balance
D -	**OWNER'S EQUITY**	**400**		**422,055,556,402**	**475,349,701,542**
1.	**Owner's capital**	411	V.24	350,000,000,000	350,000,000,000
-	*Ordinary shares with voting rights*	*411a*		*350,000,000,000*	*350,000,000,000*
-	*Preferred shares*	*411b*		-	-
2.	Share premiums	412	V.24	156,705,545	156,705,545
3.	Bond conversion options	413		-	-
4.	Other owner's capital	414	V.24	69,998,460,000	-
5.	Share repurchases	415		-	-
6.	Differences upon asset revaluation	416		-	-
7.	Foreign exchange differences	417		-	-
8.	Investment and development fund	418	V.24	35,373,586,239	25,199,565,611
9.	Other equity funds	419		-	-
10.	Retained profit/Accumulated loss	420	V.24	(33,473,195,382)	99,993,430,386
-	*Retained profit to the end of the previous period*	*420a*		*490,310,564*	*99,993,430,386*
-	*Accumulated loss for the current period*	*420b*		*(33,963,505,946)*	-
11.	Non-controlling interests	429		-	-
	TOTAL LIABILITIES AND OWNER'S EQUITY	**440**		**3,130,973,334,720**	**2,567,401,692,562**

Approved on 27 August 2026

S.Đ.K.K.D:3700408892-C.T.C.P
CÔNG TY CỔ PHẦN XÂY DỰNG VÀ GIAO THÔNG BÌNH DƯƠNG
TX. THỦ DẦU MỘT - T. BÌNH DƯƠNG

TỔNG GIÁM ĐỐC

Vuong Nguyen Thanh Hau	**Luong Thi Quynh Hoa**	**Nguyen Kim Tien**
Preparer	**Chief Accountant**	**Legal Representative**

This statement should be read in conjunction with the Notes to the Consolidated Interim Financial Statements

CONSOLIDATED INTERIM INCOME STATEMENT

(Full form)

For the first 6 months of the fiscal year ending 31 December 2026

Unit: VND

	ITEMS	Code	Note	Accumulated from the beginning of the year Current year	 Previous year
1.	**Revenue from sales of goods and provisions of services**	01	VI.1	365,788,455,509	127,353,085,387
2.	**Revenue deductions**	02		-	-
3.	**Net revenue from sales of goods and provisions of services**	10		365,788,455,509	127,353,085,387
4.	**Cost of sales**	11	VI.2	339,789,642,294	112,008,649,795
5.	**Gross profit from sales of goods and provisions of services**	20		25,998,813,215	15,344,435,592
6.	**Gain/loss on disposal, liquidation of investment properties**	21		-	-
7.	**Financial income**	22	VI.3	1,317,072,430	121,019,043
8.	**Financial expenses**	23	VI.4	37,119,866,609	1,188,573,814
	In which: Interest expenses	24		34,224,866,609	1,188,573,814
9.	**Selling expenses**	25	VI.5	1,826,990,610	(1,231,619,315)
10.	**General and administrative expenses**	26	VI.6	21,930,793,732	13,974,064,195
11.	**Gain or loss in joint ventures, associates**	27		-	-
12.	**Net operating profit/(loss)**	30		(33,561,765,306)	1,534,435,941
13.	**Other income**	31	VI.7	232,056,048	129,834,086
14.	**Other expenses**	32	VI.8	261,728	232,014,349
15.	**Other profit/(loss)**	40		231,794,320	(102,180,263)
16.	**Total accounting profit/(loss) before tax**	50		(33,329,970,986)	1,432,255,678
17.	**Current income tax**	51	V.16	-	468,078,603
18.	**Deferred income tax**	52	V.23	633,534,960	497,416,506
19.	**Profit/(loss) after tax**	60		(33,963,505,946)	466,760,569
20.	***Profit/(loss) after tax of Parent Company***	*61*		*(33,963,505,946)*	*466,760,569*
21.	***Profit after tax of non-controlling shareholders***	*62*		-	-
22.	**Basic earning per share**	70	VI.9	(809)	11
23.	**Diluted earnings per share**	71	VI.9	(809)	11

Approved on 27 August 2026

TỔNG GIÁM ĐỐC

S.Đ.K.K.D:3700408992 C.T.C.P CÔNG TY CỔ PHẦN XÂY DỰNG VÀ GIAO THÔNG BÌNH DƯƠNG TX.THỦ DẦU MỘT-T.BÌNH DƯƠNG

Vuong Nguyen Thanh Hau	Luong Thi Quynh Hoa	Nguyen Kim Tien
Preparer	Chief Accountant	Legal Representative

This statement should be read in conjunction with the Notes to the Consolidated Interim Financial Statements

CONSOLIDATED INTERIM CASH FLOW STATEMENT

(Full form)
(Indirect method)
For the first 6 months of the fiscal year ending 31 December 2026

Unit: VND

	ITEMS	Code	Note	Accumulated from the beginning of the year - Current year	Accumulated from the beginning of the year - Previous year
I.	**Cash flows from operating activities**				
1.	***Profit/loss before tax***	*01*		*(33,329,970,986)*	*1,432,255,678*
2.	***Adjustments for:***				
-	Depreciation/Amortization of fixed assets and investment properties	02	V.8b, 9, 10	2,645,705,508	2,848,943,385
-	Provisions and allowances	03	V.7, 21	1,483,755,495	(1,672,580,718)
-	Exchange gain/loss due to revaluation of monetary items in foreign currencies	04		-	-
-	Gain/loss from investing and financing activities	05	VI.3	(1,225,306,073)	(94,419,177)
-	Borrowing costs	06	VI.4	34,224,866,609	1,188,573,814
-	Other adjustments	07		-	-
3.	***Operating profit/loss before movements in working capital***	*08*		*3,799,050,553*	*3,702,772,982*
-	Increase/decrease of receivables	09		103,886,624,826	24,784,113,343
-	Increase/decrease of inventories	10		(898,480,985,824)	4,473,095,742
-	Increase/decrease of payables (excluding borrowing expenses, corporate income tax)	11		226,977,187,229	5,346,850,345
-	Increase/decrease of deferred expenses	12		(1,453,493,460)	(122,339,186)
-	Increase/decrease of trading securities	13		-	-
-	Interest expenses paid	14	V.18; VI.4	(27,883,465,387)	(1,577,764,057)
-	Corporate income tax paid	15	V.16	(23,302,444,582)	(23,961,452)
-	Other cash inflows	16	V.22	7,020,000	-
-	Other cash outflows	17	V.22	(6,139,575,793)	(2,609,027,000)
	Net cash flows generated from/(used in) operating activities	*20*		*(622,590,082,438)*	*33,973,740,717*
II.	**Cash flows from investing activities**				
1.	Purchases and construction of fixed assets and other non-current assets	21		(424,160,000)	(66,250,000)
2.	Proceeds from disposals of fixed assets and other non-current assets	22		-	-
3.	Cash outflow for lending, buying debt instruments of other entities	23	V.2	(52,000,000,000)	-
4.	Cash recovered from lending, selling debt instruments of other entities	24		-	-
5.	Equity investments in other entities	25		-	-
6.	Cash recovered from equity investments in other entities	26		-	-
7.	Interest earned, dividends and profits received	27	V.2; VI.3	28,593,744	212,978,081
	Net cash flows generated from/(used in) investing activities	*30*		*(52,395,566,256)*	*146,728,081*

This statement should be read in conjunction with the Notes to the Consolidated Interim Financial Statements

ITEMS	Code	Note	Accumulated from the beginning of the year Current year	 Previous year
III. Cash flows from financing activities				
1. Proceeds from share issue and owners' contributed capital	31		-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33	V.20a,b	427,949,774,183	9,539,400,921
4. Repayment for borrowing principal	34	V.20a	(36,400,765,837)	(79,437,612,947)
5. Payment for financial lease principal	35		-	-
6. Dividends and profit paid to the owners	36	V.15, 24	(89,056,800)	(171,426,825)
Net cash flows generated from/(used in) financing activities	*40*		*391,459,951,546*	*(70,069,638,851)*
Net cash flows during the period	**50**		**(283,525,697,148)**	**(35,949,170,053)**
Beginning cash and cash equivalents	**60**	**V.1**	**312,101,350,497**	**80,831,783,794**
Effects of fluctuations in foreign exchange rates	61		-	-
Ending cash and cash equivalents	**70**	**V.1**	**28,575,653,349**	**44,882,613,741**

Approved on 27 August 2026

CÔNG TY CỔ PHẦN XÂY DỰNG VÀ GIAO THÔNG BÌNH DƯƠNG
TỔNG GIÁM ĐỐC

Vuong Nguyen Thanh Hau	**Luong Thi Quynh Hoa**	Nguyen Kim Tien
Preparer	**Chief Accountant**	Legal Representative

This statement should be read in conjunction with the Notes to the Consolidated Interim Financial Statements

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

I. GENERAL INFORMATION

1. Ownership form

Binh Duong Construction & Civil Engineering Joint Stock Company (hereinafter referred to as "the Company" or "the Parent Company") is a joint stock company.

2. Business fields

The Group operates in the manufacturing, construction and trading sectors. In which, construction is the Group's principal business activity, accounting for approximately 99.07% of the Group's revenue during the period.

3. Principal business activities

The principal business activities of the Group are building houses of all kinds; building traffic works; leveling ground; executing civil and industrial electric works; constructing, investing in, and operating infrastructure of residential areas and industrial zones; and manufacturing plastic construction materials.

4. Normal operating cycle

The Group's normal operating cycle is within 12 months. As for property trading projects, the normal operating cycle is based on the period specified at each business plan.

5. Effects of the Group's operation during the period on the Consolidated Interim Financial Statements

Revenue from sales of goods and provisions of services for the first 6 months of 2026 increased significantly as compared to that of the previous year, primarily due to sale from construction of detached houses at Green City Project. Additionally, the Group received the transfer of real estate, including 169 residential units at Lots HL-G7, HL-G15, HL-G18 and HL-G28 within the Green City Project. This transaction led to a significant increase in the Group's total assets as at the reporting date compared to the beginning of the year.

6. Structure of the Group

The Group includes the Parent Company and 1 subsidiary under the control of the Parent Company.

The Parent Company only invested in its subsidiary, which is Binh Duong Plastic Production Trading MTV Company Limited, located at Lots C-5B and C-6B-CN, NA4 Road, My Phuoc 2 Industrial Park, Ben Cat Ward, Ho Chi Minh City. The principal business activity of this subsidiary is to manufacture plastic construction materials. The Parent Company's percentage of equity at this subsidiary is 100%, equivalent to percentage of voting rights and percentage of benefit.

7. Headcount

At the end of the accounting period, the Group's headcount is 436 (headcount at the beginning of the year: 418).

8. Statement of information comparability on the Consolidated Interim Financial Statements

The corresponding figures of the previous period are comparable with the figures of the current period. During the period, the Group first adopted the Vietnamese Enterprise Accounting System, which was issued together with the Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance ("Circular 99") in replacement to the Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200"); the Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance ("Circular 43") amending and supplementing the Circular No. 202/2014/TT-BTC dated 22 December 2014 ("Circular 202"). Accordingly, certain items in the Consolidated Interim Financial Statements have been reclassified and renamed in accordance with the new regulations. The figures in the "Beginning balance" column and the "Previous period" column in the Consolidated Interim Financial Statements have been restated in accordance with the new classifications and names specified in the Circular 43 to ensure comparability. These changes do not affect the Group's total assets, total liabilities, owner's equity and after-tax profit.

9. Other information

The Company's shares have been listed on the Ho Chi Minh City Stock Exchange (HOSE) under the stock code "BCE" pursuant to Decision No. 85/QĐ-SGDHCM dated 15 June 2010 issued by the Stock Exchange. The first trading date was 28 June 2010.

II. ACCOUNTING PERIOD, ACCOUNTING CURRENCY UNIT

1. Accounting period

The fiscal year of the Group is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because transactions of the Group are primarily made in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable Accounting System

The Group applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with Circular 99 in replacement to Circular 200, Circular 43 amending and supplementing Circular 202 guiding preparation and presentation of the Consolidated Interim Financial Statements as well as other Circulars guiding the implementation of the Accounting Standards of the Ministry of Finance in preparation and presentation of the Consolidated Interim Financial Statements.

2. Statement of the compliance with the Accounting Standards and System

The Parent Company's Board of Management has complied with all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with Circular 99, Circular 202 as amended and supplemented by and Circular 43, as well as other Circulars guiding the implementation of the Accounting Standards of the Ministry of Finance in preparation and presentation of the Consolidated Interim Financial Statements.

