

**HANOI CONSTRUCTION CORPORATION - JSC**

**CONSOLIDATED FINANCIAL STATEMENTS**

FOR THE SECOND QUARTER YEAR 2026



**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

As at 30 June 2026

| ASSETS                                                                         | Code       | Note | 30/06/2026               | 01/01/2026               |
|--------------------------------------------------------------------------------|------------|------|--------------------------|--------------------------|
|                                                                                |            |      | VND                      | VND                      |
| <b>A - CURRENT ASSETS</b>                                                      | <b>100</b> |      | <b>5.702.861.199.479</b> | <b>5.694.560.741.213</b> |
| <b>I. Cash and cash equivalents</b>                                            | <b>110</b> |      | <b>236.617.783.822</b>   | <b>491.737.337.087</b>   |
| 1. Cash                                                                        | 111        |      | 223.635.538.822          | 478.755.092.087          |
| 2. Cash and cash equivalents                                                   | 112        |      | 12.982.245.000           | 12.982.245.000           |
| <b>II. Short - term investments</b>                                            | <b>120</b> |      | <b>56.377.985.021</b>    | <b>6.652.985.021</b>     |
| 1. Trading securities                                                          | 121        |      | 100.000.000              | 100.000.000              |
| 3. Held to maturity investments                                                | 123        |      | 56.277.985.021           | 6.552.985.021            |
| <b>III. Short- term receivables</b>                                            | <b>130</b> |      | <b>3.781.871.745.747</b> | <b>3.453.724.835.231</b> |
| 1. Short-term receivables from customers                                       | 131        |      | 2.264.710.681.874        | 2.156.607.527.951        |
| 2. Prepayments to sellers in short-term                                        | 132        |      | 994.443.204.194          | 908.879.230.412          |
| 5. Other short-term receivables                                                | 135        |      | 735.439.357.627          | 576.483.255.825          |
| 6. Short-term allowances for doubtful debts                                    | 136        |      | (212.721.497.948)        | (188.245.178.957)        |
| <b>IV. Inventories</b>                                                         | <b>140</b> |      | <b>1.484.752.929.648</b> | <b>1.578.337.891.268</b> |
| 1. Inventories                                                                 | 141        |      | 1.484.795.586.675        | 1.578.380.548.295        |
| 2 Allowances for devaluation of inventories                                    | 149        |      | (42.657.027)             | (42.657.027)             |
| <b>VI. Other current assets</b>                                                | <b>160</b> |      | <b>143.240.755.241</b>   | <b>164.107.692.606</b>   |
| 1. Chi phí chờ phân bổ ngắn hạn                                                | 161        |      | 1.844.577.387            | 1.288.202.785            |
| 2. Deductible value added tax                                                  | 162        |      | 84.785.532.194           | 115.442.643.445          |
| 3. Tax and other receivables from government t                                 | 163        |      | 56.610.645.660           | 47.376.846.376           |
| <b>B - NON-CURRENT ASSETS(200=210+220+221+222+223+224+225+226+227+228+229)</b> | <b>200</b> |      | <b>1.166.565.524.497</b> | <b>1.241.817.337.284</b> |
| <b>I. Long-term receivables</b>                                                | <b>210</b> |      | <b>4.154.325.669</b>     | <b>2.683.500.000</b>     |
| 5. Other long-term receivables                                                 | 215        |      | 4.154.325.669            | 2.683.500.000            |
| <b>II. Fixed assets</b>                                                        | <b>220</b> |      | <b>52.089.214.351</b>    | <b>45.093.761.856</b>    |
| 1. Tangible fixed assets                                                       | 221        |      | 49.934.856.229           | 42.569.940.630           |
| - Historical Cost                                                              | 222        |      | 192.788.420.353          | 179.758.720.605          |
| - Accumulated depreciation                                                     | 223        |      | (142.853.564.124)        | (137.188.779.975)        |
| 2. Finance leasing                                                             | 224        |      | -                        | 309.225.606              |
| - Historical Cost                                                              | 225        |      | -                        | 2.036.363.636            |
| - Accumulated depreciation                                                     | 226        |      | -                        | (1.727.138.030)          |
| 3. Intangible fixed assets                                                     | 227        |      | 2.154.358.122            | 2.214.595.620            |
| - Historical Cost                                                              | 228        |      | 2.808.687.283            | 2.808.687.283            |
| - Accumulated amortization                                                     | 229        |      | (654.329.161)            | (594.091.663)            |

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)**

As at 30 June 2026

| ASSETS                                                 | Code       | Note | 30/06/2026<br>VND        | 01/01/2026<br>VND        |
|--------------------------------------------------------|------------|------|--------------------------|--------------------------|
| <b>III. Investment real estate</b>                     | <b>240</b> |      | <b>504.953.529.965</b>   | <b>512.886.383.205</b>   |
| 1. Historical Cost                                     | 241        |      | 708.342.691.592          | 708.342.691.592          |
| 2. Accumulated amortization                            | 242        |      | (203.389.161.627)        | (195.456.308.387)        |
| <b>IV. Long-term Construction in progress</b>          | <b>250</b> |      | <b>134.913.001.581</b>   | <b>10.900.403.296</b>    |
| 1. Long-term work in progress                          | 251        |      | 122.619.846.025          | -                        |
| 2. Construction in progress                            | 252        |      | 12.293.155.556           | 10.900.403.296           |
| <b>V. Long-term financial investments</b>              | <b>260</b> |      | <b>463.815.223.521</b>   | <b>664.902.252.751</b>   |
| 2. Investments in joint ventures and associates        | 262        |      | 179.103.438.956          | 346.587.341.761          |
| 3. Investments in equity of other entities             | 263        |      | 336.229.751.222          | 364.346.649.145          |
| 4. Allowances for long-term investments                | 264        |      | (51.517.966.657)         | (46.031.738.155)         |
| <b>VI. Other Long-term assets</b>                      | <b>270</b> |      | <b>6.640.229.410</b>     | <b>5.351.036.176</b>     |
| 1. Long-term prepaid expenses                          | 271        |      | 6.287.581.446            | 4.998.388.212            |
| 2. Deferred income tax assets                          | 272        |      | 352.647.964              | 352.647.964              |
| <b>TOTAL ASSETS (270 = 100+200)</b>                    | <b>270</b> |      | <b>6.869.426.723.976</b> | <b>6.936.378.078.497</b> |
|                                                        |            |      |                          |                          |
| <b>C- LIABILITIES (300=310+330)</b>                    | <b>300</b> |      | <b>5.080.044.726.812</b> | <b>5.280.980.645.897</b> |
| <b>I. Current liabilities</b>                          | <b>310</b> |      | <b>4.758.373.790.892</b> | <b>5.055.573.645.554</b> |
| 1. Trade account payables                              | 311        |      | 1.177.911.645.168        | 1.129.457.640.871        |
| 2. Advances from customers                             | 312        |      | 270.607.958.955          | 849.968.322.088          |
| 3. Dividends and profits payable                       | 313        |      | 20.700.747.840           | 35.476.831.139           |
| 4. Short-term Taxes and other payables to State budget | 314        |      | 76.439.155.864           | 108.114.120.638          |
| 5. Payables to employees                               | 315        |      | 17.354.248.819           | 19.916.166.915           |
| 6. Short-term accrued expenses                         | 316        |      | 1.563.743.556.874        | 1.331.039.342.671        |
| 9. Short-term unearned revenue                         | 319        |      | 86.866.650.454           | 125.952.495.365          |
| 10. Other short-term payables                          | 320        |      | 529.129.051.749          | 510.291.578.828          |
| 11. Short-term loans and liabilities                   | 321        |      | 983.357.941.869          | 925.526.903.617          |
| 12. Provision short term payaples                      | 322        |      | 20.687.725.771           | 7.064.908.115            |
| 13. Bonus and welfare funds                            | 323        |      | 11.575.107.529           | 12.765.335.307           |
| <b>II. Long-term liabilities</b>                       | <b>330</b> |      | <b>321.670.935.920</b>   | <b>225.407.000.343</b>   |
| 7. Long-term unearned revenues                         | 337        |      | 139.090.553.779          | 141.064.440.237          |
| 8. Other long-term payables                            | 338        |      | 250.000.000              | 150.000.000              |
| 9. Long-term borrowings and finance lease liabi        | 339        |      | 176.933.241.035          | 78.795.419.000           |
| 12. Deferred income tax payables                       | 342        |      | 4.589.724.742            | 4.589.724.742            |
| 13. Long-term provisions                               | 343        |      | 807.416.364              | 807.416.364              |

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)  
As at 30 June 2026

|                                                             | MS         | TM | 30/06/2026<br>VND        | 01/01/2026<br>VND        |
|-------------------------------------------------------------|------------|----|--------------------------|--------------------------|
| <b>D- OWNERS' EQUITY</b>                                    | <b>400</b> |    | <b>1.789.381.997.164</b> | <b>1.655.397.432.600</b> |
| 1. Contributed capital                                      | 411        |    | 1.410.480.000.000        | 1.410.480.000.000        |
| <i>Ordinary shares with voting rights</i>                   |            |    | <i>1.410.480.000.000</i> | <i>1.410.480.000.000</i> |
| <i>411a</i>                                                 |            |    |                          |                          |
| 4. Other capital                                            | 414        |    | 3.867.578.059            | 3.867.578.059            |
| 6. Differences upon asset revaluation                       | 416        |    | (37.818.802.632)         | (37.318.374.070)         |
| 8. Development and investment funds                         | 418        |    | 72.087.372.884           | 72.087.372.885           |
| 10. Undistributed profit after tax                          | 420        |    | 80.768.751.526           | 58.344.525.790           |
| <i>Undistributed profit after tax brought forward</i>       |            |    | <i>63.327.632.796</i>    | <i>(5.697.426.080)</i>   |
| <i>420a</i>                                                 |            |    |                          |                          |
| <i>- Undistributed profit after tax for the current</i>     |            |    | <i>17.441.118.730</i>    | <i>64.041.951.870</i>    |
| <i>420b</i>                                                 |            |    |                          |                          |
| 11. Non-controlling interest                                |            |    | 259.997.097.327          | 147.936.329.936          |
| <b>TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)</b> | <b>440</b> |    | <b>6.869.426.723.976</b> | <b>6.936.378.078.497</b> |

