

VIMECO JOINT STOCK COMPANY
COMBINED FINANCIAL STATEMENTS
for the period from January 1, 2026, to June 30, 2026

VIMECO JOINT STOCK COMPANY

Address: Lot E9 - Pham Hung Street - Yen Hoa Ward - Hanoi

Phone: (84-024) 3784 8204 Fax: (84-024) 3784 8202

TABLE OF CONTENTS

CONTENTS	PAGE
REPORT OF THE BOARD OF DIRECTORS	02 - 04
CONSOLIDATED FINANCIAL STATEMENTS	05 - 07
CONSOLIDATED BUSINESS OPERATIONS REPORT	08
UNIFIED CURRENCY CIRCULATION REPORT	09 - 10
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS	11 - 27

REPORT OF THE BOARD OF DIRECTORS

We, the members of the Executive Board of VIMECO Joint Stock Company, hereby present the Executive Board's Report together with the consolidated financial statements for the period from January 1, 2026, to June 30, 2026.

General Overview of the Company

VIMECO Joint Stock Company, trading name VIMECO JOINT STOCK COMPANY, abbreviated as "the Company," was formerly known as the Mechanical and Installation Company, established under Decision No. 179/BXD-TCLĐ dated March 24, 1997, of the Minister of Construction. On December 6, 2002, the Mechanical

During its operations, the Company has been granted 17 supplementary Certificates of Business Registration Amendments by the Hanoi Department of Planning and Investment, including the 17th amendment dated September 1, 2025, regarding the change of its Head Office address.

The company has a Ho Chi Minh City branch located at 47 Dien Bien Phu Street, Tan Dinh Ward, Ho Chi Minh City.

The Company's shares have been listed on the Hanoi Stock Exchange under the ticker symbol VMC.

Business sector of the Company

- Construction investment consulting: establishing and managing construction investment projects; conducting construction surveys; supervising construction and installation works; inspecting construction quality; conducting experiments. Bidding consulting; consulting on the transfer of new technology equipment; automation equipment;
- Real estate business activities: Real estate business and real estate services; leasing of offices, hotels, and apartment buildings. Management, maintenance, and operation of technical infrastructure projects, urban areas, apartment buildings, and offices.
- Construction and installation: site preparation, weak soil treatment, construction of technical infrastructure for urban areas, industrial parks, water supply and drainage works, water and wastewater treatment, power lines and substations with voltages up to 220K; construction of fire prevention and firefighting systems; Construction of civil, industrial, and transportation projects (roads of all levels, airports, ports, wharves, bridges), post offices, embankments, irrigation dams, and hydroelectric dams;
- Production, processing, and trading of construction materials: sand, stone, gravel, bricks, cement tiles, glass, roofing sheets, asphalt, and other construction materials used in construction and interior and exterior decoration; Precast concrete structures, ready-mix concrete, supplies, machinery and equipment, technology lines, and transportation vehicles;
- Processing, installation, installation maintenance, repair, and rental of technological equipment lines and steel structures for civil, industrial, power line, and substation projects.
- Export and import business: Various construction materials, machinery supplies, equipment, technology lines, transportation vehicles;
- Operating freight forwarding and transportation services;
- Operating vocational training programs for workers in mechanical trades, equipment repair, construction, residential electrical work, industrial electrical work, air conditioning and ventilation equipment, elevators; low-voltage electrical systems; foreign language training; early childhood education (only operating when authorized by the competent state agency).

REPORT OF THE BOARD OF DIRECTORS

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Overview of the Subsidiary

* Vimeco International Education System Joint Stock Company (hereinafter referred to as the 'Company') was established and operates under Business Registration Certificate No. 0109974057, initially issued by the Department of Planning and Investment of Hanoi City on April 22, 2022, and amended for the third time on June 16, 2025, regarding the change of legal representative.

Authorized capital: 12,030,000,000 VND (Twelve billion, three hundred million Vietnamese Dong)

Address: 2nd and 3rd Floors, CT2 Building, Vimeco Apartment Complex, 4 Nguyen Chanh Street, Yen Hoa Ward, Hanoi, Vietnam

Phone: (84) 024 22250930

The parent company's ownership interest and voting rights are 99.75%.