IV. APPLICABLE ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REQUIREMENTS

1. Accounting convention

The Consolidated Interim Financial Statements are prepared on the accrual basis (except for the information related to cash flows), using the historical cost principle and the going-concern assumption.

2. Consolidation bases

The Consolidated Interim Financial Statements include the Interim Financial Statements of the Parent Company and those of its subsidiary. A subsidiary is an enterprise that is controlled by the Parent Company. The control exists when the Parent Company has the power to directly or indirectly govern the financial and operating policies of the subsidiary to obtain economic benefits from its activities. In determining the control power, the potential voting right arising from options or debt and capital instruments that can be converted into common shares as of the reporting date should also be taken into consideration.

The financial performance of the subsidiary, which is acquired or disposed of during the year, is included in the Consolidated Interim Income Statement from the date of acquisition or disposal of investments in that subsidiary.

The Interim Financial Statements of the Parent Company and those of the subsidiary used for consolidation are prepared in the same fiscal year and apply consistently accounting policies to the same types of transactions and events in similar circumstances. In the case that the accounting policy of the subsidiary is different from the accounting policy applied consistently in the Group, the Interim Financial Statements of that subsidiary will be properly adjusted before being used for the preparation of the Consolidated Interim Financial Statements.

Intra-group balances in the Consolidated Interim Statement of Financial Position and intra-group transactions and unrealized profits resulting from these transactions must be completely eliminated. Unrealized losses resulting from intra-group transactions are also eliminated unless costs cannot be recovered.

3. Cash and cash equivalents

Cash includes cash on hand and cash in bank. Cash equivalents are short-term investments with a maturity of three months or less from the date of investment (calculated from the date of purchase to the maturity date), which can be readily converted into a known amount of cash and are not subject to significant risks in conversion to cash at the reporting date. Restricted cash and cash equivalents are not presented under this item, but under the items "Other current assets" or "Other non-current assets", depending on the duration of the restriction.

4. Held-to-maturity investments

An investment is classified as a held-to-maturity investment when the Group has the intention and ability to hold it to maturity. The Group's held-to-maturity investments only include time deposits held to maturity for the purpose of collecting periodic interest.

Held-to-maturity investments are initially recognized at cost. Interest income is recognized in financial income using accrual basis.

When there is reliable evidence proving that a part or the whole investment cannot be recovered and the loss is reliably measured, the loss is recognized as financial expenses during the period and directly deducted from the investment costs. If the evidence of loss diminishes or no longer exists in a subsequent period, the previously recognized loss is reversed and recognized in financial income for that period.

5. Receivables

Receivables are recognized at their carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables represent receivables of a commercial nature arising from purchase and sale transactions between the Group and customers who are independent to the Group.
- Other receivables represent receivables of a non-commercial nature that do not arise from purchase and sale transactions.

Receivables are tracked in details by subject, term and original currency. The trade receivables and other receivables are classified as short-term and long-term items in the Consolidated Interim Statement of Financial Position on the basis of their remaining term as of the reporting date.

Allowance is made for each doubtful debt on the basis of estimated loss.

Increases or decreases in the obligatory allowance for doubtful debts as of the reporting date are recorded into general and administrative expenses.

6. Inventories

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

Cost of inventories is determined as follows:

- For materials and merchandise: Costs comprise costs of purchases and other directly attributable costs incurred in bringing the inventories to their present location and conditions.
- Work-in-process: Costs comprise construction costs and other directly attributable expenses.
- For finished goods: Costs comprise costs of materials, direct labor and directly relevant general manufacturing expenses allocated on the basis of normal operations, cost for land use right, directly relevant costs and general costs arising for the property investment and construction.
- For real estate: Costs comprise costs of purchases and other directly attributable costs incurred in bringing the real estate to a ready-for-sale condition.

Inventory costs are determined using the weighted average method and recorded in line with the perpetual method.

Net realizable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Allowance for devaluation of inventories is recognized for each item or each service in progress when their costs exceed their net realizable values. Increases or decreases in the allowance as of the reporting date are recorded in the costs of sales.

7. Deferred expenses

Deferred expenses reflect actual expenses incurred (including prepaid and unpaid expenses) relevant to financial performance in several accounting periods. These deferred expenses are allocated into operation costs of the relevant accounting periods.

In the Consolidated Interim Statement of Financial Position, deferred expenses are classified as short-term (with the maximum allocation period of 12 months or within a normal operating cycle) and long-term (with the allocation period of more than 12 months or longer than a normal operating cycle). Long-term deferred expenses shall not be re-classified as short-term when preparing the Consolidated Interim Financial Statements.

The Group allocates deferred expenses into operation costs for each period, using an appropriate allocation method and criteria on the basis of the nature and extent of each type of expenses. The timing and method of allocating deferred expenses are as follows.

Tools and supplies

Tools and supplies issued for use in connection with business operations over multiple accounting periods are recognized as deferred expenses and are allocated into operating costs on a straight-line basis over their estimated useful lives (not exceeding 36 months).

Repair expenses

Repair expenses incurred once with high value are allocated into costs on a straight-line basis from the date the repairs are completed and the assets are put into use (not exceeding 36 months).

Software maintenance expenses

Software maintenance expenses incurred once with high value are allocated into costs on a straight-line basis (not exceeding 12 months).

Prepaid land rental

Prepaid land rental represents the land rental paid for the land lot in My Phuoc 2 Industrial Park, Ben Cat Ward, Ho Chi Minh City, with a total area of 28,508 m^2, which is currently being used by the Group and is allocated over the lease term specified in the land lease (i.e. 385 months).

8. Operating leased assets

A lease is classified as an operating lease if substantially all the risks and rewards incidental to ownership of the asset remain with the lessor. Lease payments under operating leases are recognized as expenses on a straight-line basis over the lease term, irrespective of the timing or method of lease payments.

9. Tangible fixed assets

Tangible fixed assets are presented at historical cost minus any accumulated depreciation. Historical cost of tangible fixed assets comprises all costs incurred by the Group to acquire the assets up to the time when it is brought to its working condition for its intended use.

Subsequent costs are added to historical cost of fixed assets only if it is probable that future economic benefits associated with the asset will flow to the Group. Subsequent costs that do not meet the above conditions will be recognized as operation costs during the period. Costs of routine repairs and maintenance of tangible fixed assets are recognized into operation costs in the period in which they are incurred. For fixed assets that must undergo periodic repairs and maintenance in accordance with technical requirements, significant expenses incurred for repairing and maintaining these fixed assets are recognized as deferred expenses and amortized gradually into operation costs until the next routine repair or maintenance period.

Upon disposal or liquidation of a tangible fixed asset, its historical cost and accumulated depreciation are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the period.

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives. The useful lives and depreciation methods are reviewed at least at the end of each fiscal year and adjusted as necessary. The depreciation years applied are as follows:

Fixed assets	Years
Buildings and structures	05 – 25
Machinery and equipment	05 – 15
Vehicles	06 – 10
Office equipment	05 – 08
Other tangible fixed assets	04 – 05

10. Intangible fixed assets

Intangible fixed assets are presented at their initial cost minus any accumulated amortization.

Initial cost of intangible fixed assets includes all costs incurred by the Group to acquire the asset up to the time when it is brought to its working condition for its intended use. Subsequent costs attributable to intangible fixed assets are recognized as operation costs during the period in which they are incurred, unless such costs are directly attributable to a specific intangible fixed asset and increase the future economic benefits expected to be derived from that asset.

Upon disposal or liquidation of an intangible fixed asset, its initial cost and accumulated amortization are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the period.

The useful lives and amortization methods are reviewed at least at the end of each fiscal year and adjusted as necessary.

The Group's intangible fixed assets include:

Land use right

Land use right comprises all the actual costs incurred by the Group that are directly attributable to the land in use, including payments made to obtain the land use right, compensation and site clearance costs, land levelling costs, registration fees and other directly attributable costs.

The leased land use right for which the Group has paid the land rental for the entire lease term, where the remaining lease term for which rental has been paid is at least 5 years and for which a land use right certificate has been issued by the competent authority, is amortized on a straight-line basis over the lease term (49 years).

Computer software

Costs directly attributable to computer software that is not an integral part of the related hardware are capitalized. The cost of computer software includes all directly attributable costs incurred by the Group up to the date the software is available to use. The computer software is amortized on a straight-line basis over 3–8 years.

11. Investment properties

Investment property comprises land use rights, buildings, and part of buildings that are owned by the Group and are used to earn rentals or for capital appreciation. Investment property for lease is stated at cost less accumulated depreciation. Investment property held for capital appreciation is stated at historical cost less any impairment losses.

When there is reliable evidence that investment property held for capital appreciation has declined in value compared with its market value, and the amount of the decline can be reliably measured, a provision for impairment is recognized as an expense during the period. At the reporting date of subsequent periods, if the impairment loss required to be recognized is lower than the provision previously made, the difference is reversed and recognized as income during the period. The reversal amount shall not exceed the amount of the provision previously recognized.

The cost of investment property includes all expenditures incurred by the Group or the fair value of consideration given in exchange to acquire the investment property up to the date of purchase or completion of construction.

Subsequent expenditure relating to investment property incurred after initial recognition is recognized as an expense, unless it is probable that such expenditure will result in future economic benefits from the investment property in excess of the performance assessed at initial recognition, in which case the expenditure is capitalized and added to the costs of the investment property.

When the investment property is sold or disposed, its cost and accumulated depreciation are derecognized, then any gain or loss arising from such disposals is presented on a net basis under the item "Gain/loss on disposal, liquidation of investment properties" on the Consolidated Interim Income Statement.

A transfer from owner-occupied property to investment property is made only when the owner ceases to use the property and commences leasing it to another party under an operating lease. A transfer from inventories to investment property is made only when the owner commences leasing the property to another party under an operating lease. Property under construction is recognized as investment property upon completion and handover, when it is available for lease or held for capital appreciation.

A transfer from investment property to owner-occupied property is made only when the owner begins to occupy the asset. A transfer from investment property to inventories is made only when the owner commences development with a view to sale. If an investment property is sold without being subject to development, repair, renovation or upgrade, it continues to be recognized as investment property until disposal and is not transferred to inventories.

A change in the intended use between investment property and owner-occupied property or inventories neither alters the cost of the asset being reclassified nor affects its cost for the purposes of value measurement determining value or for preparing the Consolidated Interim Financial Statements.

12. Construction in progress

Construction in progress reflects costs directly related to assets under construction, machinery and equipment under installation, including borrowing costs capitalized in accordance with Vietnamese Accounting Standard No. 16 — Borrowing Costs ("VAS 16"). These assets are recorded at historical cost and are not depreciated until they are available for use. Upon completion, all costs are transferred to the appropriate asset categories based on their intended use, including tangible fixed assets, intangible fixed assets, investment property or inventories, and depreciation/amortization commences when the assets are available for use.

Costs of upgrades and renovations of fixed assets in progress are accounted for separately and, upon completion, are added to the historical cost of the corresponding fixed assets.

Repair and maintenance expenses for fixed assets incurred on a regular basis to maintain the assets in their normal operating condition are recognized in operating expenses during the period. For fixed assets that must undergo periodic repair and maintenance in accordance with technical requirements, the related costs are accumulated separately. Upon completion, the expenses are recognized as deferred expenses and amortized to operating expenses over the period until the next scheduled repair or maintenance.

13. Business combination and goodwill

Business combinations are accounted for using the acquisition method. The consideration transferred in a business combination comprises the fair values, at the acquisition date, of the assets transferred, liabilities incurred or assumed, and equity instruments issued by the Group in exchange for control of the acquiree, together with any costs directly attributable to the business combination. Identifiable assets acquired, liabilities assumed, and contingent liabilities arising from a business combination are recognized at their fair values at the date on which control is obtained.

For business combinations achieved in stages, the cost of the business combination is determined as the aggregate of the consideration transferred at the date control is obtained and the fair value, at that date, of the Group's previously held equity interest in the subsidiary. The difference between the remeasured fair value and the cost of the investment is recognized in profit or loss if, prior to obtaining control, the Group did not have significant influence over the subsidiary and the investment was accounted for at cost. If, prior to the date of obtaining control, the Group had significant influence and the investment was accounted for using the equity method, the difference between the remeasured amount and the carrying amount of the investment under the equity method is recognized in profit or loss. The difference between the carrying amount of the investment under the equity method and the cost of the investment is recognized directly in "retained profit/accumulated losses" in the Consolidated Interim Statement of Financial Position.