Ha Noi, 27 July 2026

Preparer



Nguyen Nhat Quang

Chief Accountant



Nguyen Thi Thu Huong

General Director



Dương Ngọc Quang

**CONSOLIDATED INCOME STATEMENT**

For the 2nd Quarter of 2026

| ITEMS                                                                         | Code      | Note | The Second<br>quarter of 2026<br>VND | The Second<br>quarter of 2025<br>VND | Year-to-date<br>VND   | Prior year-to-date<br>VND |
|-------------------------------------------------------------------------------|-----------|------|--------------------------------------|--------------------------------------|-----------------------|---------------------------|
| 1. Revenues from sales and services rendered                                  | 01        |      | 1.148.169.320.690                    | 891.389.523.542                      | 1.645.004.468.511     | 1.757.901.437.947         |
| 2. Revenue deductions                                                         | 02        |      | -                                    | -                                    | -                     | -                         |
| 3. Net revenues from sales and services rendered (1)                          | 10        |      | 1.148.169.320.690                    | 891.389.523.542                      | 1.645.004.468.511     | 1.757.901.437.947         |
| 4. Costs of goods sold                                                        | 11        |      | 1.137.257.682.378                    | 876.052.601.651                      | 1.570.591.276.894     | 1.690.869.241.504         |
| <b>5. Gross revenues from sales and services render</b>                       | <b>20</b> |      | <b>10.911.638.312</b>                | <b>15.336.921.891</b>                | <b>74.413.191.617</b> | <b>67.032.196.443</b>     |
| 6. Financial income                                                           | 21        |      | 42.796.596.091                       | 38.920.827.239                       | 44.030.259.713        | 40.038.063.804            |
| 7. Financial expenses                                                         | 22        |      | 23.389.277.571                       | 12.551.109.081                       | 38.233.386.698        | 24.161.395.445            |
| <i>In which: interest expenses</i>                                            | 23        |      | 23.284.277.571                       | 12.535.634.232                       | 32.642.158.196        | 24.145.920.596            |
| 8. Selling expenses                                                           | 25        |      | -                                    | -                                    | -                     | 963.219.828               |
| 9. General administrative expenses                                            | 26        |      | 19.229.083.718                       | 21.934.395.836                       | 62.357.745.294        | 60.288.310.554            |
| <b>10. Net profits from operating activities {30 = 20+(21-22)+24-(25+26)}</b> | <b>30</b> |      | <b>11.089.873.114</b>                | <b>19.772.244.213</b>                | <b>17.852.319.338</b> | <b>21.657.334.420</b>     |
| 11. Other income                                                              | 31        |      | 24.013.810.441                       | 20.908.128.842                       | 36.132.305.345        | 51.970.108.128            |
| 12. Other expenses                                                            | 32        |      | 20.408.270.312                       | 20.478.267.794                       | 30.442.182.259        | 49.485.238.609            |
| <b>13. Other profits (40 = 31-32)</b>                                         | <b>40</b> |      | <b>3.605.540.129</b>                 | <b>429.861.048</b>                   | <b>5.690.123.086</b>  | <b>2.484.869.519</b>      |
| <b>14. Total net profit before tax(50 = 30+40)</b>                            | <b>50</b> |      | <b>14.695.413.243</b>                | <b>20.202.105.261</b>                | <b>23.542.442.424</b> | <b>24.142.203.939</b>     |
| 15. Current corporate income tax expenses                                     | 51        |      | 668.929.339                          | 447.307.083                          | 2.397.414.085         | 1.025.462.735             |

|                                                          |                |                |                |                |
|----------------------------------------------------------|----------------|----------------|----------------|----------------|
| 17. Profits after enterprise income tax (60 = 50-51. 60  | 14.026.483.904 | 19.754.798.178 | 21.145.028.339 | 23.116.741.204 |
| 18. Net profit after tax of the parent company           | 13.163.751.524 | 19.790.721.264 | 17.441.118.730 | 22.926.808.628 |
| 19. Net profit attributable to non-controlling interests | 862.732.380    | (35.923.086)   | 3.703.909.609  | 189.932.576    |

Hanoi, 27 July 2026

Preparer



Nguyen Nhat Quang

Chief Accountant



Nguyen Thi Thu Huong

General Director



Duong Ngoc Quang

**CONSOLIDATED CASH FLOW STATEMENT**

(Indirect method)

From January 1st 2026 to June 30th 2026

| ITEMS                                                                             | Code | Note | For the fiscal period<br>from 01 January 2026<br>to 30 June 2026 | For the fiscal period<br>from 01 January 2025<br>to 30 June 2025 |
|-----------------------------------------------------------------------------------|------|------|------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                                   |      |      | VND                                                              | VND                                                              |
| <b>I. Net cash flows from operating activities</b>                                |      |      |                                                                  |                                                                  |
| 1. <i>Profit before tax</i>                                                       | 01   |      | 14.695.413.243                                                   | 24.142.203.939                                                   |
| 2. <i>Adjustments for</i>                                                         |      |      |                                                                  |                                                                  |
| - Depreciation of fixed assets and investment properties                          | 02   |      | 12.030.356.550                                                   | 18.539.647.399                                                   |
| - Provisions                                                                      | 03   |      | 29.962.547.493                                                   | 19.412.959.402                                                   |
| - Gains (losses) on investing activities                                          | 05   |      | (43.526.533.056)                                                 | (40.044.461.064)                                                 |
| - Interest expenses                                                               | 06   |      | 23.284.277.571                                                   | 23.876.792.705                                                   |
| 3. <i>Operating profit before changes in working capital</i>                      | 08   |      | 36.446.061.801                                                   | 45.927.142.381                                                   |
| - Increase (decrease) in receivables                                              | 09   |      | (333.904.406.831)                                                | (166.378.707.781)                                                |
| - Increase (decrease) in inventories                                              | 10   |      | 93.584.961.620                                                   | 4.603.871.233                                                    |
| - Increase (decrease) in payables                                                 | 11   |      | (17.802.548.812)                                                 | (71.402.041.638)                                                 |
| - (Increase) decrease prepaid expenses                                            | 12   |      | (1.845.567.836)                                                  | (539.786.190)                                                    |
| - Interest paid                                                                   | 14   |      | (23.284.277.571)                                                 | (24.575.747.123)                                                 |
| - Corporate income tax paid                                                       | 15   |      | (3.305.225.855)                                                  | (30.086.582.659)                                                 |
| - Other payments on operating activities                                          | 17   |      | -                                                                | (1.559.500.000)                                                  |
| Net cash flows from operating activities                                          | 20   |      | (250.111.003.484)                                                | (244.011.351.777)                                                |
| <b>II. Cash flows from investing activities</b>                                   |      |      |                                                                  |                                                                  |
| 1. expenditures on purchase and construction of fixed assets and long-term assets | 21   |      | (135.105.554.090)                                                | (3.264.182.851)                                                  |
| 2. Proceeds from disposal or transfer of fixed assets and other long-term assets  | 22   |      | -                                                                | 291.000.000                                                      |
| 3. Expenditures on loans and purchase of debt instruments from other entities     | 23   |      | (49.725.000.000)                                                 | 39.000.000.000                                                   |
| 6. Proceeds from equity investment in other entities                              | 26   |      | 196.330.737.693                                                  | -                                                                |
| 7. Proceeds from interests, dividends and distributed profits                     | 27   |      | 44.030.259.713                                                   | 24.482.077.114                                                   |
| <i>Net cashflow from investing activities</i>                                     | 30   |      | 55.530.443.316                                                   | 60.508.894.263                                                   |
| <b>III. Cash flows from financing activities</b>                                  |      |      |                                                                  |                                                                  |
| 3. Proceeds from borrowings                                                       | 33   |      | 178.559.099.019                                                  | 666.768.338.799                                                  |
| 4. Payment to settle debts                                                        | 34   |      | (224.948.937.956)                                                | (559.514.617.809)                                                |
| 6. Dividends and profits paid to the owner                                        | 36   |      | (14.149.154.160)                                                 | (41.819.321.520)                                                 |
| <i>Net cashflow from financing activities</i>                                     | 40   |      | (60.538.993.097)                                                 | 65.434.399.470                                                   |

**CONSOLIDATED CASH FLOW STATEMENT**

(Indirect method)

From January 1st 2026 to June 30th  
2026

| ITEMS                                                       | Code | Note | For the fiscal period<br>from 01 January 2026<br>to 30 June 2026 | For the fiscal period<br>from 01 January 2025<br>to 30 June 2025 |
|-------------------------------------------------------------|------|------|------------------------------------------------------------------|------------------------------------------------------------------|
|                                                             |      |      | VND                                                              | VND                                                              |
| Net cashflow during the period (50<br>= 20+30+40)           | 50   |      | (255.119.553.265)                                                | (118.068.058.044)                                                |
| Cash and cash equivalents at<br>beginning of year           | 60   |      | 491.737.337.087                                                  | 438.522.216.415                                                  |
| Cash and cash equivalents at end of<br>year (70 = 50+60+61) | 70   | 5.1  | 236.617.783.822                                                  | 320.454.158.371                                                  |

*Ha Noi, 27 July 2026*

**Preparer**



**Nguyen Nhat Quang**

**Chief Accountant**



**Nguyen Thi Thu Huong**

**General Director**



**Duong Ngoc Quang**

## **HANOI CONSTRUCTION CORPORATION - JSC**

No. 57 Quang Trung, Hai Ba Trung Ward,  
Hanoi City

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### **NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the 1st Quarter of 2026

#### **1. CORPORATION INFORMATION**

##### **1.1 Structure of ownership**

Hanoi Construction Corporation- JSC predecessor was a State enterprise established under Decision No. 990/BXD-TCLD dated 20/11/1995 of the Minister of Construction. The Corporation was equitized and switched to operation under the Joint Stock Corporation model on 14/8/2014.

Hanoi Construction Corporation – JSC operating under the Enterprise Registration Certificate of Joint Stock Corporation No. 0100106338 issued by the Department of Planning and Investment of Hanoi City for the second time on June 17, 1996, business registration changed for the twelfth (12th) time and changed on March 23, 2021.

The charter capital of the Corporation according to the 12th change in business registration dated March 23, 2021 is VND 1,140,480,000,000 (*In words: One thousand, one hundred and forty billion, four hundred and eighty million*); equivalent to 141,048,000 shares, the par value of VND 10,000/share.

Head office of the Corporation: No. 57 Quang Trung, Hai Ba Trung Ward, Hanoi City.

##### **1.2 Operating industries and principal activities**

The main activities of the Corporation are:

- Construction of houses of all kinds;
- Construction of railway and road works;
- Construction of public-utility works;
- Construction of other civil technical works;
- Installation of electrical systems
- Installation of water supply, drainage, heater and air conditioning systems;
- Installation of other construction systems;
- Completion of civil works;
- Other specialized construction activities;
- Real estate business, land use rights belonging to owners, users or leases (Real estate business; Management and operation of apartment buildings).

Main activities of the Corporation in the year: Real estate business and construction works.

##### **1.3 Normal operating cycle**

The Corporation's normal operating cycle is 12 months.