Board of Directors and Executive Board

The members of the Company's Board of Directors and Executive Management Board for the period from January 1, 2026, to June 30, 2026, and as of the date of preparation of the consolidated financial statements, are as follows:

Board of Directors

Full name	Position	Date of appointment/dismissal
Mr. Tran Dinh Tuan	Chairman	Appointed on March 18, 2025
Mr. Dang Van Hieu	Member	Appointed on March 16, 2022
Mr. Nguyen Dac Truong	Member	Appointed on March 18, 2025
Mr. Hoang Anh Tuyen	Member	Appointed on May 28, 2026
Mr. Nguyen Duy Huyen	Independent member	Appointed on May 28, 2026
Mr. Vu Minh Hoang	Member	Relieved of duties on May 28, 2026
Mr. Bui Van Thieng	Independent member	Relieved of duties on May 28, 2026

Supervisory Board

Full name	Position	Date of appointment/dismissal
Mr. Nguyen Ngoc Khue	Head of Department	Appointed on May 28, 2026
Mr. Nguyen Son Tung	Member	Appointed on May 28, 2026
Ms. Nguyen Thi Thuy Linh	Member	Appointed on March 18, 2025
Mr. Vu Van Manh	Head of Department	Relieved of duties on May 28, 2026
Mrs. Tran Thi Kim Oanh	Member	Relieved of duties on May 28, 2026

Executive Board

Full name	Position	Date of appointment/dismissal
Mr. Dang Van Hieu	Chief Executive Officer	Reappointed on January 18, 2024
Mr. Doan Ngoc Ba	Officer	Appointed on April 4, 2022
Mr. Nguyen Dac Truong	Officer	Appointed on November 21, 2022
Mr. Hoang Anh Tuyen	Officer	Appointed on January 5, 2023
Mr. Vu Minh Hoang	Officer	Term ends on March 30, 2026

REPORT OF THE BOARD OF DIRECTORS**Responsibilities of the Board of Directors**

The Company's Executive Board is responsible for preparing the consolidated financial statements for the period from January 1, 2026, to June 30, 2026, which truthfully and fairly present the Company's financial position as of June 30, 2026, and its operating results and cash flows for the fiscal year ending on that date.

In preparing these Financial Statements, the Board of Directors is required to:

- Select appropriate accounting policies and apply them consistently;
- Make reasonable and prudent judgments and estimates;
- State whether the applicable accounting standards have been complied with, whether there are any significant misapplications that need to be disclosed and explained in these Financial Statements; and
- Prepare financial statements on a going concern basis unless the Company's continued operation is not assured.

The Board of Directors is responsible for ensuring that the accounting records are properly and fully maintained to reasonably reflect the Company's financial position at any given time and that the Financial Statements comply with Vietnamese Accounting Standards, the Vietnamese Accounting System, and relevant legal regulations. The Board of Directors is also responsible for safeguarding the Company's assets and therefore implements appropriate measures to prevent and detect fraud and other irregularities.

The Board of Directors confirms that the Company has complied with the above requirements in preparing the Consolidated Financial Statements.

On behalf of the Board of Directors,
VIMECO JOINT STOCK COMPANY



Dang Van Hieu

General Director

Hanoi, July 28, 2026

VIMECO JOINT STOCK COMPANY**CONSOLIDATED FINANCIAL STATEMENTS**

Address: Lot E9 - Pham Hung Street - Yen Hoa Ward - Hanoi

Phone: (84-024) 3784 8204 Fax: (84-024) 3784 8202

Form B 01 - Business Entity

(Attached to Circular No. 99/2025/TT-BTC)