Goodwill is recognized as the excess of the cost of the business combination over the Group's interest in the net fair value of the identifiable assets acquired, liabilities assumed, and contingent liabilities recognized at the date control is obtained. If the Group's interest in the net fair value of the identifiable assets acquired, liabilities assumed, and contingent liabilities recognized at the date control is obtained exceeds the cost of the business combination, the resulting gain from a bargain purchase is recognized immediately in profit or loss.

Goodwill is amortized on a straight-line basis over 10 years. When there is evidence that goodwill may be impaired in excess of the annual amortization charge, the impairment loss incurred during the period is recognized as goodwill impairment.

Non-controlling interests (NCI) at the date of the business combination are initially measured at the proportionate share of non-controlling shareholders in the fair value of the assets, liabilities, and contingent liabilities recognized.

14. Payables and accrued expenses

Payables and accrued expenses are recognized for amounts to be paid in the future in respect of goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

Payables are classified as trade payables, accrued expenses and other payables based on the following principles:

- Trade payables represent liabilities of a commercial nature arising from the purchase of goods, services or assets, where the suppliers are independent third parties of the Group.
- Accrued expenses represent liabilities for goods and services received from suppliers or provided to customers during the period, for which payment has not yet been made due to insufficient supporting and accounting documentation, and other accrued operation costs (such as interest expenses).
- Other payables represent liabilities of a non-commercial nature that do not arise from the purchase, sales of goods or provisions of services.

Payables and accrued expenses are presented as short-term or long-term in the Consolidated Interim Statement of Financial Position based on their remaining maturities as at the reporting date.

15. Payables for dividends and profit distributions

Dividends are recognized as liabilities when the Group no longer has discretion to avoid the obligation to pay dividends to shareholders in accordance with the Law on Securities and the Company's Charter.

Upon recognition of the payment obligation, cash dividends are recorded under 'Payables for dividends and profit distributions' and presented as a liability on the Consolidated Interim Statement of Financial Position.

16. Provisions for payables

Provisions are recognized when the Group has a present obligation (legal or constructive) as a result of a past event, the settlement of which is expected to result in an outflow of economic benefits, and a reliable estimate of the obligation can be made.

The carrying amount of a provision for payables is the best estimate of the amount required to settle the present obligations at the end of the accounting period.

The Group's provisions for payables only include provisions for construction warranties which are made for each construction project under the commitment of warranty.

The provision is measured at a rate ranging from 1% to 5% of revenue from construction works subject to warranty obligations. The provision rate is estimated based on historical data on warranty costs in prior years and the weighted average of all possible outcomes with their associated probabilities.

Increases or decreases in the provision for construction work warranties required to be recognized as at the reporting date are recognized in selling expenses. Upon expiry of the warranty period, any unused or unutilized balance of the provision for construction work warranties is reversed against selling expenses.

17. Owner's equity

Owner's capital

The contributed capital is recorded according to the actual amounts invested by shareholders.

Share premiums

Share premiums are recognized as the excess of the issuance price over the par value of shares issued in an IPO or additional issuance.

Directly attributable costs incurred in connection with a successful share issuance are deducted from share premiums. Costs incurred in connection with an unsuccessful share issuance are recognized as financial expenses during the period.

Other owner's capital
Other owner's capital arises from the distribution of stock dividends during the period and is pending updates to the Business Registration Certificate.

18. Profit distribution

Profit after corporate income tax is distributed to the shareholders after appropriation for funds under the Charter of the Parent Company as well as legal regulations and approved by a vote of the General Meeting of Shareholders.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained profit that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

19. Recognition of revenue and income

Revenue from sales of merchandise and finished goods
Revenue from sales of merchandise and finished goods shall be recognized when the Group satisfies its contractual obligations by transferring control of the merchandise and finished goods to the customer, provided that all of the following conditions are met:

- The Group transfers most of risks and benefits incident to the ownership of merchandise, products to customers.
- The Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the merchandise, products sold.
- The amount of revenue can be measured reliably.
- The Group received or shall probably receive the economic benefits associated with sale transactions.
- The cost incurred in respect of the sale transaction can be measured reliably.

Revenue from provisions of services
Revenue from provisions of services shall be recognized when the Group satisfies its contractual obligations, provided that all of the following conditions are met:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, the revenue is recognized only when these specific conditions no longer exist and the buyers retain no right to return the services provided.
- The Group received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

When services are provided over several accounting periods, revenue is recognized by reference to the stage of completion based on the volume of work performed at the reporting date.

Revenue from sales of real estate

Revenue from sales of real estate that invested by the Group shall be recognized when all of the following conditions are satisfied:

- The real estate is fully completed and handed over to the buyers, and the Group transfers most of risks and benefits incident to the ownership of real estate to the buyer.
- The Group no longer retains the continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate.
- The amount of revenue can be measured reliably.
- The Group received or shall probably receive the economic benefits associated with the transaction.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

In case the customer has the right to complete the interior of the real estate and the Group completes the interiors according to the designs, models as requested by customer under a separate contract on interior completion, revenues are recognized upon the completion and handover of the main construction works to customers.

Revenue from real estate sold in form of land plots

Revenue from real estate sold in form of land plots under irrevocable contracts shall be recognized when all of the following conditions are satisfied:

- The Group has transferred most of risks and benefits incidents to the ownership of the land use right to the buyer.
- The amount of revenue can be measured reliably.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.
- The Group received or shall probably receive the economic benefits associated with the transaction.

Gain/loss from disposal and liquidation of investment property

The gain or loss arising from the disposal and liquidation of investment property (including investment property for lease and investment property held for capital appreciation) is determined as the difference between revenue and the sum of directly attributable costs and the carrying value of the investment property, and is presented on a net basis under item "Gain/loss on disposal, liquidation of investment properties" in the Consolidated Interim Income Statement.

Revenue from construction contracts

Construction contract is a contract agreed for acquisition of an asset or combined assets closely relevant or mutually dependent on their design, technology, function or basic using purpose.

Revenue from construction contracts comprises the amount initially agreed in the contract and any adjustments arising during the contract performance that are mutually agreed by both parties, including changes in the scope of work, additional requirements, bonuses for early completion, or compensation or reimbursement of costs incurred in excess of the contract price, provided that such amounts can be reliably measured and are probable of being approved.

When the outcome of the construction contracts is estimated reliably:

- For the construction contracts stipulating that the contractors are paid according to the planned progress, revenue and costs related to these contracts are recognized in proportion to the stage of completion of contract activity as determined by the Group itself as of the reporting date.
- For the construction contracts stipulating that the contractors are paid according to the work actually performed, revenue and costs related to these contracts are recognized in proportion to the stage of completion of contract activity as confirmed by the customers and reflected in the invoices.

Increases/(decreases) in revenue of the works done, compensation receivable and other receivables are only recognized upon the agreement with customers.

When the outcome of the construction contracts cannot be estimated reliably:

- Contract revenue is recognized only to the extent that contract costs incurred are expected to be reliably recoverable.
- Contract costs are only recognized as actually incurred.

Where it is forecast that the total contract costs will exceed the gross contract revenue, the expected loss on the contract is recognized immediately as an expense in the period in which it is identified.

The difference between the accumulated revenue from the construction contract recognized and the accumulated amount in the invoices according to the planned progress of contract is recognized as an amount receivable or an amount payable relating to construction contracts under percentage of completion method.

Where it is forecast that the total contract costs will exceed the gross contract revenue, the entire expected loss on the contract is recognized immediately as an expense in the period in which it is identified, regardless of the stage of completion of the contract.

Interest

Interest income is recognized based on the term and the effective interest rate applicable in each particular period.

20. Borrowing costs

Borrowing costs are interest and other costs that the Group directly incurs in connection with the borrowing. Borrowing costs are recorded as an expense when it is incurred.

21. Expenses

Expenses are those that result in outflows of the Group's economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not. Expenses are recognized even if they are not yet due for payment, provided that their incurrence is reasonably certain in order to ensure the principle of prudence and capital preservation.

When the Group recognizes revenue, it also recognizes the costs corresponding to generating that revenue. Such costs include those incurred in the reporting period in which the related revenue was recognized, together with costs incurred in the prior reporting periods or accrued expenses related to the revenue recognized in that period. In the event that matching principle conflicts with prudence principle, costs are recognized in accordance with the nature of the underlying transaction and the requirements of the applicable Vietnamese Accounting Standards in order to ensure true and fair representation of the transaction.

22. Corporate income tax

The Group's accounting policy for corporate income tax is applied in accordance with the provisions of the Corporate Income Tax Law No. 67/2025/QH15 dated 14 June 2025, the Decree No. 320/2025/NĐ-CP dated 15 December 2025 of the Government detailing certain articles of the Corporate Income Tax Law, guidance documents issued by the Ministry of Finance, and other relevant legal regulations. Corporate income tax includes current income tax and deferred income tax.

Current income tax
Current income tax includes the tax amount computed based on the assessable income during the year and the current corporate income tax rate. The assessable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses, non-taxable income and losses brought forward.

On a quarterly basis, the Group Companies recognize the provisional corporate income tax payable based on its self-assessed tax liability. At the end of the fiscal year, the Group Companies determine the actual corporate income tax payable based on the final tax return and adjusts any differences with the provisional amounts recognized during the year.

Deferred income tax
Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between carrying values of assets and liabilities serving the preparation of the Consolidated Interim Financial Statements and the values for tax purposes.

Deferred income tax liabilities are recognized for all the temporary taxable differences, except to the extent that they arise from the initial recognition of an asset or liability in a transaction that, at the time of transaction, affects neither accounting profit nor taxable income.

Deferred income tax assets are recognized for all deductible temporary differences to the extent that future taxable income will be available against which the deductible temporary difference can be utilized. Deferred income tax assets are also recognized for unused taxable losses and tax credits to the extent that it is probable that future taxable profit will be available against which they can be utilized. Deferred income tax assets and deferred income tax liabilities arising from transactions recognized directly in owner's equity are not recognized into deferred income tax expenses.

The carrying amount of deferred corporate income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be recovered.

Deferred income tax assets and deferred income tax liabilities are measured using the tax rates that are expected to apply in the period when the assets are recovered or the liabilities are settled, based on the effective tax rates and tax laws that have been enacted or substantively enacted by the reporting date.

When preparing the Consolidated Interim Statement of Financial Position, deferred income tax assets and deferred income tax liabilities are offset against each other if:
- The Group has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax levied by the same taxation authority on either:
    - The same taxable subjects; or
    - The Group has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period in which significant amounts of deferred tax liabilities or deferred tax assets are expected to be settled or recovered.

23. Related party

A party is considered a related party of the Group if that party has the ability to control the Group or exercise significant influence over the Group, or has power to participate in financial and operating policy decisions of the Group. A party is also considered a related party of the Group if both parties are subject to common control.

Related parties of the Group include:

- Fellow subsidiaries within the Group.
- Individuals with direct or indirect voting rights and thereby have significant influence over the Group, including members of the Board of Directors and their close family members.
- Key management personnel with the authority and responsibility to plan, manage and control the Group's operations, including the Board of Management, the Supervisory Board, other management members and their close family members.
- Entities over which individuals referred to above are able to exercise sufficient influence through direct or indirect ownership of voting rights, including entities owned by the key management personnel or major shareholders of the Group and entities that share the key management personnel with the Group.

Close family members of an individual are those who may cause influence or be influenced by that individual in their dealings with the Group, including the individual's parents, spouse, children and siblings.

A related party transaction is a transfer of resources, services or obligations between related parties, regardless of whether a price is charged.

In considering if parties are related, attention is directed to the substance of the relationship and not merely its legal form.

24. Segment reporting

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

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

The nature of economic risks and benefits is the primary basis for determining whether the primary segment report is prepared by the business field or geographical area. If risks and rates of return are primarily influenced by differences in products and services, the primary segment report is prepared by the business segment and the secondary segment report is prepared by geographical area. Conversely, if risks and rates of return are primarily influenced by differences in geographical area, the primary segment report is prepared by geographical area and the secondary segment report is prepared by the business segment. The Group's organizational structure, management and internal financial reporting system form the primary basis for determining whether a segment report is primary or secondary.

A segment must be reported if the majority of its revenue derives from external sales of goods and provisions of services and meets at least one of the following thresholds:

- The segment's revenue accounts for 10% or more of the total revenue of all segments.
- The segment's financial performance accounts for 10% or more of the total financial performance of all profitable segments or the total financial performance of all loss-making segments (whichever is greater in absolute terms).
- The segment's total assets account for 10% or more of the total assets of all segments.

The segment information is prepared and presented in conformity with the accounting policies applicable to the preparation and presentation of the Group's Consolidated Interim Financial Statements.

V. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

1. Cash and cash equivalents

	Ending balance	Beginning balance
Cash on hand	280,681,244	450,913,008
Cash in bank	28,294,972,105	309,126,918,535
- *BIDV – Binh Duong Branch*	*10,904,016,314*	*41,748,741,326*
- *ACB – Saigon Branch*	*7,763,222,774*	-
- *Vietcombank – Tan Binh Duong Branch*	*6,667,470,575*	*122,092,059,832*
- *TPBank – Ho Chi Minh City Branch*	*1,842,015,040*	*40,067,330,642*
- *VietinBank – Dong Nai Branch*	*520,136,908*	*57,342,913,320*
- *MB – Binh Phuoc Branch*	*509,162,937*	*47,302,187,981*
- *Other banks*	*88,947,557*	*573,685,434*
Cash equivalents – deposit of which the principal maturity is from 3 months or less at BIDV – Binh Duong Branch (i)	-	2,523,518,954
Total	**28,575,653,349**	**312,101,350,497**

(i) At the beginning of the year, all 3-month savings deposits held at BIDV – Binh Duong Branch were used to secure the Group's borrowing from this bank. These deposits were withdrawn during the period and, as of 30 June 2026, the Group no longer held any savings deposits with a maturity of 3 months or less.

2. Held-to-maturity investments

	Ending balance			Beginning balance		
	Costs	Recoverable value	Provisions	Costs	Recoverable value	Provisions
Term deposits	53,196,712,329	53,196,712,329	-	-	-	-
TPBank – Ho Chi Minh City Branch	*52,000,000,000*	*52,000,000,000*	-	-	-	-
Accrued interest on term deposits	*1,196,712,329*	*1,196,712,329*	-	-	-	-
Total	**53,196,712,329**	**53,196,712,329**	-	-	-	-

There were no changes in the provision for held-to-maturity investments during the period.

3. Short-term trade receivables

	Ending balance		Beginning balance	
	Carrying amount	Allowances	Carrying amount	Allowances
Receivables from related parties	***165,346,339,774***	***(4,137,562,453)***	***361,147,680,227***	***(4,137,562,453)***
Becamex Investment and Industrial Development Group (i)	132,826,760,146	-	348,652,930,608	-
Becamex Infrastructure Development Joint Stock Company	16,288,378,496	-	6,576,178,995	-
Becamex Binh Dinh Joint Stock Company	5,220,098,449	-	-	-
SetiaBecamex Joint Stock Company	4,585,902,871	-	1,065,416,694	-
Vietnam – Singapore Industrial Park Joint Venture Co., Ltd.	4,137,562,453	(4,137,562,453)	4,137,562,453	(4,137,562,453)
Becamex Binh Dinh Infrastructure Development Co., Ltd.	2,287,637,359	-	715,591,477	-
Receivables from other customers	***126,603,178,873***	***(357,576,326)***	***163,741,035,262***	***(357,576,326)***
Full Ding Furniture Co., Ltd.	20,765,873,459	-	20,765,873,459	-
Other customers	105,837,305,414	(357,576,326)	142,975,161,803	(357,576,326)
Total	**291,949,518,647**	**(4,495,138,779)**	**524,888,715,489**	**(4,495,138,779)**

(i) In which, receivables totaling VND 62,288,556,616 (beginning balance: VND 328,302,581,635) arose from the construction of Phase 1 of part of the Green City Detached Housing Project (hereinafter referred to as "Green City Project") of the Hoa Loi Resettlement Area Project, according to the Housing Investment and Contractual Arrangement No. 60/11/2024/HĐVT/HĐ dated 27 November 2024 and its accompanying annexes with Becamex Investment and Industrial Development Group.

4. Short-term advances to suppliers

	Ending balance	Beginning balance
Vietnam Kandenko Co., Ltd - Ho Chi Minh City Branch	18,644,827,225	-
Thuanphong Co., Ltd.	12,791,880,469	3,952,416,464
Phuc Khang Construction Company Limited	11,111,502,803	6,300,133,844
Era Construction and Design Corporation	4,446,948,125	7,315,691,607
Thai Duong Investment Construction Development Company Limited	1,857,507,243	3,648,377,015
Thu Duc Centrifugal Concrete Joint Stock Company No 1	-	6,165,210,912
Other suppliers	26,567,057,284	2,264,159,520
Total	**75,419,723,149**	**29,645,989,362**

In which, advances for the acquisition of fixed assets amounted to VND 0 (beginning balance: VND 42,900,000).

5. Other receivables

5a. Other short-term receivables

	Ending balance		Beginning balance	
	Value	Allowances	Value	Allowances
Receivables from related parties	***1,009,699,741***	-	***283,469,128***	-
Becamex Binh Dinh Infrastructure Development Co., Ltd. – warranty deposit	1,008,099,741	-	281,869,128	-
Becamex Binh Dinh Joint Stock Company – deposit	1,600,000	-	1,600,000	-
Receivables from other organizations and individuals	***916,658,978***	-	***1,231,608,387***	-
Short-term deposits	64,500,000	-	44,500,000	-
Advances to employees	104,619,000	-	26,460,000	-
Compulsory insurance contributions	107,415,000	-	512,420,500	-
Other short-term receivables	640,124,978	-	648,227,887	-
Total	**1,926,358,719**	**-**	**1,515,077,515**	**-**

5b. Other long-term receivables

	Ending balance		Beginning balance	
	Carrying value	Allowances	Carrying value	Allowances
Deposits receivable from related parties	***1,393,356,000***	-	***779,024,013***	-
Becamex Investment and Industrial Development Group (i)	1,376,856,000	-	-	-
Becamex Binh Dinh Joint Stock Company	16,500,000	-	16,500,000	-
Becamex Binh Dinh Infrastructure Development Co., Ltd.	-	-	762,524,013	-
Total	**1,393,356,000**	**-**	**779,024,013**	**-**

(i) This item reflects deposit for leasing premises at 7th Floor, Unit L7-01 – Becamex "WTC Tower" Office – Commercial – Services Complex, located at No. 01 Hung Vuong Street, Binh Duong Ward, Ho Chi Minh City, according to Lease Contract No. 250903/HĐTMB/IDC-BCE dated 22 December 2025. The term of the signed lease contract is 3 years, starting from 01 January 2026.

6. Overdue debts

	Ending balance			Beginning balance		
	Overdue period	Original amount	Recoverable amount	Overdue period	Original amount	Recoverable amount
Vietnam – Singapore Industrial Park Joint Venture Co., Ltd. (a related party) – receivables for construction services	More than 3 years	4,137,562,453	-	More than 3 years	4,137,562,453	-

	Ending balance			Beginning balance		
	Overdue period	Original amount	Recoverable amount	Overdue period	Original amount	Recoverable amount
Eastwood Furniture Industries (VN) Co., Ltd. – receivables for construction services	More than 3 years	357,576,326	-	More than 3 years	357,576,326	-
Total		**4,495,138,779**	-		**4,495,138,779**	-

There were no changes in the allowance for doubtful debts during the period.

7. Inventories

	Ending balance		Beginning balance	
	Costs	Allowances	Costs	Allowances
Materials and supplies	1,196,424,998	-	2,102,959,798	-
Tools	1,890,000	-	2,836,786	-
Work-in-process	190,397,308,630	-	30,464,404,957	-
Other work-in-process costs	-	-	317,805,936	-
Finished properties	12,477,266,309	-	24,012,396,439	-
Other finished goods	9,199,045,324	(2,215,166,233)	9,818,296,681	(2,289,484,260)
Real estate (i)	2,171,831,316,000	-	1,419,827,501,000	-
Other merchandise	4,208,997,182	-	4,285,061,022	-
Total	**2,389,312,248,443**	**(2,215,166,233)**	**1,490,831,262,619**	**(2,289,484,260)**

(i) The real estate comprises 183 residential units in Lots HL-G1, HL-G2, HL-G3, HL-G11 and HL-G17, 118 residential units in Lots HL-G2 and HL-G11 and 169 of residential units in Lots HL-G7, HL-G15, HL-G18 and HL-G28 within the Green City Project, with values of VND 848,016,203,000, VND 571,811,298,000 and VND 752,003,815,000 respectively, acquired through a transfer from Becamex Investment and Industrial Development Group (a related party).

All of these real estate are currently being used as collateral for the Group's long-term borrowings from MB – Binh Phuoc Branch, BIDV – Binh Duong Branch and ACB – Saigon Branch (see Note No. V.20b).

Changes in allowances for devaluation of inventories are as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Beginning balance	2,289,484,260	1,220,775,231
Reversal of allowances	(74,318,027)	-
Ending balance	**2,215,166,233**	**1,220,775,231**

8. Deferred expenses

8a. Short-term deferred expenses

	Ending balance	Beginning balance
Tools and supplies	137,231,262	175,649,896
Repair expenses	2,293,472,311	555,608,938
Server rental, Eoffice software maintenance fee	67,182,708	198,682,569
Other short-term deferred expenses	97,903,292	123,132,423
Total	**2,595,789,573**	**1,053,073,826**

8b. Long-term deferred expenses

	Ending balance	Beginning balance
Tools and supplies	105,954,167	132,083,334
Prepaid land rental	2,848,891,350	2,898,726,186
Other long-term deferred expenses	66,544,034	129,637,154
Total	**3,021,389,551**	**3,160,446,674**

9. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Other tangible fixed assets	Total
Historical cost						
Beginning balance	30,764,163,218	51,201,232,039	17,221,499,601	2,246,521,292	268,138,627	101,701,554,777
Acquisition during the period	-	38,000,000	-	343,260,000	-	381,260,000
Ending balance	**30,764,163,218**	**51,239,232,039**	**17,221,499,601**	**2,589,781,292**	**268,138,627**	**102,082,814,777**
In which:						
Assets fully depreciated but still in use	973,846,400	15,072,554,763	15,903,323,582	1,308,998,383	268,138,627	33,526,861,755
Assets waiting for liquidation	-	-	-	-	-	-
Accumulated depreciation						
Beginning balance	10,227,203,212	25,184,075,490	16,251,381,686	1,389,337,119	268,138,627	53,320,136,134
Depreciation during the period	592,665,696	1,344,637,634	152,648,795	119,479,843	-	2,209,431,968
Ending balance	**10,819,868,908**	**26,528,713,124**	**16,404,030,481**	**1,508,816,962**	**268,138,627**	**55,529,568,102**
Carrying value						
Beginning balance	20,536,960,006	26,017,156,549	970,117,915	857,184,173	-	48,381,418,643
Ending balance	**19,944,294,310**	**24,710,518,915**	**817,469,120**	**1,080,964,330**	**-**	**46,553,246,675**
In which:						
Assets temporarily not in use	-	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-	-

The list of tangible fixed assets at the end of the accounting period is as follows:

	Historical cost	Accumulated depreciation	Carrying value
Buildings and structures	***30,764,163,218***	***10,819,868,908***	***19,944,294,310***
HDPE plant	12,674,400,139	1,267,440,000	11,406,960,139
Office buildings (G29 – G32)	7,626,952,728	2,338,932,137	5,288,020,591
Other buildings and structures	10,462,810,351	7,213,496,771	3,249,313,580
Machinery and equipment	***51,239,232,039***	***26,528,713,124***	***24,710,518,915***
Integrated fully automated HDPE pipe production line	24,374,868,441	7,314,511,108	17,060,357,333
CP5013 model fixed tower crane	4,900,000,000	4,900,000,000	-
HDPE fitting production line	4,540,567,570	1,362,552,242	3,178,015,328
Other machinery and equipment	17,423,796,028	12,951,649,774	4,472,146,254
Vehicles	***17,221,499,601***	***16,404,030,481***	***817,469,120***
Office equipment	***2,589,781,292***	***1,508,816,962***	***1,080,964,330***
Other tangible fixed assets	***268,138,627***	***268,138,627***	-
Total	**102,082,814,777**	**55,529,568,102**	**46,553,246,675**

Certain tangible fixed assets with a carrying value of VND 27,300,023,810 have been mortgaged to secure the borrowings from BIDV – Binh Duong Branch and Vietcombank – Tan Binh Duong Branch (see Note No. V.20a).