**HANOI CONSTRUCTION CORPORATION - JSC**

No. 57 Quang Trung, Hai Ba Trung Ward,  
Hanoi City

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the 1st Quarter of 2026

**1.4 The Corporation structure**

As at 30/06/2026, the Corporation has subsidiaries, associates and dependent units as :

| <b>Name</b>                                       | <b>Address</b>   | <b>Major business lines</b>                           | <b>Capital<br/>contribut<br/>ion ratio</b> | <b>Voting<br/>Ratio</b> |
|---------------------------------------------------|------------------|-------------------------------------------------------|--------------------------------------------|-------------------------|
| <b>Subsidiaries</b>                               |                  |                                                       |                                            |                         |
| Hanoi Construction JSC No1                        | Hanoi            | Real Estate and Construction Business                 | 50.36%                                     | 50.36%                  |
| Tay Ho Construction And Housing Investment JSC    | Hanoi            | Production, trade and construction services           | 50.09%                                     | 50.09%                  |
| Hancorp Construction Equipment And Material JSC   | Hanoi            | Real Estate and Construction Business                 | 95.52%                                     | 95.52%                  |
| Hancorp 3 One Member Limited Liability Company    | Ho Chi Minh City | Construction                                          | 100%                                       | 100%                    |
| Hantech One Member Limited Liability Company      | Hanoi            | Construction                                          | 100 %                                      | 100%                    |
| Hancorp 1 Investment and Trading JSC              | Hanoi            | Construction                                          | 51.00%                                     | 51.00%                  |
| Hancorp Urban Service JSC                         | Hanoi            | Construction and services                             | 51.00%                                     | 51.00%                  |
| My Duc Cement JSC                                 | Hanoi            | Cement Production                                     | 57,00%                                     | 57,00%                  |
| <b>Associates</b>                                 |                  |                                                       |                                            |                         |
| Hancorp Joint Stock Company                       | Hanoi            | Concrete production, building materials, construction | 27.73%                                     | 27.73%                  |
| Hancorp 2 Construction JSC                        | Thanh Hoa        | Construction, Design Consulting                       | 46.07%                                     | 46.07%                  |
| Construction Design House Trading Consultancy JSC | Hanoi            | Consulting, design                                    | 36.00%                                     | 36.00%                  |
| Investment And Construction JSC No.34             | Hanoi            | Build                                                 | 30.00%                                     | 30.00%                  |
| Hanoi Mechanical And Construction JSC             | Hanoi            | Mechanical and Construction                           | 29.95%                                     | 29.95%                  |
| Construction JSC No.2                             | Hanoi            | Construction, concrete production                     | 28.07%                                     | 28.07%                  |
| Material Trading And Construction JSC             | Hanoi            | Build                                                 | 27.00%                                     | 27.00%                  |
| Westlake International Company Limited            | Hanoi            | Hotel Business                                        | 25.00%                                     | 25.00%                  |
| Hancorp 5 Construction Technology JSC             | Hanoi            | Advise                                                | 25.00%                                     | 25.00%                  |

**HANOI CONSTRUCTION CORPORATION - JSC**

No. 57 Quang Trung, Hai Ba Trung Ward,  
Hanoi City

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the 1st Quarter of 2026

**1.4 The Corporation structure (Continued)**

| <b>Name</b>                                               | <b>Address</b>                                                        | <b>Major business lines</b>      |
|-----------------------------------------------------------|-----------------------------------------------------------------------|----------------------------------|
| Housing and Urban Development Project Management Board    | Diplomatic Area Project, Xuan Dinh Ward, Hanoi City                   | Project Management               |
| Urban and Housing Services Enterprise (ceased operations) | Thang Long International Village, Cau Giay Ward, Hanoi City           | Project management and operation |
| International Construction Company                        | No. B3B - Thang Long International Village, Cau Giay Ward, Hanoi City | Build                            |
| Ho Chi Minh Branch (ceased operations)                    | No. 11, D1 Street, Ward 25, Thanh My Tay Ward, Ho Chi Minh City       | Build                            |

**1.5 Statement of information comparability on the CONSOLIDATED financial statements**

The Corporation applies the Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 by the Ministry of Finance, together with other applicable Vietnamese accounting regulations.

**2 FISCAL YEAR AND ACCOUNTING CURRENCY****Fiscal years**

The Corporation's fiscal year begins on 1st January and ends on 31st December of solar year.

**Accounting currency**

The accompanying CONSOLIDATED financial statements are expressed in Vietnam Dong (VND).

**3 ACCOUNTING STANDARDS AND SYSTEM****Accounting System**

The Corporation applies the Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance, along with other Vietnamese accounting regulations.

**4 Statements for the compliance with Accounting Standards and System**

The Board of General Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the CONSOLIDATED Financial Statements.

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**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the 1st Quarter of 2026

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Basis of preparation of the CONSOLIDATED financial statements**

The attached financial statements are expressed in Vietnam Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and legal regulations relevant to the preparation and presentation of CONSOLIDATED financial statements

The CONSOLIDATED financial statements of the Corporation are prepared on the basis of the summary of the financial statements of the dependent units and the financial statements of the Office of the Corporation. All transactions and balances between the Office of the Corporation and its dependent units as well as between the dependent units have been eliminated when preparing and presenting the Corporation's CONSOLIDATED financial statements.

The accompanying CONSOLIDATED financial statements are the Corporation's ones, therefore, they do not include the financial statements of subsidiaries. Users of the CONSOLIDATED financial statements should read them together with the Corporation's CONSOLIDATED financial statements for the year ended 31 December, 2025 to obtain full information of the Corporation's financial position as well as the results of operations and cash flow during the year.

The accompanying CONSOLIDATED financial statements are not intended to present the financial position, results of operations and cash flow in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

**Accounting estimates**

The preparation of the CONSOLIDATED Financial Statements in compliance with Vietnamese Accounting Standards requires the Board of Directors to make estimates and assumptions that affect the reported figures on liabilities, assets and the disclosure of contingent assets and liabilities at the date of the CONSOLIDATED financial statements, as well as the reported amounts of revenues and expenses during the financial year. Actual results may differ from the estimates and assumptions made

**Types of exchange rates applied in accounting**

***For transactions arising in foreign currency***

Transactions arising in foreign currencies are converted at the exchange rate applicable at the time of the transaction. Exchange rate differences arising from these transactions are recorded as financial income and expenses in the CONSOLIDATED Statement of Business Performance.

***Revaluation of foreign currency monetary items at the time of preparing the CONSOLIDATED Financial Statements***

- (i) Cash capital in foreign currency classified as assets (Cash, Receivables, etc.): Revalued at the buying rate of the Joint Stock Commercial Bank where the Corporation opens an account as at 31st December, 2025.
- (ii) Cash capital in foreign currency classified as payables (Payables to sellers, loans, etc.): Revalued at the selling exchange rate of the Joint Stock Commercial Bank where the Corporation opens an account as at 31st December, 2025.

Exchange rate differences arising from revaluation are transferred to Financial Revenue or Expense at the time of preparing the Interim CONSOLIDATED Financial Statements.

**Cash and cash equivalents**

Cash comprises cash on hand, bank deposits.

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**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the 1st Quarter of 2026

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Financial investments**

***Held to maturity investments***

Held to maturity investments includes: term bank deposits and bonds held to maturity with the aim of earning periodic interest.

Held-to-maturity investments are initially recognized at cost including the purchase cost and other transaction costs. Interest from these held-to-maturity investments after acquisition date is recognized in the profit or loss on the basis of the interest income to be received. Interests arising prior to the Corporation's acquisition of held-to-maturity investments are recorded as a decrease in the costs as at the acquisition time.

Held-to-maturity investments are stated at cost less allowance for bad debts.

Allowance for bad debts of held-to-maturity investments is made in conformity with current accounting regulations.

***Investments in subsidiaries, associates and other investments***

Investments in subsidiaries over which the Corporation has control, investments in associates and joint ventures over which the Corporation has significant influence are stated at cost method in the CONSOLIDATED financial statements

Profit distributions that Corporation received from the accumulated profits of the subsidiaries after the Corporation obtains control right are recognized in income statement. Other distributions are considered a recovery of investment and are deducted to the investment value

Investments in subsidiaries, joint ventures, associates and other investments are presented at cost less allowance for diminution in value (if any) in the CONSOLIDATED balance sheet

Other investments are recorded at cost, including purchase price plus directly attributable acquisition costs. After the initial recognition, these investments are measured at cost less allowance for diminution in value of investments.

***Allowance for loss of investments***

Allowance for losses of investments in joint ventures, investments in associates and investments in equity instruments of other entities is made when there is apparent evidence for impairment in value of the investments as at the balance sheet date.

Allowance for investment depreciation is made based on the fair value of investments determined by the Corporation.

**Receivables**

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy or similar difficulties

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**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)****Inventories**

Inventories are measured at cost, unless the cost is higher than net realizable value. Cost includes direct materials, direct labor and those overheads that have been incurred in bringing the inventories to their present location and condition. Net realizable value is determined as the estimated selling price less all costs of completion and costs to be incurred in marketing, selling and distribution. Inventories are accounted for using the perpetual inventory method and are valued using the weighted average method.

The Corporation's allowance for impairment of inventories is made when there is reliable evidence of impairment of the net realizable value compared to the history cost of inventories.

**Tangible fixed assets and Depreciation**

Tangible fixed assets are stated at history cost less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Corporation to bring the asset to its working condition for its intended use.

Tangible fixed assets are depreciated using straight line method over their estimated useful lives. Details are as follows:

|                         | <b><u>Years</u></b> |
|-------------------------|---------------------|
| Buildings, structures   | 10 - 50             |
| Machinery and equipment | 05 - 15             |
| Motor vehicles          | 06 - 10             |
| Office equipment        | 03 - 10             |

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

**Intangible fixed assets and Amortization**

Intangible fixed assets are stated at cost, less accumulated amortization

Historical costs of intangible fixed assets include all the expenses paid by the Corporation to bring the asset to its working condition for its intended use.

Intangible fixed assets are computer software which is amortized using the straight-line method over its estimated useful life. The amortization period ranges from 3 years to 5 years.

Intangible fixed assets are indefinite land use rights, the Corporation does not perform depreciation

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**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the 1st Quarter of 2026

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Investment properties**

Investment properties include land use rights and buildings and structures held by the Corporation to earn rental income or for capital appreciation, stated at cost less accumulated depreciation.

The historical cost of investment property includes all expenses (cash and cash equivalents) paid by the Corporation, or the fair value of other amount exchanged to acquire the investment property by the time of purchase or construction of the investment property.

Cost related to investment property incurred after initial recognition must be recognized as Cost for Production and Business in the year, unless the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of an item of investment property beyond its originally assessed standard of performance, the expenditure is capitalized as an additional cost of investment property.