CONSOLIDATED FINANCIAL STATEMENTS**As at 30 June 2026**

Unit of measurement: VND

ASSETS	Code	Explan ation	Ending Balance	Beginning Balance
A - CURRENT ASSETS (100=110+120+130+140+150)	100		834.296.712.038	899.247.048.685
I. Cash and Cash Equivalents	110	V.1	43.451.965.473	109.240.850.097
1. Money	111		7.451.965.473	66.140.850.097
2. Cash equivalents	112		36.000.000.000	43.100.000.000
II. Short-term financial investments	120	V.2	16.001.000.000	20.001.000.000
3. Investment held to maturity	123		16.001.000.000	20.001.000.000
III. Short-term receivables	130		533.456.081.596	498.719.939.319
1. Short-term receivables from customers	131	V.3	265.353.529.640	294.591.177.024
2. Advance payment to short-term sellers	132	V.3	150.344.588.749	117.177.985.030
5. Other short-term receivables	135	V.4	163.494.977.159	132.687.791.217
6. Provision for doubtful accounts receivable	136		(45.737.013.952)	(45.737.013.952)
IV. Inventories	140		241.244.721.550	271.139.290.335
1. Inventories	141	V.5	241.244.721.550	271.139.290.335
VI. Other current assets	160		142.943.419	145.968.934
1 Short-term unallocated expenses	161		142.863.419	28.873.656
2 VAT is deductible	162	V.13.1	80.000	80.000
3 Taxes and other amounts payable to the State	163	V.13.2	-	117.015.278
B - FIXED ASSETS (200=210+220+240+250+260)	200		249.017.772.309	267.685.155.065
I Long-term receivables	210		2.428.362.500	2.288.362.500
6 Other long-term receivables	215		2.428.362.500	2.288.362.500
II. Fixed assets	220		146.746.253.747	161.883.562.771
1. Property, Plant and Equipment	221	V.6	124.451.840.463	130.724.822.224
- Original price	222		516.936.242.712	517.647.325.572
- Accumulated depreciation	223		(392.484.402.249)	(386.922.503.348)
2. Financially leased fixed assets	224	V.7	19.220.124.502	27.582.184.193
- Original price	225		25.845.959.594	37.688.331.558
- Accumulated depreciation	226		(6.625.835.092)	(10.106.147.365)
3. Intangible Assets	227	V.8	3.074.288.782	3.576.556.354
- Original price	228		3.313.233.600	3.784.774.600
- Accumulated depreciation	229		(238.944.818)	(208.218.246)
IV. Investment Property	240	V.9	15.158.098.052	18.543.933.260
- Original price	241		17.292.413.436	20.678.248.644
- Accumulated depreciation (*)	242		(2.134.315.384)	(2.134.315.384)

CONSOLIDATED FINANCIAL STATEMENTS

As at 30 June 2026

(continued)

V. Long-term assets in progress	250		9.001.562.600	9.001.562.600
1. Long-term production and business costs	251	V.10	9.001.562.600	9.001.562.600
2. Cost of construction in progress	252		-	-
VI. Long-term financial investments	260		68.458.869.064	68.458.869.064
2. Investing in affiliated companies, joint venture	262	V.11.1	66.000.000.000	65.860.579.064
3. Investment in other entities	263	V.11.2	7.970.790.000	7.970.790.000
4. Provision for Losses on Long-Term Investments in Other Entities (*)	264	V.11.3	(5.511.920.936)	(5.372.500.000)
VII. Other long-term assets	270		7.224.626.346	7.508.864.870
1. Long-term deferred expenses	271	V.12	7.224.626.346	7.508.864.870
TOTAL ASSETS (270=100+200)	280		1.083.314.484.347	1.166.932.203.750

CONSOLIDATED FINANCIAL STATEMENTS

As at 30 June 2026

(continued)

Unit of measurement: VND

CAPITAL	Code number	Explanation	Ending Balance	Beginning Balance
C - LIABILITIES (300=310+330)	300		758.899.970.567	819.737.570.761
I. Current Liabilities	310		659.324.578.611	776.547.168.279
1. Must pay the short-term seller	311		107.329.721.725	113.940.271.144
2. Short-term prepayment	312		138.793.233.286	120.413.121.523
3. Must pay dividends and profits	313		746.447.205	746.699.240
4. Taxes and Payables to the State	314	V.13.3	7.993.384.573	5.162.007.957
5. Must pay the workers	315		5.658.229.653	5.801.793.436
6. Current liabilities	316	V.14	13.206.661.817	17.667.781.984
9. Short-term unallocated revenue	319		2.093.543.206	1.831.227.341
10. Other Current Liabilities	320	V.15	6.676.666.777	4.108.924.636
11. Short-term loans and financial leases	321	V.16.1	376.826.466.002	506.875.116.651
12. Welfare Reward Fund	323	p, Moses,	224.367	224.367
II. Non-current Liabilities	330		99.575.391.956	43.190.402.482
7. Long-term unallocated revenue	337		-	-
8. Other long-term liabilities	338		3.196.891.956	2.793.691.956
9. Long-term loans and financial leases	339	V.16.2	96.378.500.000	40.396.710.526
The OWNERS' EQUITY (400=410+430)	400	V.17	324.414.513.780	347.194.632.989
I. Equity	410		324.414.513.780	347.194.632.989
1 Share Capital	411		287.470.170.000	287.470.170.000
2. Capital surplus	412		30.000.000.000	30.000.000.000
8. Development Investment Fund	418		24.707.183.694	24.707.183.694
10. Retained Earnings	420		(17.794.447.085)	4.985.856.973
12. Non-controlling interests	429		31.607.171	31.422.322
TOTAL CAPITAL (440=300+400)	440		1.083.314.484.347	1.166.932.203.750