10. Intangible fixed assets

	Land use right	Computer software	Total
Initial cost			
Beginning balance	12,810,421,112	5,098,834,273	17,909,255,385
Acquisition during the period	-	371,800,000	371,800,000
Ending balance	**12,810,421,112**	**5,470,634,273**	**18,281,055,385**
In which:			
Assets fully amortized but still in use	-	61,632,000	61,632,000
Amortization			
Beginning balance	2,029,741,833	2,970,416,561	5,000,158,394
Amortization during the period	56,121,894	330,316,810	386,438,704
Ending balance	**2,085,863,727**	**3,300,733,371**	**5,386,597,098**

	Land use right	Computer software	Total
Carrying value			
Beginning balance	10,780,679,279	2,128,417,712	12,909,096,991
Ending balance	**10,724,557,385**	**2,169,900,902**	**12,894,458,287**
In which:			
Assets temporarily not in use	-	-	-
Assets waiting for liquidation	-	-	-

The list of intangible fixed assets at the end of the accounting period is as follows:

	Initial cost	Accumulated amortization	Carrying value
Land use rights	***12,810,421,112***	***2,085,863,727***	***10,724,557,385***
Land use rights (My Phuoc 2 Industrial Park)	5,499,945,811	2,085,863,727	3,414,082,084
Land use rights (G29–G32)	7,310,475,301	-	7,310,475,301
Computer software	***5,470,634,273***	***3,300,733,371***	***2,169,900,902***
SharePoint eOffice electronic office software	2,272,727,273	1,633,522,698	639,204,575
Other computer software	3,197,907,000	1,667,210,673	1,530,696,327
Total	**18,281,055,385**	**5,386,597,098**	**12,894,458,287**

All of the Group's land use rights have been pledged as security for borrowings from BIDV – Binh Duong Branch and Vietcombank – Tan Binh Duong Branch (see Note No. V.20a).

11. Investment property

Investment property held for capital appreciation

	Land use right	Houses	Total
Historical/Initial costs			
Beginning balance	5,032,852,685	4,479,195,636	9,512,048,321
Ending balance	**5,032,852,685**	**4,479,195,636**	**9,512,048,321**
In which:			
Assets fully depreciated/amortized	-	-	-
Losses due to impairment			
Beginning balance	-	-	-
Losses due to impairment during the period	-	-	-
Ending balance	-	-	-

	Land use right	Houses	Total
Carrying value			
Beginning balance	5,032,852,685	4,479,195,636	9,512,048,321
Ending balance	**5,032,852,685**	**4,479,195,636**	**9,512,048,321**

The list of investment properties held for capital appreciation at the end of the accounting period is as follows:

	Historical/Initial cost	Losses due to impairment	Carrying value
Land use rights	***5,032,852,685***	-	***5,032,852,685***
Land use rights (G26–G28)	5,032,852,685	-	5,032,852,685
Houses	***4,479,195,636***	-	***4,479,195,636***
Office buildings (G26–G28)	4,479,195,636	-	4,479,195,636
Total	**9,512,048,321**	**-**	**9,512,048,321**

According to Vietnamese Accounting Standard No. 05 "Investment property", it is required to present fair value of investment property as of the reporting date. However, the Group has not had conditions to measure the fair value of investment property.

The land use rights and the office buildings attached to the land from plot 26 to plot 28, Block G, Lot C4, C2 and C4 Residences, New Urban Area, Binh Duong Ward, Ho Chi Minh City, with the carrying value of VND 9,512,048,321 as of 30 June 2026, have been pledged to Vietcombank – Tan Binh Duong Branch (see Note No. V.20a).

12. Deferred income tax assets

The Group has not recognized deferred income tax assets for the following items as it is not probable that sufficient future taxable profits will be available to utilize them:

	Ending balance	Beginning balance
Interest expenses (i)	34,324,302,033	1,553,860,161
Taxable losses (ii)	17,338,744,214	13,615,148,307
Total	**51,663,046,247**	**15,169,008,468**

(i) Details of unrecognized non-deductible interest expenses are as follows:

	Ending balance	Beginning balance
2023	336,661,716	336,661,716
2024	582,681,378	582,681,378
2025	634,517,067	634,517,067
First 6 months of 2026	32,770,441,872	-
Total	**34,324,302,033**	**1,553,860,161**

Pursuant to the Corporate Income Tax Law No. 67/2025/QH15 dated 14 June 2025, Decree No. 132/2020/NĐ-CP dated 05 December 2020 and Decree No. 20/2025/NĐ-CP dated 10 February 2025 of the Government, non-deductible interest expense is carried forward to subsequent taxable periods, for a maximum of five (5) consecutive years, commencing from the year following the year in which they arise. Deferred income tax assets have not been recognized in respect of this item as it is not probable that sufficient future taxable profits will be available to utilize the carried-forward interest expense.

(ii) Details of unrecognized taxable losses are as follows:

	Ending balance	Beginning balance
2022	1,808,645,149	1,808,645,149
2023	2,275,990,625	2,275,990,625
2024	3,896,037,429	3,896,037,429
2025	5,634,475,104	5,634,475,104
First 6 months of 2026	3,723,595,907	-
Total	**17,338,744,214**	**13,615,148,307**

Pursuant to the Corporate Income Tax Law No. 67/2025/QH15 dated 14 June 2025 and Decree No. 320/2025/NĐ-CP dated 15 November 2025 of the Government detailing certain provisions of the Law on Corporate Income Tax, taxable losses may be carried forward and offset against taxable profits of subsequent years for a maximum period of five (5) years, commencing from the year following the year in which the loss arises. No deferred income tax asset has been recognized in respect of these carried-forward losses, as it is not probable that sufficient future taxable profits will be available to utilize them.

13. Short-term trade payables

	Ending balance	Beginning balance
Payables to related parties	***1,215,616,352,999***	***1,042,504,363,724***
Becamex Investment and Industrial Development Group	1,101,867,342,099	752,748,037,270
Binh Duong Trade and Development Joint-Stock Company	106,496,421,917	288,309,454,691
Branch of Binh Duong Trade and Development Joint-Stock Company – My Phuoc Ready-Mixed Concrete Enterprise	6,408,659,006	1,312,491,553
Becamex Construction Material Joint Stock Company	808,579,648	-
Viet Nam Technology & Telecommunication Joint Stock Company	35,326,500	6,281,500
Becamex Binh Dinh Joint Stock Company	23,829	10,710
Becamex International General Hospital Joint Stock Company	-	128,088,000
Payables to other suppliers	***45,586,928,855***	***27,916,384,224***
Total	**1,261,203,281,854**	**1,070,420,747,948**

The Group has no overdue trade payables.

14. Short-term advances from customers

	Ending balance	Beginning balance
Advances from related parties	*380,621,781,769*	*311,830,324,784*
Becamex Investment and Industrial Development Group	338,010,345,843	311,830,324,784
SetiaBecamex Joint Stock Company	28,699,181,640	-
Becamex Infrastructure Development Joint Stock Company	13,912,254,286	-
Advances from other customers	-	*29,406,948,298*
Total	**380,621,781,769**	**341,237,273,082**

15. Payables for dividends and profit distributions

Dividends payable to shareholders for the years from 2010 to 2024. As of 30 June 2026, the unpaid dividends because the shareholders have not completed the securities depository procedures and have not requested payment. The Group expects to pay these dividends when the shareholders request payment.

16. Taxes and other obligations to the State Budget

	Beginning balance	Amount payable for the period	Amount paid during the period	Ending balance
VAT on local sales	-	48,334,245	(48,334,245)	-
Corporate income tax	24,732,697,956	-	(23,302,444,582)	1,430,253,374
Personal income tax	293,036,450	783,189,003	(626,267,319)	449,958,134
Property registration tax	547,432,545	11,951,120,018	(12,498,552,563)	-
Other taxes	32,160,000	261,728	(32,421,728)	-
Total	**25,605,326,951**	**12,782,904,994**	**(36,508,020,437)**	**1,880,211,508**

All taxes and other amounts payable to the State Budget are paid in the short term.

Value added tax (VAT)

The Group Companies have paid VAT in accordance with the deduction method at the rate of 10%.

From 01 January 2026 to 30 June 2026, the Group Companies are entitled to the value-added tax rate of 8% applicable to some merchandise and services in accordance with Decree No. 174/2025/NĐ-CP dated 30 June 2025 of the Government, stipulating the VAT reduction policy under Resolution No. 204/2025/QH15 dated 17 June 2025 of the National Assembly.

Corporate income tax

The Group Companies are responsible for paying corporate income tax on assessable income at the rate of 20%.

Details of the corporate income tax arising at each Group company are as follows:

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Binh Duong Construction & Civil Engineering Joint Stock Company	-	468,078,603
Binh Duong Plastic Production Trading MTV Company Limited	-	-
Total	**-**	**468,078,603**

Determination of corporate income tax liability of the Group Companies is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Consolidated Interim Financial Statements can be changed upon the inspection of tax authorities.

Other taxes

The Group companies have declared and paid other taxes in line with the prevailing regulations.

17. Payables to employees

This item represents salary to be paid to employees.

18. Short-term accrued expenses

	Ending balance	**Beginning balance**
Interest expenses	7,581,193,439	1,239,792,217
Accruals of renovation costs for Eastern International University	8,766,511,537	-
Accruals of construction costs for Wastewater Treatment Plant (Stations 3 and 4), Ben Cat Ward	945,404,654	-
Accruals of costs for the High-rise Apartment Project in Zone 5, Dinh Hoa	-	5,208,362,191
Accruals of costs for the BOT Project of upgrading and expanding National Highway 13	-	4,678,121,803
Other short-term accrued expenses	322,216,077	649,362,583
Total	**17,615,325,707**	**11,775,638,794**

19. Other short-term payables

	Ending balance	**Beginning balance**
Trade Union's expenditure	486,361,953	544,874,916
Receipt of deposits for house repairs and improvements	460,000,000	500,000,000
Other short-term payables	943,544,030	361,255,880
Total	**1,889,905,983**	**1,406,130,796**

The Group has no other overdue payables.

20. Borrowings

20a. Short-term borrowings

	Ending balance	Beginning balance
Short-term borrowings from banks	***153,971,092,730***	***31,943,559,405***
BIDV – Binh Duong Branch [(i)]	72,815,998,706	30,248,652,774
Vietcombank – Tan Binh Duong Branch [(ii)]	81,155,094,024	1,694,906,631
Current portions of long-term borrowings (see Note No. V.20b)	***299,819,184,378***	***102,451,000,000***
BIDV – Binh Duong Branch	200,146,000,000	93,382,000,000
MB – Binh Phuoc Branch	63,483,000,000	9,069,000,000
ACB – Saigon Branch	36,190,184,378	-
Total	**453,790,277,108**	**134,394,559,405**

(i) The borrowing from BIDV – Binh Duong Branch is to supplement the working capital and provide guarantees at the interest rate specifically stipulated in each borrowing acknowledgment. This borrowing is secured by mortgaging some tangible fixed assets and land use right of the Group (see Notes No. V.9 and V.10).

(ii) The borrowing from Vietcombank – Tan Binh Duong Branch according to Credit Facility Agreement No. 0047CRC/TRD8/25LD dated 31 July 2025 with a credit limit of VND 150,000,000,000 is to settle other lawful, reasonable and valid expenses in support of the Group's construction and business operations. This borrowing is secured by certain tangible fixed assets, land use rights and investment properties of the Group (see Notes No. V.9, V.10 and V.11).

The Group is capable of repaying its short-term borrowings.

Details of movements in short-term borrowings are as follows:

	Beginning balance	Increase during the period	Transfer from long-term borrowings	Amount repaid during the period	Ending balance
Current period					
Short-term borrowings from banks	31,943,559,405	138,428,299,162	-	(16,400,765,837)	153,971,092,730
Current portions of long-term borrowings	102,451,000,000	-	217,368,184,378	(20,000,000,000)	299,819,184,378
Total	**134,394,559,405**	**138,428,299,162**	**217,368,184,378**	**(36,400,765,837)**	**453,790,277,108**
Previous period					
Short-term borrowings from banks	89,745,009,180	8,739,400,921	-	(78,637,612,947)	19,846,797,154
Short-term borrowings from individuals	-	800,000,000	-	(800,000,000)	-
Total	**89,745,009,180**	**9,539,400,921**	-	**(79,437,612,947)**	**19,846,797,154**

20b. Long-term borrowings

	Ending balance	Beginning balance
BIDV – Binh Duong Branch (i)	44,030,819,676	170,794,819,676
MB – Binh Phuoc Branch (ii)	263,003,238,155	317,417,238,155
ACB – Saigon Branch (iii)	253,331,290,643	-
Total	**560,365,348,474**	**488,212,057,831**

(i) This is the long-term borrowing from BIDV – Binh Duong Branch under Credit Agreement No. 01/2025/83518/HĐTD dated 23 December 2025 with a credit limit of VND 440,294,000,000 and a borrowing term of 36 months from the date of the first disbursement. This borrowing is used to pay for 118 terraced houses of the Green City Binh Duong Housing Project within the Hoa Loi Resettlement Area. This borrowing is secured by inventories formed from the borrowing (see Note No. V.7).