Investment property for lease is amortized on a straight-line basis over its estimated useful life as follows:

|                          | <u>Years</u> |
|--------------------------|--------------|
| Buildings and structures | 10 - 50      |

Liquidation: Gains and losses from disposal of investment property are measured by the difference between net proceeds from disposal and the remaining amount of the investment property and are recognized as income or expense in the Income Statement.

**Prepaid expenses**

Incurred expenses related to the operating results of multiple financial years are recorded as prepaid expenses and allocated gradually to the operating results of subsequent financial years..

The calculation and allocation of long-term prepaid expenses into production and business expenses for each financial year are based on the nature and extent of each type of expense to determine an appropriate allocation method and basis..

The types of prepaid expenses of the Corporation include:

Tools and equipment: These comprise assets held by the Corporation for use in normal business operations, with an original cost of less than VND 30 million per asset, and therefore not qualifying for recognition as fixed assets under current regulations. The original cost of tools and equipment is allocated using the straight-line method over 36 months.

Other prepaid expenses: These are recognized at original cost and allocated using the straight-line method over their useful life of 36 months.

**Construction in progress**

Construction in progress reflects the Properties in progress for production, leasing, administrative purposes, or for any other purposes are recognized at the historical cost. This cost includes relevant service fees, interest fees in accordance with the Corporation's accounting policies. Depreciation of these assets is the same as the other assets, commencing from these assets are ready for their intended use.

**Operating leases as lessor**

Operating leases are leases of fixed assets in which substantially all the risks and rewards of ownership of the asset remain with the lessor. Payments made under operating leases are recognised in the income statement on a straight-line basis over the lease term.

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**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the 1st Quarter of 2026

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Payables**

The account payables are monitored in details by payable terms, payable parties, original currency and other factors depending on the Corporation's management requirement.

The account payables include payables as trade payables, loans payable, intercompany payable and other payables which are determined almost certainly about the recorded value and term, which is not carried less than amount to be paid. They are classified as follows:

- Trade payables: reflect payables of commercial nature arising from the purchase of goods, services, or assets, payables for import through trustees of which the seller with the Corporation (It is an independent entity from the Corporation, including payables between the Parent Corporation and its Subsidiaries, Joint Ventures, and Associates).
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

**Loans**

Loans and finance lease liabilities include loans excluding loans in the form of bonds or preference shares with terms that the issuer is required to repurchase at a certain point in the future.

The Corporation monitors loan amounts and financial liabilities in details by each type and classifies them into short-term and long-term according to repayment term.

Expenses directly related to the loan are recognized to financial expenses, except for expenses incurred from a CONSOLIDATED loan for investment, construction or production in progress, which are capitalized according to Accounting Standard "Borrowing costs".

**Recognition and capitalization of Borrowing costs**

All other borrowing costs are recognised in the Income statement when incurring, except for the borrowing cost capitalized under Vietnamese Accounting Standards "Borrowing cost".

**Accrued expenses**

Accrued expenses are those already recorded in operating expenses in the period/year but not actually paid to ensure that when these expenses actually occur, they will not have a significant influence on operating expenses based on matching principle between income and expenses.

**Unrealized revenues**

Unearned revenue includes: revenue received in advance (such as: amount received in advance from customers in many accounting periods for leasing assets, infrastructure, interest received in advance when lending capital or purchasing debt instruments); and other unrealized revenue (such as: difference between deferred payment, instalment payment as committed and cash payment price, revenue corresponding to the value of goods, services or the amount of discounts for customers in traditional customer programs...); excluding: money received in advance from buyers for which the Corporation has not yet provided products, goods, services; uncollected revenue from asset leasing, service provision for many years.

Revenue received in advance is allocated using the straight-line method based on the number of periods in advance collected.

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**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the 1st Quarter of 2026

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Owners' equity**

Capital is recorded according to the actual amounts invested by owners.

Undistributed profits are determined based on the business results after corporate income tax and the distribution of profits or loss handling of the Corporation..

The Corporation's after-tax profit is distributed as dividends to shareholders after being approved by the Board of Shareholders at the Corporation's Annual General Meeting and after setting aside reserve funds according to the Corporation's Charter.

**Revenue and other income**

The Corporation's revenue includes construction contract revenue, real estate business revenue, sales revenue and service revenue (office rental and service fees, equipment rental),...

***Revenue from sale of goods***

Revenue from sale of goods shall be recognized when it satisfies all the five (5) conditions below:

- The Corporation has transferred to the buyer the significant risks and reward of ownership of the goods;
- The Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Corporation; and
- Costs related to transactions can be determined.

***Revenue from services***

Revenue from services is recognized when the outcome of that transaction can be reliably determined. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognized in the year by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Corporation;
- Identify the completed work as at the CONSOLIDATED balance sheet date; and
- Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

***Revenue from the sale of real estate***

The Corporation's revenue from sale of real estate is recognized when it satisfies all following conditions:

- The real estate is totally completed and handed over to the buyer. The Corporation has transferred the significant risks and rewards of ownership of the real estate to the buyer.
- The Corporation does not retain managerial right over the real estate as the owners or control involvement with the real estate.
- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Corporation.
- The costs incurred in respect of the transaction can be measured reliably

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**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the 1st Quarter of 2026

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Revenue and other income (Continued)**

***Revenue of construction contract***

Construction contract revenue stipulates that the Corporation is paid according to the value of the performed volume. When the results of the construction contract are reliably determined and confirmed by the customer, the revenue and costs related to the contract are recorded corresponding to the completed work confirmed by the customer in the year reflected on the issued invoices.

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

Revenues of construction are not recognized in the following cases:

- Revenue is recognized in equivalent proportion to contract costs which is probable to be paid.
- The contract costs are recognized to expenses only when they actually incur.

***Revenue from interest income, dividends and profits received and other income***

The revenue is recognized when the Corporation can obtain economic benefits from the above activities and when it is reliably measured.

**Cost of goods sold**

Including the cost of products, goods, services (including depreciation costs; repair costs; operating costs of leasing investment real estate under the operating lease method, costs of transferring and liquidating investment real estate, etc.) recorded in accordance with revenue in the year.

**Financial expenses**

- Borrowing costs: Recorded monthly based on loan amount, interest rate and actual number of days borrowed.
- Exchange rate loss expenses: Recognized when there is a difference between the actual transaction exchange rate and the accounting book exchange rate, and when a loss arises from the revaluation of foreign currency-denominated monetary items.

**Current corporate income tax expense and deferred corporate income tax expense**

Corporate income tax expenses (or corporate income tax income): is total current and deferred income tax expenses (or total current and deferred tax) in determining profit or loss of a period.

- Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.
- Deferred income tax expenses: is corporate income tax payable in the future arising from: recognising deferred income tax payable during the year; reversing deferred tax assets recognised in previous years/periods; not recognising deferred tax assets or deferred tax liabilities arising from transactions that directly recorded to equity.

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**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)****Current corporate income tax expense and deferred corporate income tax expense (Continued)**

The Corporation has an obligation to pay corporate income tax at the rate of 20% on taxable profits.

The determination of the Corporation's income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the examination results of the competent tax authorities.

**Related parties**

A party is considered a related party of the Corporation in case that party is able to control the Corporation or to cause material effects on the financial decisions as well as the operations of the Corporation. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects.

When considering the relationship of related parties, the nature of relationship is focused more than its legal form.

**Segment reporting**

A business segment is a distinguishable component of the Corporation that is engaged in manufacturing or providing products or related services (by business segment) or in providing products or services within a particular economic environment (geographical area) which is subject to risks and returns that are different from those of other segments. The Board of Directors believes that the Corporation operates in three business segments, namely Real Estate, Construction, Other and one geographical segment, namely Vietnam. Segment reporting will be prepared according to business segments.

**5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE CONSOLIDATED BALANCE SHEET****5.1 Cash and cash equivalents**

|                  | 30/06/2026<br>VND      | 01/01/2026<br>VND      |
|------------------|------------------------|------------------------|
| Cash on hand     | 14.130.457.727         | 20.496.311.494         |
| Cash at bank     | 209.505.081.095        | 458.258.780.593        |
| Cash equivalents | 12.982.245.000         | 12.982.245.000         |
| <b>Total</b>     | <b>236.617.783.822</b> | <b>491.737.337.087</b> |

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**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the 2nd Quarter of 2026

**5.2 Held to maturity investments**

|                               | 30/06/2026 (VND)      |                       |           | 01/01/2026 (VND)     |                      |           |
|-------------------------------|-----------------------|-----------------------|-----------|----------------------|----------------------|-----------|
|                               | Cost                  | Recoverable amount    | Allowance | Cost                 | Recoverable amount   | Allowance |
| <b>Short-term</b>             | <b>56.377.985.021</b> | <b>56.377.985.021</b> | -         | <b>6.652.985.021</b> | <b>6.652.985.021</b> | -         |
| - Term deposits 12 months (*) | 56.277.985.021        | 56.277.985.021        | -         | 6.552.985.021        | 6.552.985.021        | -         |
| ' - Trading securities (**)   | 100.000.000           | 100.000.000           |           | 100.000.000          | 100.000.000          |           |
| <b>Cộng</b>                   | <b>56.377.985.021</b> | <b>56.377.985.021</b> | -         | <b>6.652.985.021</b> | <b>6.652.985.021</b> |           |

(\*): This is a 12-month term deposit deposited at commercial banks with interest rates from 3.9%/year to 6.6%/year.

(\*\*): This is a bond issued at Hancorp 1 Hanoi Investment and Trading Joint Stock Company. Information about the bond is as follows:

- + Issuer: Vietnam Bank for Agriculture and Rural Development;
- + Release date: 25/12/2018
- + Quantity: 100 bonds; face value 1,000,000 VND/bond.
- + Term: 10 years;
- + Interest rate: floating with periodic adjustment.