Hanoi, July 28, 2026

VIMECO JOINT STOCK COMPANY

Prepared by

Chief Accountant

General Director

Vo Thi Hai An

Tran Thi Hong

Dang Van Hieu



COMPANY: VIMECO JOINT STOCK COMPANY
Address: Lot E9, Pham Hung Street, Yen Hoa Ward, Hanoi City
Tel: 024.37848204 Fax: 024.37848202

Financial statements
Second Quarter of Fiscal Year 2026

Number:

DN - HOP NHAT COMPANY BUSINESS RESULTS REPORT - SECOND QUARTER OF 2026

Target	Code	Explanation	This year	This time Last year	Cumulative total from the beginning of the year to the end of this quarter (This year)	Cumulative total from the beginning of the year to the end of this quarter (Previous year)
1. Sales revenue and service provision	01	18	74.074.740.008	231.801.256.869	179.791.323.179	347.577.056.328
2. Revenue deductions	02		0	0	0	0
3. Net revenue from sales and service provision (10 = 01 - 02)	10	19	74.074.740.008	231.801.256.869	179.791.323.179	347.577.056.328
4. Cost of goods sold	11	20	98.502.341.634	213.982.762.886	185.122.969.018	309.223.258.065
5. Gross profit on sales and service provision (20=10-11)	20		-24.427.601.626	17.818.493.983	-5.331.645.839	38.353.798.263
6. Gain or loss on the sale or disposal of investment property	21	21	2.936.587.640		2.936.587.640	0
7. Revenue from financial activities	22	22	569.367.732	1.005.603.986	1.403.335.868	1.790.860.373
8. Financial Expenses	23	23	9.033.473.970	10.121.495.234	17.699.884.082	20.386.904.012
- Including: Interest expense	24		9.033.473.970	10.121.495.234	17.699.884.082	20.386.904.012
9. Selling expenses	25		0	0	0	0
10. Business management expenses	26	24	9.486.598.899	11.014.813.203	21.448.609.550	21.446.369.203
11. Profit and Loss from Joint Ventures and Associates	27		0	0	0	0
12. Net income from operating activities {30=20+(21-22)+24-(25+26)}	30		-39.441.719.123	-2.312.210.468	-40.140.215.963	-1.688.614.579
13. Other Income	31	25	16.646.116.982	5.325.557.846	17.562.261.579	5.325.557.846
14. Other Expenses	32	26	202.006.912	156.648.125	202.164.825	156.669.903
15. Other Income (40 = 31 - 32)	40		16.444.110.070	5.168.909.721	17.360.096.754	5.168.887.943
16. Total accounting profit before tax (50 = 30 + 40)	50		-22.997.609.053	2.856.699.253	-22.780.119.209	3.480.273.364
17. Current corporate income tax expenses	51		-54.589.621	2.472.899.029	0	2.570.803.324
18. Deferred corporate income tax expense	52		0	0	0	0
19. Profit after corporate income tax (60 = 50 - 51 - 52)	60		-22.943.019.432	383.800.224	-22.780.119.209	909.470.040
19.1 Parent Company's Net Income	61		-22.943.342.581	369.736.054	-22.780.304.058	895.068.129
19.2 Net Income Attributable to Non-Controlling Interests	62	27	323.149	14.064.170	184.849	14.401.911
20. Basic earnings per share(*)	70	28	-798		-792	34
21. Declining earnings per share	71					