(ii) This is the long-term borrowing from MB – Binh Phuoc Branch under Credit Facility Agreement No. 365734.25.660.40155915.TD dated 24 December 2025 with a credit limit of VND 653,000,000,000 and a borrowing term of 48 months from the date of the first disbursement. The borrowing is used to pay for 183 houses of the Green City Binh Duong Housing Project within the Hoa Loi Resettlement Area. On 24 December 2025, the Group incurred a debt of VND 326,486,238,155. This borrowing is secured by inventories formed from the borrowing (see Note No. V.7).

(iii) This is the long-term borrowing from ACB – Saigon Branch under Credit Facility Agreement No. SGN.DN.5729.200326 dated 30 March 2026 with a credit limit of VND 579,000,000,000 and a borrowing term of 36 months from the date of the first disbursement. The borrowing is used to pay for 169 houses of the Green City Binh Duong Housing Project within the Hoa Loi Resettlement Area. On 31 March 2026, the Company incurred a debt of VND 289,521,475,021. This borrowing is secured by inventories formed from the borrowing (see Note No. V.7).

The Group is capable of repaying its long-term borrowings.

The repayment term of long-term borrowings is as follows:

	Ending balance	Beginning balance
1 year or less	299,819,184,378	102,451,000,000
More than 1 year to 5 years	560,365,348,474	488,212,057,831
Total	**860,184,532,852**	**590,663,057,831**

Details of movements in long-term borrowings are as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Beginning balance	488,212,057,831	-
Increase	289,521,475,021	-
Transfer to short-term borrowings	(217,368,184,378)	-
Ending balance	**560,365,348,474**	-

20c. Overdue borrowings

The Group has no overdue borrowings.

21. Provisions for payables

Provisions for payables in relation to provision for construction work warranties. Details during the period are as follows:

	Short-term	Long-term
Beginning balance	5,036,815,219	-
Increase due to additional provisions	1,558,073,522	-
Reclassification	(2,673,507,039)	2,673,507,039
Ending balance	**3,921,381,702**	**2,673,507,039**

22. Bonus and welfare fund

	Beginning balance	Increase due to appropriation from profit	Increase due to government awards	Disbursement during the period	Ending balance
Bonus fund	17,129,715	17,295,835,068	7,020,000	(4,104,771,667)	13,215,213,116
Welfare fund	9,210,931	-	-	-	9,210,931
Bonus fund to the Management	-	2,034,804,126	-	(2,034,804,126)	-
Total	**26,340,646**	**19,330,639,194**	**7,020,000**	**(6,139,575,793)**	**13,224,424,047**

23. Deferred income tax liabilities

Deferred income tax liabilities related to the reversal of provision for investment impairment in Binh Duong Plastic Production Trading MTV Company Limited and the elimination of internal profit in the Group's inventories. Details are as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Beginning balance	3,263,001,163	1,779,067,725
Inclusion into operation results	633,534,960	497,416,506
Ending balance	**3,896,536,123**	**2,276,484,231**

The corporate income tax rate used for determining deferred income tax liabilities is 20%.

24. Owner's equity

24a. Statement of changes in owner's equity

Information on changes in owner's equity is presented in Appendix 01 attached.

24b. Details of owner's capital

	Ending balance	Beginning balance
Becamex Investment and Industrial Development Group	155,472,580,000	155,472,580,000
Other shareholders	194,527,420,000	194,527,420,000
Total	**350,000,000,000**	**350,000,000,000**

Pursuant to the General Meeting of Shareholders' Resolution No. 01/2026/NQ-ĐHĐCĐ dated 15 April 2026, the General Meeting of Shareholders of the Parent Company approved the following matters relating to changes in the Parent Company's charter capital:

- Approval of the cancellation of the plan to make a public offering of additional shares to existing shareholders for the purpose of increasing the Parent Company's charter capital in 2025.
- Approval of the plan to issue shares for dividend distribution for 2025.
- Approval of the plan to issue additional shares to existing shareholders for the purpose of increasing the Company's charter capital in 2026 with an expected issuance of 42,000,000 additional shares at an offering price of VND 10,000 per share, representing an aggregate expected nominal value of VND 420,000,000,000. The issuance is expected to take place during 2026–2027, following the Parent Company's issuance of shares for dividend distribution for 2025.

The status of the share issuance to pay dividends to shareholders during the period is as follows:

- According to Resolution No. 01/2026/NQ-ĐHĐCĐ dated 15 April 2026 of the General Meeting of Shareholders, a plan to issue 7,000,000 shares to pay dividends to current shareholders at the rate of 10:2 (i.e. a current shareholder holding 10 shares was entitled to receive 2 additional shares) was approved.
- According to Notice No. 05/2026/TB dated 02 June 2026 of the Parent Company to the State Securities Commission of Vietnam regarding the results of the share issuance for the payment of dividends, the actual number of shares distributed was 6,999,846 shares, and 154 fractional shares were cancelled.
- On 17 June 2026, Ho Chi Minh City Stock Exchange issued Decision No. 535/QĐ-SGDHCM, approving the supplementary listing of the aforementioned 6,999,846 shares with effect from 19 June 2026.
- According to Notice No. 1388/TB-SGDHCM dated 19 June 2026, issued by Ho Chi Minh City Stock Exchange, the Parent Company was approved to register for additional listing of 6,999,846 shares, with a par value of VND 10,000 per share, to pay the dividend for 2025. After this amendment, the Parent Company's total number of listed shares is 41,999,846 shares, corresponding to a total par value of VND 419,998,460,000. The additional listing registration took effect from 19 June 2026, and the additional listed shares are officially traded from 01 July 2026.
- On 06 July 2026, the Parent Company received the 16th amended Business Registration Certificate issued by Ho Chi Minh City Department of Finance regarding the increase in the Parent Company's charter capital from VND 350,000,000,000 to VND 419,998,460,000.

Because the Parent Company has not completed the registration procedures for the change in the charter capital as at 30 June 2026, the value of shares issued to pay dividends, amounting to VND 69,998,460,000, was recognized under the item "Other owner's capital" (Code 414) in the Consolidated Interim Financial Statements.

24c. *Shares*

	Ending balance	Beginning balance
Number of shares registered to be issued (i)	35,000,000	35,000,000
Number of shares issued to the public	41,999,846	35,000,000
- *Common shares*	*41,999,846*	*35,000,000*
- *Preferred shares*	-	-
Number of shares repurchased	-	-
- *Common shares*	-	-
- *Preferred shares*	-	-
Number of outstanding shares	41,999,846	35,000,000
- *Common shares*	*41,999,846*	*35,000,000*
- *Preferred shares*	-	-

Par value per outstanding share: VND 10,000.

(i) On 06 July 2026, the Parent Company received the 16th amended Business Registration Certificate issued by Ho Chi Minh City Department of Finance regarding the increase in the Company's charter capital from VND 350,000,000,000 to VND 419,998,460,000.

24d. *Profit distribution*

During the period, the Parent Company distributed the 2025 profits in accordance with Resolution No. 01/2026/NQ-ĐHĐCĐ dated 15 April 2026 of 2026 Annual General Meeting of Shareholders as follows:

		Amount (VND)
• Dividend distribution to shareholders in the form of shares	:	69,998,460,000
• Appropriation for investment and development fund	:	10,174,020,628
• Appropriation for bonus and welfare funds	:	19,330,639,194

25. Off- Consolidated interim statement of financial position items

25a. *Leased assets*

The total minimum lease payments in the future for non-cancellable leasing contracts are classified by terms as follows:

	Ending balance	Beginning balance
Less than 1 year	5,587,740,600	5,507,424,000
More than 1 year to 5 years	8,670,750,660	11,504,779,260
Total	**14,258,491,260**	**17,012,203,260**

The payments for leased assets include the rental for premises on 7th Floor, Unit L7-01 – Becamex "WTC Tower" Office – Commercial – Services Complex, located at No. 01 Hung Vuong Street, Binh Duong Ward, Ho Chi Minh City. The term of the signed lease contract is 3 years, starting from 01 January 2026. According to the terms of the contract, the leasing rate is VND 130,000/m²/month and the leasing rate is adjusted annually as follows:

- The leasing rate of VND 182,000/m²/month is applied from 01 January 2026 to 31 December 2026.
- The leasing rate of VND 191,100/m²/month is applied from 01 January 2027 to 31 December 2027.
- The leasing rate of VND 200,655/m²/month is applied from 01 January 2028 to 31 December 2028.

25b. *Pledged and mortgaged assets*

	Carrying value		Pledge and mortgage period	Pledgee or mortgagee
	Ending balance	Beginning balance		
Cash equivalent (see Note No. V.1)	-	*1,500,000,000*		
Savings deposit with 3 months maturity at the BIDV – Binh Duong Branch	-	1,500,000,000	24 June 2026	BIDV – Binh Duong Branch
Inventories (see Note No. V.7)	*2,171,831,316,000*	*1,419,827,501,000*		
Real estate comprising 183 residential units in Lots HL-G1, HL-G2, HL-G3, HL-G11 and HL-G17 of the Green City Project	848,016,203,000	848,016,203,000	Until the Company fulfils its obligations under the borrowing agreement (24 December 2029)	MB – Binh Phuoc Branch

	Carrying value		**Pledge and mortgage period**	**Pledgee or mortgagee**
	Ending balance	**Beginning balance**		
Real estate comprising 118 residential units in Lots HL-G2 and HL-G11 of the Green City Project	571,811,298,000	571,811,298,000	Until the Company fulfils its obligations under the borrowing agreement (24 December 2028)	BIDV – Binh Duong Branch
Real estate comprising 169 residential units in Lots HL-G7, HL-G15, HL-G18 and HL-G28 of the Green City Project	752,003,815,000	-	Until the Company fulfils its obligations under the borrowing agreement (01 April 2029)	ACB – Saigon Branch
Tangible fixed assets (see Note No. V.9)	***27,300,023,810***	***28,578,546,160***		
Integrated fully automated HDPE pipe production line	17,060,357,333	17,904,389,241	17 April 2027	BIDV – Binh Duong Branch
Office buildings (G29 – G32)	5,288,020,591	5,440,559,641	31 July 2026	Vietcombank – Tan Binh Duong Branch
HDPE fitting production line	3,178,015,328	3,335,242,182	17 April 2027	BIDV – Binh Duong Branch
Factory 1B_My Phuoc 2 Industrial Park (Phase 2)	795,421,938	846,193,542	31 December 2026	BIDV – Binh Duong Branch
Factory 1A_My Phuoc 2 Industrial Park (Phase 2)	595,588,865	633,605,183	31 December 2026	BIDV – Binh Duong Branch
My Phuoc II Mechanical Workshop	295,058,464	318,050,026	31 December 2026	BIDV – Binh Duong Branch
Other tangible fixed assets	87,561,291	100,506,345	31 December 2026	BIDV – Binh Duong Branch
Intangible fixed assets (see Note No. V.10)	***10,724,557,385***	***10,780,679,279***		
Land use rights (My Phuoc 2 Industrial Park)	3,414,082,084	3,470,203,978	31 December 2026	BIDV – Binh Duong Branch
Land use rights (G29–G32)	7,310,475,301	7,310,475,301	31 July 2026	Vietcombank – Tan Binh Duong Branch
Investment property (see Note No. V.11)	***9,512,048,321***	***9,512,048,321***		
Land use rights (G26–G28)	5,032,852,685	5,032,852,685	31 July 2026	Vietcombank – Tan Binh Duong Branch
Office buildings (G26-G28)	4,479,195,636	4,479,195,636	31 July 2026	Vietcombank – Tan Binh Duong Branch
Total	**2,219,367,945,516**	**1,470,198,774,760**		

VI. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE CONSOLIDATED INTERIM INCOME STATEMENT

1. Revenue from sales of goods and provisions of services

1a. Gross revenue

	Accumulated from the beginning of the year	
	Current year	Previous year
Revenue from sales of merchandise	88,107,200	98,896,000
Revenue from sales of finished goods	3,300,669,599	11,035,382,562
Revenue from construction activities	362,399,678,710	116,218,806,825
Total	**365,788,455,509**	**127,353,085,387**

1b. Revenue from sales of goods and provisions of services to related parties

Sales of goods and provisions of services to related parties are presented in Note No. VII.1b.