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**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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**Long-term investments**

|                                                             | Ratio        |               | 30/06/2026             |            |                         | 01/01/2026             |            |                         |
|-------------------------------------------------------------|--------------|---------------|------------------------|------------|-------------------------|------------------------|------------|-------------------------|
|                                                             | Equity owned | Voting rights | Book value             | Fair value | Provision               | Book value             | Fair value | Provision               |
| <b>Investments in Joint Ventures and Associates</b>         |              |               | <b>179.103.438.956</b> |            | <b>(18.639.280.175)</b> | <b>179.103.438.956</b> |            | <b>(13.153.051.673)</b> |
| Hancorp Joint Stock Company                                 | 27,73%       | 27,73%        | 8.320.000.000          |            |                         | 8.320.000.000          |            |                         |
| Hancorp.2 Construction Joint Stock Company                  | 46,07%       | 46,07%        | 3.706.000.000          |            | (3.706.000.000)         | 3.706.000.000          |            | (3.706.000.000)         |
| Housing Design Consultancy and Business Joint Stock Company | 36,00%       | 36,00%        | 2.244.173.657          |            | -                       | 2.244.173.657          |            | -                       |
| Construction Joint Stock Company No. 34                     | 30,00%       | 30,00%        | 9.706.450.571          |            | -                       | 9.706.450.571          |            | -                       |
| Mechanical and Construction Joint Stock Company             | 29,95%       | 29,95%        | 2.845.200.000          |            | (2.791.280.175)         | 2.845.200.000          |            | (2.791.280.175)         |
| Construction Joint Stock Company No. 2                      | 28,07%       | 28,07%        | 19.087.163.048         |            | -                       | 19.087.163.048         |            | -                       |
| West Lake International Company Limited                     | 25,00%       | 25,00%        | 91.614.451.680         |            | -                       | 91.614.451.680         |            | -                       |
| Hancorp5 Construction Technology Joint Stock Company        | 25,00%       | 25,00%        | 3.500.000.000          |            | -                       | 3.500.000.000          |            | -                       |
| Hoa Binh - Son La Expressway Investment Joint Stock Company | 20,00%       | 20,00%        | 6.000.000.000          |            | -                       | 6.000.000.000          |            | -                       |
| Van Xuan Urban Development Investment Joint Stock Company   | 11,08%       | 22,00%        | 30.800.000.000         |            | (12.142.000.000)        | 30.800.000.000         |            | (6.655.771.498)         |
| Tay Ho Bach Investment Joint Stock Company                  | 11,02%       | 22,00%        | 1.280.000.000          |            | -                       | 1.280.000.000          |            | -                       |

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|                                                                                  | Equity owned | Ratio | 30/06/2026    |                        |            | 01/01/2026              |                        |                             |
|----------------------------------------------------------------------------------|--------------|-------|---------------|------------------------|------------|-------------------------|------------------------|-----------------------------|
|                                                                                  |              |       | Voting rights | Book value             | Fair value | Provision               | Book value             | Fair value                  |
| <b>Investments in other entities</b>                                             |              |       |               | 336.229.751.222        |            | (32.878.686.482)        | 364.346.649.145        | (32.878.686.482)            |
| Mechanized Construction and Erection Joint Stock Company                         | 13,68%       |       | 13,68%        | 17.428.165.112         |            | -                       | 17.428.165.112         | -                           |
| Bach Dang Joint Stock Company                                                    | 12,97%       |       | 12,97%        | 4.542.847.049          |            | -                       | 4.542.847.049          | -                           |
| Hung Loi Hydropower JSC Tuyen Quang                                              | 15,00%       |       | 15,00%        | 4.500.000.000          |            | (4.500.000.000)         | 4.500.000.000          | (4.500.000.000)             |
| Sahabak JSC (1)                                                                  | 25,00%       |       | 25,00%        | 32.500.000.000         |            | (19.500.000.000)        | 32.500.000.000         | (19.500.000.000)            |
| Da Nang International Terminal Investment And Operation Joint Stock Company      | 10,00%       |       | 10,00%        | 30.000.000.000         |            | -                       | 30.000.000.000         | -                           |
| Investment And Construction Development Corporation 1 Ha Noi                     | 1,27%        |       | 1,27%         | 1.695.579.072          |            | -                       | 1.695.579.072          | -                           |
| CIE Housing Investment and Development Joint Stock Company - CMC - Vinaconex E&C | 2,95%        |       | 2,95%         | 1.474.200.000          |            | (114.430.500)           | 1.474.200.000          | (114.430.500)               |
| Viet Nam Urban Construction And Investment Joint Stock Company                   | 10,25%       |       | 10,25%        | 3.488.318.859          |            | (1.479.341.982)         | 3.488.318.859          | (1.479.341.982)             |
| Bac Hanoi Urban Development Joint Stock Company                                  | 1,50%        |       | 1,50%         | 3.000.000.000          |            | (3.000.000.000)         | 3.000.000.000          | (3.000.000.000)             |
| PetroVietnam Gas City Investment and Development Joint Stock Company (PCG) (2)   | 1,16%        |       | 1,16%         | 1.613.940.000          |            | (1.068.690.000)         | 1.613.940.000          | (1.068.690.000)             |
| Petrovietnam Securities Joint Stock Company (3)                                  | 0,17%        |       | 0,17%         | 690.000.000            |            | -                       | 690.000.000            | -                           |
| Deo Ca Investment Joint Stock Company                                            | 8,06%        |       | 8,06%         | 175.218.750.000        |            | -                       | 175.218.750.000        | -                           |
| Ground Electric Vehicle BOT Joint Stock Company No. 1                            | 1,45%        |       | 1,45%         | 3.216.224.000          |            | (3.216.224.000)         | 3.216.224.000          | (3.216.224.000)             |
| Trung Do JSC                                                                     | 10,07%       |       | 10,07%        | 55.861.727.130         |            | -                       | 55.861.727.130         | -                           |
| Water Electrical Mechanical Installation And Construction Joint Stock Company    | 6,00%        |       | 6,00%         |                        |            | -                       | 43.820.063.035         | -                           |
| Moc Chau Urban Joint Stock Company                                               | 15,00%       |       | 15,00%        | 1.000.000.000          |            | -                       | 1.000.000.000          | -                           |
|                                                                                  | 9,00%        |       | 9,00%         |                        |            | -                       | 1.725.000.000          | -                           |
| <b>Total</b>                                                                     |              |       |               | <b>515.333.190.178</b> | <b>(*)</b> | <b>(51.517.966.657)</b> | <b>543.450.088.101</b> | <b>(*) (46.031.738.155)</b> |

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**5.3 Receivables from customers**

|                                                                                                           | 30/06/2026 (VND)         |           | 01/01/2026 (VND)         |           |
|-----------------------------------------------------------------------------------------------------------|--------------------------|-----------|--------------------------|-----------|
|                                                                                                           | Book value               | Provision | Book value               | Provision |
| <b>Short-term</b>                                                                                         | <b>2.264.710.681.874</b> | <b>-</b>  | <b>2.156.607.527.951</b> | <b>-</b>  |
| Management Board of Song Hau 1 Thermal Power Plant Project - Vietnam Machinery Erection Corporation - JSC | 235.194.621.537          |           | 235.194.621.537          |           |
| Viet Duc Hospital - Facility 2                                                                            | 215.989.585.052          |           | 215.989.585.052          |           |
| Phu My Real Estate Investment Joint Stock Company                                                         | 48.699.900.000           |           | 48.699.900.000           |           |
| Ho Chi Minh City Orthopedics and Rehabilitation Center                                                    | -                        |           | -                        |           |
| Lanmak Real Estate Construction and Investment Joint Stock Company                                        | 10.813.589.744           |           | 10.155.423.360           |           |
| National Children's Hospital                                                                              | 16.580.108.238           |           | 16.580.108.238           |           |
| Ha Noi Real Estate Investment and Construction Joint Stock Company                                        | -                        |           | 15.586.038.600           |           |
| Dong Nai Provincial People's Committee                                                                    | 100.048.699.111          |           | 100.048.699.111          |           |
| Tan Son Nhat International Airport - Branch of Airports Corporation of Vietnam - JSC                      | 478.621.769.093          |           | 479.668.528.054          |           |
| Noi Bai International Airport - Branch of Airports Corporation of Vietnam - JSC                           | 119.245.232.113          |           | 44.580.757.769           |           |
| Ha Noi Metropolitan Railway Management Board                                                              | 81.838.836.970           |           | 88.860.545.750           |           |
| Other trade receivables                                                                                   | 957.678.340.016          |           | 901.243.320.480          |           |
| <b>Total</b>                                                                                              | <b>2.264.710.681.874</b> |           | <b>2.156.607.527.951</b> | <b>-</b>  |

**5.4 Repayments to suppliers**

|                                       | 30/06/2026 (VND) |            | 01/01/2026 (VND) |            |
|---------------------------------------|------------------|------------|------------------|------------|
|                                       | Book value       | Allowances | Book value       | Allowances |
| Hancorp Joint Stock Company           | 206 062 931 835  | -          | 198.561.223.855  |            |
| Hanoi Engineering Joint Stock Company | 62.984.769.245   |            | 62.984.769.245   |            |

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|                                                        |                        |                            |
|--------------------------------------------------------|------------------------|----------------------------|
|                                                        | -                      | -                          |
| Song Hong Ha Joint Stock Company                       | 50.417.419.000         | 50.417.419.000             |
| An Xuan Thinh Construction Trading Joint Stock Company | 29.161.327.815         | 29.161.327.815             |
| BCA - THANG LONG One Member Company Limited            | 71.506.293.470         | 3.441.233.702              |
| Armephaco Joint Stock Company                          | 16.132.636.500         | 16.132.636.500             |
| Others                                                 | 764.240.758.164        | 548.180.620.295            |
| <b>Total</b>                                           | <b>994.443.204.194</b> | <b>- 908.879.230.412 -</b> |

**5.5 Other receivables**

|                                                                                                                              | 30/06/2026 (VND)       |                         | 01/01/2026 (VND)       |                         |
|------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------|------------------------|-------------------------|
|                                                                                                                              | Book value             | Allowances              | Book value             | Allowances              |
| <b>Short-term</b>                                                                                                            | <b>736.170.887.082</b> | <b>(88.910.054.229)</b> | <b>576.483.255.825</b> | <b>(88.910.054.229)</b> |
| - Advances                                                                                                                   | 114.451.300.571        |                         | 111.479.329.455        |                         |
| - Deposits                                                                                                                   | 11.565.470.395         |                         | 12.639.296.064         |                         |
| - Other receivables                                                                                                          | 610.154.116.116        |                         | 452.364.630.306        |                         |
| Mechanical & Construction Joint Stock Company                                                                                | 29.423.759.161         | (14.852.252.980)        | 29.423.759.161         | (14.852.252.980)        |
| Lanmak Real Estate Investment and Construction Joint Stock Company                                                           | 4.667.351.532          |                         | 4.667.351.532          |                         |
| Investment & Construction Joint Stock Company No. 4                                                                          | 2.500.000.000          |                         | 2.500.000.000          |                         |
| Construction & Materials Trading Joint Stock Company                                                                         | 4.824.594.541          |                         | 4.824.594.541          |                         |
| Electricity, Water and Construction Installation Joint Stock Company                                                         | 1.283.589.360          |                         | 1.283.589.360          |                         |
| Housing Construction Design Consultancy and Business Joint Stock Company                                                     | 1.370.197.742          |                         | 1.370.197.742          |                         |
| Hancorp Joint Stock Company                                                                                                  | 45.512.391.192         |                         | 45.035.486.608         |                         |
| Receivables from Directors of Branches and Enterprises of Tay Ho Housing Investment Development and Construction Joint Stock |                        |                         | 16.608.035.915         |                         |