Prepared by

Chief Accountant

General Director

CÔNG TY CỔ PHẦN

VIMECO

THÀNH PHỐ HÀ NỘI

Vo Thi Hai An

Tran Thi Hong

Dang Van Hieu

UNIFIED CURRENCY CIRCULATION REPORT

(Using the indirect method)

Operating period from January 1, 2026, to June 30, 2026

Unit: VND

		Year-to-date to the end of this period	
Item	Code	Current Year	Prior Year
I. Cash Flows from Operating Activities			
1. <i>Profit Before Tax</i>	01	-22.780.119.209	3.466.275.270
2. <i>Adjustments for items</i>			
Depreciation of Fixed Assets and Investment Property	02	16.996.683.734	13.871.732.218
Provisions	03	-	(1.098.131.001)
Foreign exchange gains and losses resulting from the revaluation of monetary items denominated in foreign currencies	04	-	-
Gains and losses from investment and financial activities	05	(916.143.956)	(6.767.513.058)
Borrowing Costs	06	17.699.884.082	20.386.904.012
Other adjustments			
3. <i>Profit from business activities before changes in</i>	08	11.000.304.651	29.859.267.441
Increases and decreases in accounts receivable	09	(34.736.142.277)	119.003.393.302
Increase or decrease inventory	10	29.894.568.785	4.156.441.444
Increases and decreases in accounts payable (excluding interest payable and corporate income tax payable)	11	14.441.160.047	(144.218.051.149)
Increase or decrease in accrued expenses	12	170.248.761	2.930.990.636
Increase or Decrease in Trading Securities	13	-	-
Interest Expense Paid	14	(17.549.417.948)	(20.509.037.697)
Corporate income tax paid	15	-	(5.335.881.296)
Other income from business activities	16	-	-
Other expenses from business activities	17	-	-
<i>Net cash flow from operating activities</i>	20	3.220.722.019	(14.112.877.319)
II. Cash Flows from Investing Activities			
Money spent on purchasing, constructing fixed assets and other fixed assets	21		(1.276.955.393)
Proceeds from liquidation, sale of fixed assets and other tangible assets	22	2.320.000.000	5.691.144.780
Money spent on lending, purchasing debt instruments of other entities	23	-	-
Loan recovery, resale of other entities' debt instruments	24	-	46.812.797.157
Investment capital contributed to other entities	25	-	(66.000.000.000)
Recovery of capital invested in other entities	26	-	-

UNIFIED CURRENCY CIRCULATION REPORT

(Using the indirect method)

Operating period from January 1, 2026, to June 30, 2026

Unit: VND

Item	Code	Year-to-date to the end of this period	
		Current Year	Prior Year
7. Interest income, dividends, and profits distributed	27	1.737.506.567	2.753.644.287
<i>Net cash flow from investing activities</i>	30	4.057.506.567	(12.019.369.169)
III. Cash Flows from Financing Activities			
Proceeds from the issuance of shares, receipt of capital contributions from owners	31	-	-
Payment of capital contributions to owners, repurchase of shares issued by the company	32	-	-
3. Money received from borrowing	33	279.935.793.857	462.601.970.871
4. Principal repayment	34	(349.534.373.782)	(444.779.143.654)
5. Financial lease payments	35	(3.468.281.250)	(4.179.562.500)
6. Dividends, profits paid to owners	36	(252.035)	(821.090)
<i>Net cash flow from financing activities</i>	40	(73.067.113.210)	13.642.443.627
Net cash flow for the period (50=20+30+40)	50	(65.788.884.624)	(12.489.802.861)
Cash and cash equivalents at beginning of period	60	109.240.850.097	104.987.831.098
Impact of changes in foreign exchange rates	61	-	-
Cash and cash equivalents at end of period (70=60	70	43.451.965.473	92.498.028.237

Hanoi, July 28, 2026

VIMECO JOINT STOCK COMPANY

Prepared by

Chief Accountant

Vo Thi Hai An

Tran Thi Hong



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from January 1, 2026, to June 30, 2026***I. OPERATIONAL CHARACTERISTICS****1. Form of capital ownership**

VIMECO Joint Stock Company, trading name VIMECO JOINT STOCK COMPANY, abbreviated as "the Company," was formerly known as the Mechanical and Installation Company, established under Decision No. 179/BXD-TCLĐ dated March 24, 1997, of the Minister of Construction. On December 6, 2002, the Mechanical and Installation Company was transformed into the Mechanical Installation and Construction Joint Stock Company pursuant to Decision No. 1485/QĐ-BXD dated November 7, 2002, of the Minister of Construction and Joint Stock Company Business Registration Certificate No. 0103001651 issued by the Department of Planning and Investment of Hanoi City, registered for the first time on December 6, 2002.