2. Cost of sales

	Accumulated from the beginning of the year	
	Current year	Previous year
Costs of merchandise sold	83,701,840	93,951,200
Costs of finished goods sold	3,407,756,623	11,086,064,278
Costs of construction contracts	335,797,009,999	100,814,655,968
Reversal of allowance for devaluation of inventories	(74,318,027)	-
Other costs	575,491,859	13,978,349
Total	**339,789,642,294**	**112,008,649,795**

3. Financial income

	Accumulated from the beginning of the year	
	Current year	Previous year
Term deposit interest	1,225,306,073	94,419,177
Demand deposit interest	90,457,339	26,599,866
Other financial income	1,309,018	-
Total	**1,317,072,430**	**121,019,043**

4. Financial expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Interest expenses	34,224,866,609	1,188,573,814
Borrowing advisory fees	2,895,000,000	-
Total	**37,119,866,609**	**1,188,573,814**

5. Selling expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Tools and supplies	208,333	-
Depreciation/(amortization) of fixed assets	59,354,988	56,604,990
Provision/(Reversal of provision) for construction work warranties	1,558,073,522	(1,672,580,718)
Transport costs	173,877,000	260,400,000
Other expenses	35,476,767	123,956,413
Total	**1,826,990,610**	**(1,231,619,315)**

6. General and administrative expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	14,479,016,968	9,291,167,940
Office supplies	370,763,644	233,601,867
Depreciation/(amortization) of fixed assets	1,179,451,841	1,296,216,021
Office rental	3,197,858,385	-
Expenses for external services	1,792,491,167	-
Other expenses	911,211,727	3,153,078,367
Total	**21,930,793,732**	**13,974,064,195**

7. Other income

	Accumulated from the beginning of the year	
	Current year	Previous year
Interest on late payment for apartments	56,339,111	93,399,423
Other income	175,716,937	36,434,663
Total	**232,056,048**	**129,834,086**

8. Other expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Tax fines and tax collected in arrears	261,728	185,820,177
Other expenses	-	46,194,172
Total	**261,728**	**232,014,349**

9. Earnings per share

9a. Basic/diluted earnings per share

	Accumulated from the beginning of the year	
	Current year	Previous year
Accounting profit/(loss) after corporate income tax	(33,963,505,946)	466,760,569
Appropriation for bonus and welfare fund	-	-
Appropriation for bonuses to the Board of Directors, the Management and the Supervisory Board	-	-
Profit/(loss) used to calculate basic/diluted earnings per share	(33,963,505,946)	466,760,569
Weighted average number of outstanding shares during the period	41,999,846	41,999,846
Basic/diluted earnings per share	**(809)**	**11**

9b. Other information

On 17 June 2026, the Parent Company increased its charter capital from retained profit. Basic earnings per share of the same period of the previous year have been restated as a result of this event. This restatement resulted in basic earnings per share of the same period of the previous year decreasing from VND 13 to VND 11.

There are no transactions over the common share or potential common share from the reporting date until the date of these Consolidated Interim Financial Statements.

10. Operating costs by factors

	Accumulated from the beginning of the year	
	Current year	Previous year
Cost of materials and supplies	115,118,851,282	8,706,006,983
Labor costs	46,204,161,764	13,696,655,500
Depreciation/(amortization) of fixed assets	2,595,870,672	2,848,943,385
Expenses for external services	188,898,086,087	96,253,314,078
Other expenses	10,730,456,830	3,246,174,729
Total	**363,547,426,635**	**124,751,094,675**

VII. OTHER DISCLOSURES

1. Transactions and balances with related parties

Related parties of the Group include key management personnel, their related individuals and other related parties.

1a. Transactions and balances with the key management personnel and their related individuals

The key management personnel include the Board of Directors, the Supervisory Board and the Management (the Board of Management and the Chief Accountant). The key management personnel's related individuals are their close family members.

Transactions with the key management personnel and their related individuals
The Group has no sales of goods or provisions of services and no other transactions with the key management personnel and their related individuals.

Receivables from and payables to the key management personnel and their related individuals
The Group has no receivables from or payables to the key management personnel and their related individuals.

Remuneration of the key management personnel

	Position	Accumulated from the beginning of the year Current year	 Previous year
Members of the Board of Directors			
Mr. Nguyen Thanh Trung	Chairman *(from 17 April 2025)*	210,000,000	-
Mr. Do Quang Ngon	Chairman *(until 17 April 2025)*	-	22,500,000
Mr. Nguyen Kim Tien	Member	120,000,000	32,000,000
Mr. Huynh Vinh Thanh	Member	120,000,000	14,400,000
Mr. Tran Thien The	Member	120,000,000	14,400,000
Mr. Phan Hong Cam	Member *(until 17 April 2025)*	-	14,400,000
Ms. Bui Thi Thuy	Member *(from 17 April 2025)*	120,000,000	-
Members of the Supervisory Board			
Mr. Nguyen Hai Hoang	Head of the Board	120,000,000	14,400,000
Ms. Le Thi Thuy Duong	Member	89,000,000	10,800,000
Ms. Huynh Thi Que Anh	Member	89,000,000	10,800,000
Members of the Board of Management			
Mr. Nguyen Kim Tien	General Director	604,380,000	420,380,000
Mr. Ly Tan Tri	Deputy General Director *(until 26 May 2025)*	-	338,380,000
Ms. Ho Minh Diem Thuy	Deputy General Director *(until 01 August 2025)*	-	338,380,000
Mr. Tran Nhat Khoa	Deputy General Director *(from 25 February 2025)*	504,380,000	227,920,000
Mr. Cao Dinh Tue Minh	Deputy General Director *(from 01 August 2025)*	410,380,000	-
Mr. Nguyen Thanh Hai	Deputy General Director *(from 01 August 2025)*	384,380,000	-
Ms. Luong Thi Quynh Hoa	Chief Accountant	454,380,000	297,380,000
Total		**3,345,900,000**	**1,756,140,000**

1b. Transactions and balances with other related parties

Other related parties of the Group include:

Other related parties	**Relationship**
Becamex Investment and Industrial Development Group	Shareholder holding 44% of the charter capital
Becamex Infrastructure Development Joint Stock Company	Group Company
Binh Duong Trade and Development Joint-Stock Company	Group Company
Branch of Binh Duong Trade and Development Joint-Stock Company – My Phuoc Ready-Mixed Concrete Enterprise	A branch of group Company
Becamex Hospitality Company Limited	Group Company
Branch of Becamex Hospitality Company Limited	A branch of group Company
Becamex Construction Material Joint Stock Company	Subsidiary of Binh Duong Trade and Development Joint-Stock Company
WTC Becamex One Member Company Limited	Group Company
My Phuoc Hospital Joint Stock Company	Group Company
Becamex Urban Development Joint Stock Company	Group Company
Viet Nam Technology & Telecommunication Joint Stock Company	Group Company
Vietnam – Singapore Industrial Park Joint Venture Co., Ltd.	Group Company
Becamex Tokyu Co., Ltd.	Group Company
BW Industrial Development Joint Stock Company	Group Company
Becamex Binh Phuoc Infrastructure Development Joint Stock Company	Group Company
SetiaBecamex Joint Stock Company	Group Company
Becamex Binh Dinh Infrastructure Development Co., Ltd.	Group Company
Becamex International General Hospital Joint Stock Company	Group Company
Becamex Binh Dinh Joint Stock Company	Group Company
Eastern International University	Group Company

Transactions with other related parties

The Group has sales of goods, provisions of services, and other transactions with other related parties as follows:

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Becamex Investment and Industrial Development Group		
Revenue from the construction of the Green City project	172,050,520,450	69,618,826,344
Revenue from other construction projects	153,334,716,530	-
Revenue from sales of merchandise	88,107,200	98,896,000
Collection from construction of the Green City project	451,828,587,104	-

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Receipt of advance and collection from construction activities	141,516,018,037	37,566,532,365
Purchase of real estate in the Green City project	752,003,815,000	-
Payment for purchase of real estate in the Green City project	479,646,303,169	-
Premises rental	3,197,858,385	-
Management and service fees	483,142,721	154,540,443
Payment of service fees	2,482,896,175	170,239,431
Deposit for leasing premises	1,376,856,000	-
Dividend distribution	31,094,510,000	-
Binh Duong Trade and Development Joint-Stock Company		
Sale of scraps	-	36,433,691
Proceeds from scrap sales	-	40,077,061
Construction costs	132,736,338,719	67,530,261,556
Payment for construction works	325,168,278,591	-
Branch of Binh Duong Trade and Development Joint-Stock Company – My Phuoc Ready-Mixed Concrete Enterprise		
Purchase of materials and supplies	21,376,869,203	345,773,150
Payment for materials and supplies	17,990,851,253	14,874,999
Becamex Infrastructure Development Joint Stock Company		
Revenue from construction projects	22,986,089,420	-
Receipt of advance from construction activities	28,074,381,796	-
Purchase of services	15,976,914	-
Payment for services	17,255,068	-
SetiaBecamex Joint Stock Company		
Revenue from construction projects	8,770,209,118	-
Collection from construction projects	5,243,573,012	3,615,870,777
Becamex Binh Dinh Joint Stock Company		
Revenue from construction projects	4,833,424,489	-
Sales of finished goods	252,878,703	-
Purchase of tools	1,190,000	-
Purchase of services	30,147,626	4,902,710
Payment for services	33,107,433	-
Becamex Binh Dinh Infrastructure Development Co., Ltd.		
Sales of finished goods	3,000,278,772	3,402,163,740

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Becamex Construction Materials Joint Stock Company		
Purchase of materials and supplies	2,271,586,702	-
Payment for materials and supplies	1,644,733,989	-
Viet Nam Technology & Telecommunication Joint Stock Company		
Service fees	135,353,894	363,764,492
Payment of service fees	119,502,884	1,386,792,941
Branch of Becamex Hospitality Company Limited		
Purchase of services	89,131,949	43,928,663
Payment for services	96,671,060	-
Eastern International University		
Purchase of services	66,885,192	-
Payment for services	108,782,974	-
WTC Becamex One Member Company Limited		
Purchase of services	19,800,000	-
Payment for services	21,650,000	-
Becamex Binh Phuoc Infrastructure Development Joint Stock Company		
Revenue from construction projects	-	28,937,943,445
Sales of goods	-	792,150,000
Collection from construction of the TDC Detached Housing Project	-	8,295,869,324

Sales of merchandise and services to other related parties are made at mutually agreed prices. Purchases of merchandise and services from other related parties are done at the agreed prices.

Receivables from and payables to other related parties
The receivables from and payables to other related parties are presented in Notes No. V.3, V.5a, V.5b, V.13 and V.14.

The receivables from other related parties are unsecured and will be paid in cash. Apart from the allowances for receivables from related parties presented in Note No. V.3, no other allowances have been made for other related parties.

2. Segment information

Segment reporting is mainly done on the basis of business segments since the Group's business operations are organized and managed on the basis of the nature of its products and services provided. Each segment is a business unit which provides different products and serves different markets.

2a. Information on business segments

The Group has the major business segments as follows:

- Real estate trading: trading in residential projects.
- Construction: construction of building projects.
- Others: Producing finished goods and trading in goods.

Information on business segments of the Group is presented at the attached Appendix 02.

2b. Geographical segment

The entire operations of the Group take place only in the territory of Vietnam.

3. Comparative figures

3a. Adoption of new Accounting System

The fiscal year ending 31 December 2026 is the first year when the Group Companies apply the Vietnamese Enterprise Accounting System under Circular 99, replacing Circular 200, Circular 202, as amended and supplemented by Circular 43.

The transition to the application of Circular 99 and Circular 43 is carried out using the following methods:

- For changes in accounting policies where Circular 99 and Circular 43 provides specific transition guidance, the Group follows that guidance.
- For changes in accounting policies where Circular 99 and Circular 43 does not require retroactive adjustments or simplified retroactive adjustments, the Group applies the non-retroactive method.

3b. Errors

The Group has reclassified receivables from construction presented under "Other short-term receivables" to "Short-term trade receivables" in accordance with the Vietnamese Enterprise Accounting System.

3c. Impact of the new Accounting System and correction of errors

The impact of the adoption of the new Accounting System and the correction of errors on the comparative figures in the Consolidated Interim Statement of Financial Position is as follows:

	Code	Unadjusted figures	Adjustments	Adjusted figures	Remarks
The Consolidated Interim Statement of Financial Position					
Short-term trade receivables	131	196,586,133,854	328,302,581,635	524,888,715,489	(i)
Other short-term receivables	135	329,817,659,150	(328,302,581,635)	1,515,077,515	(i)
Payables for dividends and profit distributions	313	-	354,699,635	354,699,635	(ii)
Other short-term payables	320	1,760,830,431	(354,699,635)	1,406,130,796	(ii)
Consolidated Interim Income Statement					
Cost of sales	11	112,940,649,404	(931,999,609)	112,008,649,795	(iii)
Selling expenses	25	440,961,403	(1,672,580,718)	(1,231,619,315)	(iii)
Other income	31	2,734,414,413	(2,604,580,327)	129,834,086	(iii)

(i) Adjustment of trade receivables related to the provision of construction services.
(ii) Adjustment of dividends payable to shareholders.
(iii) Adjustment of the provision and the reversal of provision for construction work warranties to ensure comparative information.