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|                  |                        |                         |                        |                         |
|------------------|------------------------|-------------------------|------------------------|-------------------------|
| Company          |                        |                         |                        |                         |
| Others           | 381.085.000.490        | (74.057.801.249)        | 346.651.615.447        | (74.057.801.249)        |
| <b>Long-term</b> | <b>3.754.325.669</b>   | <b>-</b>                | <b>2.683.500.000</b>   | <b>-</b>                |
| - Deposits       | 2.103.825.669          |                         | 2.683.500.000          |                         |
| - Others         | 1.650.500.000          |                         |                        |                         |
| <b>Total</b>     | <b>739.925.212.751</b> | <b>(88.910.054.229)</b> | <b>579.166.755.825</b> | <b>(88.910.054.229)</b> |

**5.6 Inventories**

|                            | 30/06/2026 (VND)         |                     | 01/01/2026 (VND)         |                     |
|----------------------------|--------------------------|---------------------|--------------------------|---------------------|
|                            | Book value               | Allowances          | Book value               | Allowances          |
| Raw materials and supplies | 4.672.031.151            |                     | 5.244.651.184            |                     |
| Tools and supplies         | 367.350.032              |                     | 362.098.232              |                     |
| Work in progress           | 1.475.695.618.737        | (42.657.027)        | 1.568.368.627.147        | (42.657.027)        |
| Finished goods             | 747.622.883              |                     | 760.965.905              |                     |
| Merchandise                | 3.312.963.872            |                     | 3.644.205.827            |                     |
| <b>Total</b>               | <b>1.484.795.586.675</b> | <b>(42.657.027)</b> | <b>1.578.380.548.295</b> | <b>(42.657.027)</b> |

**5.7 Construction in progress**

|                                                                      | 30/06/2026 (VND)       |                       | 01/01/2026 (VND)      |                       |
|----------------------------------------------------------------------|------------------------|-----------------------|-----------------------|-----------------------|
|                                                                      | Book value             | Recoverable amount    | Giá gốc               | Recoverable amount    |
| <b>a) Long-term work in progress</b>                                 |                        |                       |                       |                       |
| Other projects                                                       | 122.154.321.830        |                       |                       |                       |
| <b>Total</b>                                                         | <b>122.154.321.830</b> | <b>-</b>              | <b>-</b>              | <b>-</b>              |
| <b>b) Construction in progress</b>                                   |                        |                       |                       |                       |
| Cost of Renovation of the Corporation Headquarters at 57 Quang Trung | 560.150.000            | 560.150.000           | 560.150.000           | 560.150.000           |
| Cost of buying land in Dong Anh (*)                                  | 11.733.005.556         | 11.733.005.556        | 10.041.230.495        | 10.041.230.495        |
| Renovation and improvement of fixed assets                           |                        |                       | 299.022.801           | 299.022.801           |
| <b>Total</b>                                                         | <b>12.293.155.556</b>  | <b>12.293.155.556</b> | <b>10.900.403.296</b> | <b>10.601.380.495</b> |

(\*): Contracts for transferring land use rights for population dispersion planning of the People's Committee of Co Loa commune, Dong Anh with a total area of 189 m<sup>2</sup>.

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**5.8 Intangible fixed assets**

|                                 | Buildings and<br>Structures | Machinery,<br>equipment | Transportation<br>means | Office<br>equipment | Management<br>equipment and<br>furniture | Total            |
|---------------------------------|-----------------------------|-------------------------|-------------------------|---------------------|------------------------------------------|------------------|
|                                 |                             |                         |                         |                     |                                          | <i>Unit: VND</i> |
| <b>HISTORY COST</b>             |                             |                         |                         |                     |                                          |                  |
| As at 01/01/2026                | 78.545.702.035              | 56.283.141.921          | 35.050.512.557          | 9.879.364.092       | 179.758.720.605                          | 78.545.702.035   |
| Additions during the year       | 239.963.603                 | 6.472.034.424           | 5.195.050.905           | 37.996.091          | 11.945.045.023                           | 239.963.603      |
| Increase                        |                             |                         |                         |                     | -                                        |                  |
| Decrease                        | 2.036.363.636               | 36.272.727              |                         | 321.171.667         | 2.393.808.030                            | 2.036.363.636    |
|                                 | 239.963.603                 | 211.508.494             | 857.681.208             |                     | 1.309.153.305                            | 239.963.603      |
| As at 30/06/2026                | 81.061.992.877              | 63.002.957.566          | 41.103.244.670          | 10.238.531.850      | 192.788.420.353                          | 81.061.992.877   |
| <b>ACCUMULATED DEPRECIATION</b> |                             |                         |                         |                     |                                          |                  |
| As at 01/01/2026                | 45.390.797.947              | 55.814.935.091          | 26.418.051.215          | 9.564.995.722       | 137.188.779.975                          | 45.390.797.947   |
| Increase                        | 3.020.270.522               | 306.414.595             | 1.781.184.486           | 30.308.778          | 5.138.178.381                            | 3.020.270.522    |
| Other increases                 | 1.478.314.679               | 36.272.727              |                         | 321.171.667         | 1.835.759.073                            | 1.478.314.679    |
| Internal transfers              |                             |                         |                         |                     |                                          |                  |
| Disposals and write-offs        | 239.963.603                 | 211.508.494             | 857.681.208             |                     | 1.309.153.305                            | 239.963.603      |
| As at 30/06/2026                | 50.129.346.751              | 56.369.130.907          | 29.056.916.909          | 9.916.476.167       | 142.853.564.124                          | 50.129.346.751   |
| <b>NET BOOK VALUE</b>           |                             |                         |                         |                     |                                          |                  |
| As at 01/01/2026                | 33.154.904.088              | 468.206.830             | 8.632.461.342           | 314.368.370         | 42.569.940.630                           | 33.154.904.088   |
| As at 30/06/2026                | 30.932.646.126              | 6.633.826.659           | 12.046.327.761          | 322.055.683         | 49.934.856.229                           | 30.932.646.126   |

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**5.9 Intangible fixed assets**

|                                     | Land use<br>rights (*) | Computer<br>software |               | Total         |
|-------------------------------------|------------------------|----------------------|---------------|---------------|
| <b>HISTORY COST</b>                 |                        |                      |               |               |
| As at 01/01/2026                    | 1.719.187.283          | 1.089.500.000        |               | 2.808.687.283 |
| Increase                            |                        |                      |               | -             |
| Decrease                            |                        |                      |               | -             |
| As at 30/06/2026                    | 1.719.187.283          | 1.089.500.000        |               | 2.808.687.283 |
| <b>ACCUMULATED<br/>DEPRECIATION</b> |                        |                      |               |               |
| As at 01/01/2026                    |                        |                      |               |               |
| Increase                            | -                      | 594.091.663          | 594.091.663   | 594.091.663   |
| Other increases                     |                        |                      | -             |               |
| Internal transfers                  |                        | 60.237.498           | 60.237.498    | 60.237.498    |
| As at 30/06/2026                    | -                      | 654.329.161          | 654.329.161   | 654.329.161   |
| <b>NET BOOK VALUE</b>               |                        |                      |               |               |
| As at 01/01/2026                    |                        |                      |               |               |
| As at 30/06/2026                    | 1.719.187.283          | 495.408.337          | 2.214.595.620 | 495.408.337   |

(\*): The land use right represents the perpetual land use right (94 m<sup>2</sup>) at No. 1C5, D1 Street, Thanh My Tay Ward, Ho Chi Minh City

**5.10 Investment property**

|                                     | 01/01/2026<br>VND      | Increases<br>during the year<br>VND | Decreases<br>during the year<br>VND | 30/06/2026<br>VND      |
|-------------------------------------|------------------------|-------------------------------------|-------------------------------------|------------------------|
| <b>a) Investment property</b>       |                        |                                     |                                     |                        |
| <b>History Cost</b>                 | <b>708.342.691.592</b> | -                                   | -                                   | <b>708.342.691.592</b> |
| - Buildings                         | 696.213.597.723        | -                                   | -                                   | 696.213.597.723        |
| - Infrastructure                    | 12.129.093.869         | -                                   | -                                   | 12.129.093.869         |
| <b>Accumulated<br/>Depreciation</b> | <b>195.456.308.387</b> | <b>4.236.538.375</b>                | <b>312.080.707</b>                  | <b>199.380.766.055</b> |
| - Buildings                         | 193.113.866.502        | 4.138.282.492                       | 312.080.707                         | 196.940.068.287        |
| - Infrastructure                    | 2.342.441.885          | 98.255.883                          | -                                   | 2.440.697.768          |
| <b>Net book Value</b>               | <b>512.886.383.205</b> | <b>(4.236.538.375)</b>              | <b>312.080.707</b>                  | <b>508.961.925.537</b> |
| - Buildings                         | 503.099.731.221        | (4.138.282.492)                     | 312.080.707                         | 499.273.529.436        |
| - Infrastructure                    | 9.786.651.984          | (98.255.883)                        | -                                   | 9.688.396.101          |

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**(\*)**: Investment real estate is a house consisting of:***Investment property for rent***

- (1) Basement, 3-storey commercial center, 1st and 2nd floors, office area of the 28-storey Thang Long International Village project;
- (2) Basement, 1st floor office area of residential and commercial area N04A - Diplomatic Corps infrastructure project;
- (3) Basement and 1st floor office area of the N01T8 High-rise Housing project - Diplomatic Corps infrastructure project;
- (4) Parking lot P2 Diplomatic Corps area.
- (5) Basement N01T6,7 of high-rise housing project N01T6,7 - Diplomatic Corps infrastructure project.
- (6) 14-storey office building at 59 Quang Trung, Hai Ba Trung Ward, Hanoi;
- (7) Basement block, floors KT1, KT2 of the Commercial and Business Housing Project - Times Tower;
- (8) 1A Floor of High-rise Apartment Project N03 - T5 in Diplomatic Corps area;
- (9) Kindergarten floor area on floors 1 and 2 of East Tower, 28-storey multi-purpose housing complex, Thang Long International Village, Cau Giay Ward, Hanoi.

***Investment real estate waiting for price increase***

- (10) Villa 28.6 Phuong An - Long Tho residential area project, Nhon Trach district, Dong Nai province.