During its operations, the Company has been granted 17 supplementary Certificates of Business Registration Amendments by the Hanoi Department of Planning and Investment, including the 17th amendment dated September 1, 2025, regarding the change of the Company's Head Office address.

The company has a Ho Chi Minh City branch located at 47 Dien Bien Phu Street, Tan Dinh Ward, Ho Chi Minh City.

The Company's shares have been listed on the Hanoi Stock Exchange under the ticker symbol VMC.

2. Business sector

The company operates in the fields of construction, real estate, industrial manufacturing, and early childhood education.

3. Business sector

- Construction investment consulting: establishing and managing construction investment projects; conducting construction surveys; supervising construction and installation works; inspecting construction quality; conducting experiments. Bidding consulting; consulting on the transfer of new technology equipment; automation equipment;
- Real estate business activities: Real estate business and real estate services; leasing of offices, hotels, and apartment buildings. Management, maintenance, and operation of technical infrastructure projects, urban areas, apartment buildings, and offices.
- Construction and installation site preparation, road and drainage works, construction of technical infrastructure for urban areas, industrial parks, water supply and drainage works, water and wastewater treatment, power lines and substations with voltages up to 220K; construction of fire prevention and firefighting systems; Construction of civil, industrial, and transportation projects (roads of all levels, airports, ports, wharves, bridges), post offices, embankments, irrigation dams, and hydroelectric dams;
- Production, processing, and trading of construction materials: sand, stone, gravel, bricks, cement tiles, glass, roofing sheets, asphalt, and other construction materials used in construction and interior and exterior decoration; Precast concrete structures, ready-mix concrete, supplies, machinery and equipment, technology lines, and transportation vehicles;
- Processing, installation, installation maintenance, repair, and rental of technological equipment lines and steel structures for civil, industrial, power line, and substation projects.
- Export and import business: Various construction materials, machinery supplies, equipment, technology lines, transportation vehicles;
- Operating freight forwarding and transportation services;
- Operating vocational training programs for workers in mechanical trades, equipment repair, construction, residential electrical work, industrial electrical work, air conditioning and ventilation equipment, elevators; low-voltage electrical systems; foreign language training; early childhood education (only operating when authorized by the competent state agency).

Address: Lot E9, Pham Hung Street, Trung Hoa Ward, Cau Giay District, Hanoi City

Phone: 024 37 848 204 Fax: 04 37 848 202

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the period from January 1, 2026, to June 30, 2026

4. Corporate structure*** Subsidiary:**

and operates under Business Registration Certificate No. 0109974057 issued by the Department of Planning and Investment of Hanoi City for the first time on April 22, 2022, and amended for the third time on June 16, 2025, regarding the change of legal representative.

Authorized capital: 12,030,000,000 VND (Twelve billion, three hundred million Vietnamese Dong)

Address: 2nd and 3rd Floors, CT2 Building, Vimeco Apartment Complex, 4 Nguyen Chanh Street, Yen Hoa Ward, Hanoi, Vietnam

Phone: (84) 024 22250930

The parent company's ownership interest and voting rights are 99.75%.

*** Affiliated company**

Vinaconex Bac Ninh Joint Stock Company, headquartered on the 2nd floor of Lot E9, Pham Hung Street, Yen Hoa Ward, Hanoi. The primary business activity of this affiliate is real estate.

The Company's equity interest in this associate is 22 percent; its voting rights and share of profits are proportional to its equity interest.

II. FISCAL YEAR, CURRENCY UNIT USED IN ACCOUNTING**1. Fiscal year**

The Company's fiscal year begins on January 1 and ends on December 31 of each year.