4. Significant accounting judgements, estimates and assumptions

In preparing these Consolidated Interim Financial Statements, the Board of Management has made estimates and assumptions that affect the reported amounts of assets, liabilities, revenue and expenses. Actual results may differ from these estimates. Significant accounting judgements, estimates and assumptions are reviewed and updated on an ongoing basis based on historical experience and other relevant factors.

The estimates described below have been identified by the Board of Management as those that could have a material effect on the Financial Statements for the subsequent fiscal year should the underlying assumption change.

Allowance for doubtful debts

The Group estimates the allowance for doubtful debts based on an assessment of the recoverability of each receivable amount, taking into account debt ages, payment status, progress of project acceptance and finalization, contractual payment terms, the progress in completing legal procedures and obtaining Certificates of land use right and ownership of land-attached assets for customers, and the financial condition of each customer or investor. Uncertainty arises primarily from the customers' ability and expected timing of payment, the progress of completing acceptance and finalization documentation, the procedures for issuing Certificates to customers, and other factors that may affect the recoverability of receivables.

The Board of Management assesses the likelihood that actual losses will exceed the allowance made to be low, based on customers' payment history, the status of debt recovery after the end of the accounting period, the progress of contract performance and finalization, the progress of completing procedures for issuing Certificates to customers, as well as available information on the solvency of each debtor.

To mitigate credit risk, the Board of Management has implemented the following measures:

- Regularly monitoring payment progress for each contract and project.
- Performing reconciliation, confirmations and collection of outstanding receivables.
- Co-ordinating with customers, investors and relevant parties to complete acceptance documentation, settlement and finalization documentation and the necessary legal procedures for issuance of Certificates to customers.
- Appling appropriate measures, including legal measures where necessary, in respect of overdue receivables or those showing signs of being doubtful.

Allowance for devaluation of inventories

The Group estimates the net realizable value of inventories based on estimated selling prices less estimated costs necessary to make the sale. For real estate and work-in-process, the estimate takes into account market conditions, expected selling prices, the project's progress and legal status, sales launch plans and the costs to be incurred to complete the project. Uncertainty arises from fluctuations in the property market, the timing of product sales, the progress of legal completion and cost fluctuations.

Based on the assessment performed as of 30 June 2026, the Board of Management concluded that the net realizable value of inventories is not lower than their cost. Accordingly, no allowance for devaluation of inventories is required. This assessment will continue to be reviewed at each subsequent reporting date.

To minimize risks, the Board of Management has implemented the following measures:

- Regularly monitoring market trends and transaction prices of properties with similar characteristics.

- Reviewing the progress and legal status of each project.
- Updating business plans, sales launch schedules and expected selling prices in line with market conditions.
- Monitoring and controlling investment costs and costs to be incurred to complete the projects to ensure the expected business performance.

Provision for construction work warranties
The Group estimates the provision for construction work warranties on the basis of warranty obligations under each contract, experience regarding actual warranty costs for completed projects and available information on construction quality. Uncertainty arises from the actual volume of warranty work, labor costs, materials and supplies, and the timing of warranty obligations.

The Board of Management assesses the likelihood that actual warranty rate will exceed the estimated level to be low, based on the warranty rate trends over the last three years and the results of periodic inspections of construction quality.

The Board of Management has implemented the following measures:
- Strengthening quality control over construction works during each stage of partial acceptance.
- Closely monitoring warranty claims and analyzing their root causes.
- Updating the provision rate based on the actual quarterly data.

Estimated useful lives and residual values of fixed assets
The Group estimates the useful lives of fixed assets based on technical assessments and actual operating experience. Uncertainty arises from technological developments, changes in utilization patterns and maintenance conditions that may differ from the original assumptions, resulting in actual useful lives being shorter or longer than initially estimation.

As of 30 June 2026, the Board of Management has not identified any factors that would require significant revisions to the assumptions currently applied in determining the useful lives of fixed assets.

The Board of Management has adopted the following measures:
- Reviewing and, where appropriate, revising estimated useful lives on an annual basis;
- Performing scheduled maintenance in accordance with technical requirements;
- Assessing assets for indicators of impairment at each reporting date as prescribed; and
- Planning timely replacement of assets to minimize disruptions to business operations.

Estimation of corporate income tax and deferred tax
The determination of income tax expense and deferred tax assets/tax liabilities require the Board of Management to exercise judgement regarding the application of prevailing tax regulations, the probability of generating sufficient future taxable profits against which deferred tax assets can be utilized, and the potential outcomes of tax audits and assessments by the tax authorities.

Based on the Group's recent operating performance and the approved business plan, the Board of Management considers the likelihood that actual future taxable profits will be significantly lower than forecast to be low.

The Board of Management has adopted the following measures:

- Reviewing the recoverability of deferred tax assets on an annual basis;
- Consulting tax specialists regarding the application of tax regulations to complex transactions;
- Maintaining adequate supporting documentation to facilitate explanations and compliance during tax inspections and tax audits; and
- Closely monitoring developments in tax legislation and updating tax estimates, where necessary, on a timely basis.

5. Subsequent events

Apart from the event presented in Note No. V.24b, the Parent Company's Board of Management confirms that there are no other material events arising from the reporting date to the approval date of the Consolidated Interim Financial Statements that require adjustments or disclosures in the Consolidated Interim Financial Statements.

Date: 27 August 2026

TỔNG GIÁM ĐỐC

Vuong Nguyen Thanh Hau	**Luong Thi Quynh Hoa**	**Nguyen Kim Tien**
Preparer	**Chief Accountant**	**Legal Representative**

Appendix 01: Statement of changes in owner's equity

Unit: VND

	Owner's capital	Capital surplus	Other owner's capital	Investment and development fund	Retained profit	Total
Beginning balance of the previous year	350,000,000,000	156,705,545	-	23,363,244,922	12,284,610,048	385,804,560,515
Profit in the previous period	-	-	-	-	466,760,569	466,760,569
Appropriation for funds in the previous period	-	-	-	1,836,320,689	(3,531,385,942)	(1,695,065,253)
Ending balance of the previous period	**350,000,000,000**	**156,705,545**	**-**	**25,199,565,611**	**9,219,984,675**	**384,576,255,831**
Beginning balance of the current year	350,000,000,000	156,705,545	-	25,199,565,611	99,993,430,386	475,349,701,542
Profit/(loss) in the current period	-	-	-	-	(33,963,505,946)	(33,963,505,946)
Appropriation for funds in the current period	-	-	-	10,174,020,628	(29,504,659,822)	(19,330,639,194)
Stock dividend distribution in the current period	-	-	69,998,460,000	-	(69,998,460,000)	-
Ending balance of the current period	**350,000,000,000**	**156,705,545**	**69,998,460,000**	**35,373,586,239**	**(33,473,195,382)**	**422,055,556,402**

Approved on 27 August 2026

TỔNG GIÁM ĐỐC

S.Đ.K.K.D:3700408... C.T.C.P * CÔNG TY CỔ PHẦN XÂY DỰNG VÀ GIAO THÔNG BÌNH DƯƠNG * TX.THỦ DẦU MỘT-T.BÌNH DƯƠNG

Vuong Nguyen Thanh Hau	Luong Thi Quynh Hoa	Nguyen Kim Tien
Preparer	Chief Accountant	Legal Representative

This Appendix should be read in conjunction with the Notes to the Consolidated Interim Financial Statements

Appendix 02: Segment information according to business segments

Unit: VND

Information on the Group's financial performance, fixed assets, other non-current assets and values of remarkable non-cash expenses according to the business segments is as follows:

	Construction	Manufacturing	Deductions	Total
Current period				
Net external revenue from sales of goods and provisions of services	362,399,678,710	3,388,776,799		365,788,455,509
Net inter-segment revenue from sales of goods and provisions of services	-	-	-	-
Total net revenue from sales of goods and provisions of services	*362,399,678,710*	*3,388,776,799*	-	*365,788,455,509*
Segment financial performance	26,602,668,711	(603,855,496)	-	25,998,813,215
Expenses not attributable to segments				(23,757,784,342)
Operating profit				2,241,028,873
Gain/loss on disposal, liquidation of investment properties				-
Financial income				1,317,072,430
Financial expenses				(37,119.866,609)
Gain or loss in joint ventures, associates				-
Other income				232,056,048
Other expenses				(261.728)
Current income tax				-
Deferred income tax				(633.534.960)
Profit/(loss) after tax				*(33,963,505,946)*
Total expenses on acquisition of fixed assets and other non-current assets	*753,060,000*	*3,100,000*	-	*756,160,000*
Total depreciation/(amortization) and allocation of long-term deferred expenses	*1,280,457,190*	*1,473,533,107*	-	*2,753,990,297*
Total remarkable non-cash expenses (except depreciation/(amortization) and allocation of long-term deferred expenses)	*1,558,073,522*	-	-	*1,558,073,522*

This Appendix should be read in conjunction with the Notes to the Consolidated Interim Financial Statements

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Appendix 02: Segment information according to business segments (cont.)

	Construction	Manufacturing	Deductions	Total
Previous period				
Net external revenue from sales of goods and provisions of services	116,218,806,825	11,134,278,562	-	127,353,085,387
Net inter-segment revenue from sales of goods and provisions of services	-	-	-	-
Total net revenue from sales of goods and provisions of services	*116,218,806,825*	*11,134,278,562*	-	*127,353,085,387*
Segment financial performance	15,404,150,857	(59,715,265)	-	15,344,435,592
Expenses not attributable to segments				(12,742,444,880)
Operating profit				2,601,990,712
Gain/loss on disposal, liquidation of investment properties				-
Financial income				121,019,043
Financial expenses				(1,188,573,814)
Gain or loss in joint ventures, associates	-	-		-
Other income				129,834,086
Other expenses				(232,014,349)
Current income tax				(468,078,603)
Deferred income tax				(497,416,506)
Profit after tax				*466,760,569*
Total expenses on acquisition of fixed assets and other non-current assets	*130,100,000*	*47,600,000*	-	*177,700,000*
Total depreciation/(amortization) and allocation of long-term deferred expenses	*1,269,157,390*	*1,716,807,055*	-	*2,985,964,445*
Total remarkable non-cash expenses (except depreciation/(amortization) and allocation of long-term deferred expenses)	*(1,672,580,718)*	-	-	*(1,672,580,718)*

This Appendix should be read in conjunction with the Notes to the Consolidated Interim Financial Statements

Appendix 02: Segment information according to business segments (cont.)

The Group's assets and liabilities according to the business segments are as follows:

	Real estate trading	Construction	Manufacturing	Deductions	Total
Ending balance					
Direct assets of segment	2,509,315,395,802	488,080,047,483	53,098,725,559	-	3,050,494,168,844
Allocated assets	-	-	-	-	-
Unallocated assets					80,479,165,876
Total assets					***3,130,973,334,720***
Direct liabilities of segment	1,962,051,874,951	334,741,144,181	383,877,593,498	-	2,680,670,612,630
Allocated liabilities	-	-	-	-	-
Unallocated liabilities					28,247,165,688
Total liabilities					***2,708,917,778,318***
Beginning balance					
Direct assets of segment	1,722,383,420,815	480,339,398,934	59,416,189,257	-	2,262,139,009,006
Allocated assets	-	-	-	-	-
Unallocated assets					305,262,683,556
Total assets					***2,567,401,692,562***
Direct liabilities of segment	1,343,411,095,101	358,799,038,962	349,288,852,141	-	2,051,498,986,204
Allocated liabilities	-	-	-	-	-
Unallocated liabilities					40,553,004,816
Total liabilities					***2,092,051,991,020***

Approved on 27 August 2026

TỔNG GIÁM ĐỐC

CÔNG TY CỔ PHẦN XÂY DỰNG VÀ GIAO THÔNG BÌNH DƯƠNG

Vuong Nguyen Thanh Hau	Luong Thi Quynh Hoa	Nguyen Kim Tien
Preparer	Chief Accountant	Legal Representative

This Appendix should be read in conjunction with the Notes to the Consolidated Interim Financial Statements