**(\*\*)**: Investment real estate for lease is infrastructure including:

- (1) Tennis court - Public and commercial housing area N04A;
- (2) Swimming pool and swimming pool service area - High-rise building N01T8;

According to the provisions of Vietnamese Accounting Standard No. 05 - Investment Real Estate, the fair value of investment real estate must be presented in the Notes to the Consolidated Financial Statements. As of December 31, 2024, the Corporation has not determined the fair value of investment real estate, and has not presented it in the Notes to the Consolidated Financial Statements of the Corporation. However, based on the rental rate of these assets and market value, the Corporation assesses that the market value of these investment real estate is higher than the book value at the end of the fiscal year.

**5.11 Prepaid expenses**

|                                                                     | 30/06/2026<br>VND     | 01/01/2026<br>VND    |
|---------------------------------------------------------------------|-----------------------|----------------------|
| <b>Short term</b>                                                   | <b>1.333.222.988</b>  | <b>1.288.202.785</b> |
| Allocation of tools and supplies                                    | 1.030.516.572         | 1.288.202.785        |
| Prepaid land rentals                                                | 302.706.416           |                      |
| <b>Long term</b>                                                    | <b>11.317.515.064</b> | <b>4.998.388.212</b> |
| Tools and supplies issued                                           | 2.295.857.862         | 1.379.426.466        |
| General and administrative expenses of branches from previous years | 3.047.012.789         |                      |
| Other deferred expenses                                             | 5.974.644.413         | 3.618.961.746        |
| <b>Total</b>                                                        | <b>12.650.738.052</b> | <b>6.286.590.997</b> |

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**5.12 Borrowings and finance lease liabilities**

|                                                                                                | 30/06/2026 (VND)       | Tăng trong kỳ<br>VND |                        | Giảm trong kỳ<br>VND   | 01/01/2026 (VND)       |
|------------------------------------------------------------------------------------------------|------------------------|----------------------|------------------------|------------------------|------------------------|
|                                                                                                |                        | Gốc                  | Lãi                    |                        |                        |
| <b>'Short-term borrowings</b>                                                                  | <b>840.911.065.578</b> |                      | <b>140.333.099.917</b> | <b>224.948.937.956</b> | <b>925.526.903.617</b> |
| Joint Stock Commercial Bank for Investment and Development of Vietnam - Transaction Office (1) | 468.366.019.303        |                      | 42.690.300.540         | 172.429.491.628        | 598.105.210.391        |
| Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch (2)       | 311.913.454.360        |                      | 93.774.705.043         | 47.278.501.994         | 265.417.251.311        |
| Southeast Asia Joint Stock Commercial Bank - Transaction Center Branch (3)                     | 3.176.322.690          |                      |                        |                        | 3.176.322.690          |
| Vietnam Bank for Agriculture and Rural Development (4)                                         | 18.050.089.280         |                      |                        |                        | 18.050.089.280         |
| Van Xuan Urban Development Investment Joint Stock Company (5)                                  | 18.658.000.000         |                      |                        |                        | 18.658.000.000         |
| Others                                                                                         | 20.747.179.945         |                      | 3.868.094.334          | 5.240.944.334          | 22.120.029.945         |
| <b>'Long-term borrowings</b>                                                                   | <b>117.013.326.102</b> |                      | <b>38.225.999.102</b>  | <b>-</b>               | <b>78.787.327.000</b>  |
| Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch (5)       | 117.013.326.102        |                      | 38.225.999.102         |                        | 78.787.327.000         |
| <b>Total</b>                                                                                   | <b>921.971.428.007</b> |                      | <b>174.691.004.685</b> | <b>211.870.023.180</b> | <b>959.150.446.502</b> |

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**5.17 Trade payables**

|                                                                        | <b>30/06/2026</b>        | <b>01/01/2026</b>        |
|------------------------------------------------------------------------|--------------------------|--------------------------|
|                                                                        | <b>VND</b>               | <b>VND</b>               |
| <b>Short-term</b>                                                      | 1.108.218.121.291        | 1.129.457.640.871        |
| Construction Joint Stock Company No. 34                                | 3.443.466.813            | 3.443.466.813            |
| Lac Hong Investment Joint Stock Company                                | 9.265.946.183            | 9.265.946.183            |
| Ha Hung Company Limited                                                | 1.444.469.395            | 2.005.558.317            |
| Tay Ho Housing Investment and Construction Joint Stock Company         | 13.185.950.460           | 13.185.950.460           |
| ACC-BVA Foundation and Construction Joint Stock Company                |                          |                          |
| Thang Long Construction Joint Stock Company                            | 4.325.231.190            | 4.325.231.190            |
| Tan Phu Automobile Transport Cooperative Branch                        | 4.128.013.706            | 4.128.013.706            |
| Electrical and Water Installation and Construction Joint Stock Company | 8.692.048.995            | 726.890.425              |
| Nam Long Elevator and Equipment Company Limited                        | 45.402.049.104           | 54.082.068.757           |
| Tan Thanh An Technology and Trading Investment Joint Stock Company     | 28.390.650.655           | 26.928.238.037           |
| Lanmak Real Estate Investment and Construction Joint Stock Company     | 18.763.030.556           | 21.042.917.262           |
| Mechanized Construction JSC                                            | 13.937.901.501           | 21.195.619.772           |
| HCM Museum Construction Joint Stock Company                            | 5.916.521.471            | 6.450.714.928            |
| Others                                                                 | 951.322.841.262          | 962.677.025.021          |
| <b>Total</b>                                                           | <b>1.108.218.121.291</b> | <b>1.129.457.640.871</b> |

**5.18 Prepayments from customers**

|                                 | <b>30/06/2026</b>      | <b>01/01/2026</b>      |
|---------------------------------|------------------------|------------------------|
|                                 | <b>VND</b>             | <b>VND</b>             |
| Airports Corporation of Vietnam | 557.925.829.214        | 514.020.534.055        |
| Project B1 Management Board     | 23.629.907.817         | 23.629.907.817         |
| Others                          | 389.272.900.006        | 312.317.880.216        |
| <b>Total</b>                    | <b>970.828.637.037</b> | <b>849.968.322.088</b> |

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**5.19 Taxes and payables to State Treasury**

|                                     | 01/01/2026<br>VND      | Additions<br>VND      | Paid<br>VND           | 30/06/2026<br>VND     |
|-------------------------------------|------------------------|-----------------------|-----------------------|-----------------------|
| <b>Payables</b>                     | <b>108.114.120.638</b> | <b>34.031.064.960</b> | <b>36.072.182.524</b> | <b>71.223.101.074</b> |
| VAT                                 | 6.122.848.050          | 28.776.786.077        | 33.240.620.067        | 1.659.014.060         |
| Corporate income tax                | 6.337.108.532          | 3.468.481.776         | 1.828.503.106         | 7.977.087.202         |
| Personal income tax                 | 312.799.148            | 913.243.273           | 995.828.770           | 230.213.651           |
| Land tax, Land rental charges       | 60.309.814.388         | 853.406.603           | 980.740               | 61.162.240.251        |
| Dividends payable for State capital | 34.849.902.000         |                       |                       |                       |
| Fee, charges and other payables     | 181.648.520            | 19.147.231            | 6.249.841             | 194.545.910           |
| <b>Receivables</b>                  | <b>47.376.846.376</b>  | <b>29.544.501.354</b> | <b>13.191.587.663</b> | <b>54.781.878.191</b> |
| VAT                                 | 38.301.697.446         | 29.124.396.354        | 12.771.475.263        | 54.654.618.537        |
| Corporate income tax                | 8.997.804.571          |                       |                       |                       |
| Personal income tax                 | 7.400                  | 420.105.000           | 420.112.400           | 49.922.695            |
| Land tax, Land rental charges       | 76.336.959             |                       |                       | 76.336.959            |
| Fee, charges and other payables     | 1.000.000              |                       |                       | 1.000.000             |

(\*) The Corporation's tax finalisation will be subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions can be interpreted in various ways, the tax amounts presented in the CONSOLIDATED Financial Statements may be subject to change based on the final decision of the tax authorities.

**5.20 Accrued expenses**

|                                                                  | 30/06/2026<br>VND        | 01/01/2026<br>VND        |
|------------------------------------------------------------------|--------------------------|--------------------------|
| <b>Short term</b>                                                | <b>1.344.823.858.682</b> | <b>1.331.039.342.671</b> |
| Interest expense                                                 | 924.871.357              | 1.878.939.875            |
| Accrued construction project costs                               | 987.305.606.429          | 964.196.796.062          |
| Accrued real estate project costs                                | 353.429.664.955          | 361.536.117.197          |
| Clean water supply system management costs & Shift meal expenses | -                        |                          |
| Others                                                           | 3.163.715.941            | 3.427.489.537            |
| <b>Total</b>                                                     | <b>1.344.823.858.682</b> | <b>1.331.039.342.671</b> |

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**5.21 Other payables**

|                                                                                   | 30/06/2026<br>VND      | 01/01/2026<br>VND      |
|-----------------------------------------------------------------------------------|------------------------|------------------------|
| <b>Short-term</b>                                                                 | <b>542.078.291.855</b> | <b>545.768.409.967</b> |
| Trade Union fees                                                                  | 544.429.739            | 11.155.013.531         |
| Social insurance                                                                  | 404.127.584            | 669.982.290            |
| Health insurance                                                                  | (6.862.719)            | 53.726.051             |
| Unemployment insurance                                                            | 14.092.900             | 51.447.191             |
| Short-term deposits received                                                      | 1.353.653.326          | 538.728.702            |
| Others                                                                            | 539.768.851.025        | 533.299.512.202        |
| <i>Dividend, Profit payables</i>                                                  | <i>613 680 389</i>     | <i>609.429.139</i>     |
| <i>Maintenance fee 2% - Project N06, N07</i>                                      | <i>3 564 609</i>       | <i>473.114.587</i>     |
| <i>Bonus and Welfare Fund balance distributed to employees upon equitization</i>  | <i>2 247 599 701</i>   | <i>2.236.769.245</i>   |
| <i>Must pay for capital contribution to My Duc Cement Joint Stock Company (*)</i> | <i>8.837.794.747</i>   | <i>8.837.794.747</i>   |
| <i>Must pay for capital contribution to Sahabak JSC (*)</i>                       | <i>9.793.145.000</i>   | <i>9.793.145.000</i>   |
| <i>TASECO Real Estate Investment Joint Stock Company</i>                          | <i>13.000.000.000</i>  | <i>13.000.000.000</i>  |
| <i>Thang Long Land Development and Investment JSC (**)</i>                        | <i>292.457.253.530</i> | <i>292.457.253.530</i> |
| <i>Danang International Terminal Investment and Operation Joint Stock Company</i> |                        | <i>1.517.613.193</i>   |
| <i>Tu Minh Real Estate Company (***)</i>                                          | <i>21.831.000.000</i>  | <i>21.831.000.000</i>  |
| <i>Others</i>                                                                     | <i>193.849.657.748</i> | <i>182.543.392.761</i> |
| <b>Long-term</b>                                                                  |                        |                        |
| Long-term deposits received                                                       | <b>250.000.000</b>     | <b>150.000.000</b>     |
|                                                                                   | 250.000.000            | 150.000.000            |
| <b>Total</b>                                                                      | <b>542.328.291.855</b> | <b>545.918.409.967</b> |