2. Currency unit used in accounting

The currency used in accounting is the Vietnamese Dong ("VND"), accounted for at historical cost, in accordance with the provisions of Accounting Law No. 03/2003/QH11 dated June 17, 2003, and Accounting Standard No. 01 – General Standards.

III. APPLICABLE ACCOUNTING STANDARDS AND POLICIES**1. Accounting system applied**

The Company applies Vietnamese accounting standards and the Vietnamese Enterprise Accounting Standards issued pursuant to Circular No. 99/2025/TT-BTC dated October 27, 2025 ("Circular 99"), the methods for preparing and presenting consolidated financial statements issued pursuant to Circular No. 202/2014/TT-BTC dated December 22, 2014 ("Circular 202") and amended and supplemented by Circular No. 43/2026/TT-BTC dated April 20, 2026, issued by the Ministry of Finance ("Circular 43"), as well as the Ministry of Finance's guiding circulars on the implementation of accounting standards regarding the preparation and presentation of interim consolidated financial statements.

2. Statement on Compliance with Accounting Standards and Accounting System

The Company's financial statements are prepared and presented in accordance with Vietnamese Accounting Standards and the current Vietnamese Accounting System.

3. Applied accounting method

The company uses computerized bookkeeping and employs ANA.7.0 accounting software.

IV. APPLICABLE ACCOUNTING POLICIES**1. Basis for Preparing Consolidated Financial Statements**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the period from January 1, 2026, to June 30, 2026

The consolidated financial statements of VIMECO Joint Stock Company are prepared on the basis of consolidating the production and business financial statements of the joint stock companies in which the Company holds a controlling interest, prepared as of December 31 of each year. All transactions and balances between subsidiaries and the parent company are eliminated when consolidating the financial statements.

The minority interest in the net assets of the consolidated subsidiary is identified as a separate item distinct from the shareholders' equity of the Company. The minority interest includes: the value of the minority interest at the date of the initial business combination and the minority interest in the change in total shareholders' equity since the date of the business combination.

2. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments that are highly liquid, readily convertible to cash, and subject to minimal risk of changes in value.

Foreign currency-denominated monetary items are converted at the actual transaction exchange rate. At the end of the fiscal year, the balances of foreign currency-denominated monetary items are revalued at the average transaction exchange rate on the interbank foreign exchange market as announced by the State Bank of Vietnam at the time of closing the books for the preparation of the financial statements.

3. Inventories

- The cost of inventory is determined as follows:

* Raw materials: include purchase costs and other directly related costs incurred to bring inventory to its current location and condition.

* Costs of work in progress: include costs of primary materials, labor costs, and other directly related costs.

The cost of goods issued from inventory is calculated using the weighted-average method and recorded using the perpetual inventory method.

Net realizable value is the estimated selling price of inventory under normal production and business conditions, less the estimated costs to complete the inventory and the estimated costs necessary to sell it.

An inventory allowance is established for each inventory item whose cost exceeds its net realizable value. Increases or decreases in the inventory allowance balance that must be recognized as of the end of the fiscal year are recorded in cost of goods sold.

4. Property, Plant and Equipment

Tangible fixed assets are recorded at cost and reflected on the balance sheet under the headings of cost, accumulated depreciation, and net book value.

Recognition of Tangible Fixed Assets and Depreciation of Fixed Assets is carried out in accordance with Accounting Standard No. 03 - Tangible fixed assets, Decision No. 15/2006/QĐ-BTC dated March 20, 2006 of the Minister of Finance and Circular No. 45/2003/TT-BTC on promulgating the regime for management, use, and depreciation of fixed assets.

The cost of tangible fixed assets purchased includes the purchase price (excluding trade discounts or rebates), taxes, and costs directly attributable to bringing the asset into a condition ready for use.

Subsequent costs incurred after the initial recognition of tangible fixed assets are capitalized when these costs are certain to increase future economic benefits. Subsequent costs that do not meet the above condition are recognized by the company as production and business expenses for the period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from January 1, 2026, to June 30, 2026*

The original cost of self-constructed tangible fixed assets includes the actual cost of the self-constructed tangible fixed assets and the installation and trial run costs.

Subsequent costs incurred after the initial recognition of tangible fixed assets are capitalized when these costs are certain to increase future economic benefits. Subsequent costs that do not meet the above condition are recognized by the Company as production and business expenses for the period.