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**5.22 Unearned revenues**

|                                                                                                      | <b>30/06/2026</b>      | <b>01/01/2026</b>      |
|------------------------------------------------------------------------------------------------------|------------------------|------------------------|
|                                                                                                      | <b>VND</b>             | <b>VND</b>             |
| <b>Short-term</b>                                                                                    | <b>84.975.383.067</b>  | <b>125.952.495.365</b> |
| Advances from customers for real estate purchases                                                    | 74.280.237.541         | 73.512.972.810         |
| Prepayments from customers for office rentals                                                        | 3.280.051.587          | 2.922.778.860          |
| 3-Storey Shopping Center – 28-Storey Apartment Complex Project, Thang Long International Village (*) | 986.943.229            | 3.947.772.916          |
| Unearned revenue from apartment sales - "Que Vo Project"                                             |                        | 40.144.762.531         |
| Unearned revenue from construction contracts                                                         | 6.428.150.710          | 5.424.208.248          |
| <b>Long-term</b>                                                                                     | <b>143.038.326.695</b> | <b>141.064.440.237</b> |
| 3-Storey Shopping Center – 28-Storey Apartment Complex Project, Thang Long International Village (*) | 142.924.326.695        | 140.950.440.237        |
| Others                                                                                               | 114.000.000            | 114.000.000            |
| <b>Total</b>                                                                                         | <b>228.013.709.762</b> | <b>267.016.935.602</b> |

(\*)This is the revenue received in advance for the rental of the commercial center under the following contract:

- (1) Lease agreement dated 29/11/2012 between Hanoi Construction Corporation and Ocean Group Joint Stock Company.
- (2) Memorandum of agreement dated 25/5/2017 between Hanoi Construction Corporation, Ocean Group Joint Stock Company and Vincommerce General Trading Services Joint Stock Company.

The total contract value is 218 billion VND, the lease term is 50 years from 29/11/2012.

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## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 1st Quarter of 2026

### 5.23 Owners' equity

#### a. Changes of owners' equity

|                                                                                                                 | Owners' Equity                 |                      |                                  |                                       |                              | To                                  |
|-----------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------|----------------------------------|---------------------------------------|------------------------------|-------------------------------------|
|                                                                                                                 | Owner's<br>contributed capital | Other capital        | Asset revaluation<br>differences | Investment and<br>development<br>fund | Non-controlling<br>interests | Undistributed<br>earnings after tax |
| <b>As at 01/01/2025</b>                                                                                         | <b>1.410.480.000.000</b>       | <b>3.867.578.059</b> | <b>(37.318.374.070)</b>          | <b>70.706.609.047</b>                 | <b>149.696.438.401</b>       | <b>33.768.260.580</b>               |
| Profit in the previous year                                                                                     | -                              | -                    | -                                | -                                     | 3.935.963.096                | 64.041.951.870                      |
| Dividend payment at<br>Subsidiary                                                                               | -                              | -                    | -                                | -                                     | (5.045.437.100)              | (5.045.437.10)                      |
| 'Dividend distribution at<br>the Parent Company<br>Extract from Development<br>Investment Fund at<br>Subsidiary |                                |                      |                                  | 943.763.838                           |                              | (35.262.000.000)                    |
| Deduction from the Bonus<br>and Welfare Fund at the<br>Subsidiary                                               |                                |                      |                                  |                                       | (1.330.321.750)              | (1.361.503.312)                     |
| Appropriation to funds at<br>the Parent Company (*)                                                             |                                |                      |                                  | 437.000.000                           |                              | (2.437.000.000)                     |
| Adjustments at subsidiaries                                                                                     |                                |                      |                                  |                                       | 598.199.054                  | 620.068.725                         |
| Other adjustment                                                                                                | -                              | -                    | -                                | -                                     | 81.488.235                   | (81.488.235)                        |
| <b>Số dư tại 01/01/2026</b>                                                                                     | <b>1.410.480.000.000</b>       | <b>3.867.578.059</b> | <b>(37.318.374.070)</b>          | <b>72.087.372.885</b>                 | <b>147.936.329.936</b>       | <b>58.344.525.790</b>               |
| Profit in the this year                                                                                         | -                              | -                    | -                                | -                                     | 2.841.177.229                | 4.277.367.206                       |
| Deduction from the Bonus<br>and Welfare Fund                                                                    | -                              | -                    |                                  |                                       | (478.645.865)                | (478.645.86)                        |
| Increase/(decrease) due to<br>consolidation                                                                     |                                |                      | (500.428.562)                    |                                       | 113.598.200.732              | 113.598.200.7                       |
| Other adjustment                                                                                                |                                |                      |                                  |                                       | 1.624.676.872                | (2.207.066.881)                     |
| <b>Số dư tại 30/06/2026</b>                                                                                     | <b>1.410.480.000.000</b>       | <b>3.867.578.059</b> | <b>(37.818.802.632)</b>          | <b>72.087.372.885</b>                 | <b>265.521.738.904</b>       | <b>60.414.826.115</b>               |
|                                                                                                                 |                                |                      |                                  |                                       |                              | <b>1.774.552.713.3</b>              |

Unit: VND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 1st Quarter of 2026

b. Details of owners' equity

|                                                       | 30/06/2026<br>VND        | 01/01/2026<br>VND      |
|-------------------------------------------------------|--------------------------|------------------------|
| State capital contribution (Ministry of Construction) | 1.393.996.080.000        | 1.393.996.080.000      |
| Capital contribution of other subjects                | 16.483.920.000           | 16.483.920.000         |
| <b>Total</b>                                          | <b>1.410.480.000.000</b> | <b>1.410.480.000.0</b> |

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**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

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**ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED INCOME STATEMENT****6.1 Revenue from sales of goods and provision of services**

|                                    | 1st Quarter 2026       | 1st Quarter 2025       |
|------------------------------------|------------------------|------------------------|
| Revenue from real estate           | (921.378.727)          | 41.740.691.063         |
| Construction revenue               | 469.535.556.736        | 788.507.214.596        |
| Revenue from provision of services | 28.220.969.812         | 36.264.008.746         |
| <b>Total</b>                       | <b>496.835.147.821</b> | <b>866.511.914.405</b> |

**6.2 Cost of goods sold**

|                                 | 1st Quarter 2026       | 1st Quarter 2025       |
|---------------------------------|------------------------|------------------------|
| Real estate business cost       | -                      | 12.833.340.472         |
| Cost of construction activities | 415.232.677.734        | 757.925.657.129        |
| Cost of service                 | 18.100.916.782         | 44.057.642.252         |
| <b>Total</b>                    | <b>433.333.594.516</b> | <b>814.816.639.853</b> |

**6.3 Financial income**

|                               | 1st Quarter 2026     | 1st Quarter 2025     |
|-------------------------------|----------------------|----------------------|
| Interest income from deposits | 483.126.657          | 1.117.236.565        |
| Dividends received            | 729.936.965          |                      |
| Others                        | 20.600.000           |                      |
| <b>Total</b>                  | <b>1.233.663.622</b> | <b>1.117.236.565</b> |

**6.4 Financial expenses**

|                  | 1st Quarter 2026      | 1st Quarter 2025      |
|------------------|-----------------------|-----------------------|
| Interest expense | 9.357.880.625         | 11.610.286.364        |
| Others           | 5.486.228.502         | -                     |
| <b>Total</b>     | <b>14.844.109.127</b> | <b>11.610.286.364</b> |

**6.5 Other income**

|                                                                                                      | 1st Quarter 2026 | 1st Quarter 2025 |
|------------------------------------------------------------------------------------------------------|------------------|------------------|
| Office for rent, location                                                                            | 1.416.911.110    | 2.553.623.974    |
| Income from management fees, electricity, water, management fees of secondary investors, contractors | 8.826.913.552    | 27.654.765.544   |

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|                                      |                       |                       |
|--------------------------------------|-----------------------|-----------------------|
| Gains from asset investments         | 1.168.556.797         |                       |
| Income from disposal of fixed assets | 204.611.000           |                       |
| Others                               | 678.848.332           | 853.589.768           |
| <b>Total</b>                         | <b>12.295.840.791</b> | <b>31.061.979.286</b> |

**6.6 Other expenses**

|                                                       | <b>1st Quarter 2026</b> | <b>1st Quarter 2025</b> |
|-------------------------------------------------------|-------------------------|-------------------------|
| Electricity costs of secondary investors, contractors | 4.983.358.839           | 27.686.255.088          |
| Expenses on disposal of asset                         |                         |                         |
| Others                                                | 5.050.553.108           | 1.320.715.727           |
| <b>Total</b>                                          | <b>10.033.911.947</b>   | <b>29.006.970.815</b>   |

**6.7 Selling and General administrative expenses**

|                                          | <b>1st Quarter 2026</b> | <b>1st Quarter 2025</b> |
|------------------------------------------|-------------------------|-------------------------|
| <b>General administrative expenses</b>   | <b>43.128.661.576</b>   | <b>38.353.914.718</b>   |
| Employee expenses                        | 12.130.187.246          | 12.940.234.629          |
| Management materials, tools and supplies | 68.156.622              | 165.045.039             |
| Office supplies expenses                 | 130.819.738             |                         |
| Depreciation of fixed assets             | 1.779.710.553           | 1.074.501.523           |
| Taxes, fees and charges                  | (140.098.541)           | 457.398.975             |
| Outsourcing expenses                     | 3.865.866.197           | 3.713.291.937           |
| Other expenses in cash                   | 25.294.019.761          | 20.003.442.615          |
| <b>Total</b>                             | <b>43.128.661.576</b>   | <b>38.353.914.718</b>   |

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**7 Comparative figures**

Comparative figures on the Statement of Financial Position and the respective notes are taken from the CONSOLIDATED financial statements for the fiscal year ended 31 December 2025, which were audited by CPA Vietnam Auditing Company Limited. Comparative figures on the Income Statement and the Statement of Cash Flows are taken from the CONSOLIDATED financial statements for the second quarter of 2026 prepared by the Corporation.

*Ha Noi, 27 July 2026*

**Preparer**



**Nguyen Nhat Quang**

**Chief Accountant**



**Nguyen Thi Thu Huong**

**General Director**



**Duong Ngoc Quang**