The Company applies the straight-line depreciation method to tangible fixed assets. Accounting for tangible fixed assets is classified according to groups of assets with the same nature and purpose of use in the Company's production and business activities, including:

<u>Type of fixed asset</u>	<u>Depreciation period (years)</u>
Houses and buildings	05 - 25
Machinery, equipment	03 - 15
Transportation vehicles, transmission equipment	06 - 10
Office equipment	3,5 - 05
Other assets	3,5 - 05

5. Financially leased fixed assets

A lease is classified as a finance lease if the majority of the risks and rewards associated with ownership of the asset are borne by the lessee.

Financial lease assets are stated at historical cost less accumulated depreciation.

The historical cost of a fixed asset under a finance lease is the lower of the fair value of the leased asset at the inception of the lease and the present value of the minimum lease payments.

Fixed assets held under finance leases are depreciated using the straight-line method based on their estimated useful lives. If it is uncertain whether the Company will obtain ownership of the asset at the end of the lease term, the fixed asset is depreciated over the shorter of the lease term and the estimated useful life. The depreciation periods for various types of finance-leased fixed assets are as follows:

<u>Type of fixed asset</u>	<u>Depreciation period (years)</u>
Machinery and equipment	15
Means of transportation and transmission	10

6. Intangible Assets

Intangible fixed assets are stated at historical cost less accumulated amortization.

The historical cost of an intangible fixed asset includes all costs incurred by the Company to acquire the asset up to the point when it is ready for use. Costs related to intangible fixed assets incurred after initial recognition are recorded as production and operating expenses for the year, unless these costs are directly attributable to a specific intangible fixed asset and increase the economic benefits derived from such assets.

When an intangible fixed asset is sold or disposed of, its historical cost and accumulated depreciation are written off, and any gain or loss resulting from the disposal is recognized as income or an expense for the year.

The Company's intangible fixed assets consist of land use rights. The historical cost of the land use rights comprises all actual expenses incurred by the Company that are directly related to the land in use, including: payments made to acquire the land use rights, registration fees, etc. The land use right is depreciated using the straight-line method over the period specified on the land use right certificate (which is 19 years).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from January 1, 2026, to June 30, 2026***7. Investment Property**

Investment real estate consists of the right to use land, buildings, portions of buildings, or infrastructure owned by the Company that are held for the purpose of generating rental income or capital appreciation.

Investment property held for capital appreciation is not subject to depreciation. If there is conclusive evidence that an investment property held for appreciation has declined in value relative to its market value and the amount of the decline can be reliably determined, the carrying amount of the investment property held for appreciation is reduced, and the loss is recognized in cost of goods sold.

8. Cost of construction in progress

Costs of construction-in-progress reflect costs directly attributable (including related interest expenses in accordance with the Company's accounting policies) to assets under construction, machinery and equipment being installed for production, leasing, and management purposes, as well as costs related to ongoing repairs of fixed assets. These assets are recognized at cost and are not subject to depreciation.

9. Financial Investment

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

Investments in equity instruments of other entities are initially recognized at cost, which includes the purchase price or capital contribution plus any direct costs related to the investment. Dividends for periods prior to the purchase of the investment are recorded as a reduction in the carrying amount of that investment. Dividends for periods after the purchase of the investment are recognized as financial income. Dividends received in the form of shares are accounted for only by tracking the increase in the number of shares; the value of the shares received is not recognized.

A loss reserve for investments in equity instruments of other entities is established as follows:

- For investments for which fair value cannot be determined as of the reporting date, a provision is established based on the investee's loss, with the amount of the provision equal to the difference between the parties' actual investment in the investee and the investee's actual equity as of the end of the fiscal year, multiplied by the Company's percentage of ownership in the investee's paid-in capital.

Increases and decreases in the allowance for investment losses in equity instruments of other entities that must be recognized as of the end of the fiscal year are recorded as financial expenses.

10. Borrowing Costs

The Company's short-term (long-term) loans are recorded according to contracts, loan agreements, receipts, payment vouchers, and bank documents.

Borrowing costs are recognized as financial expenses. Borrowing costs directly attributable to the construction or production of assets in progress are capitalized (capitalized) when the conditions specified in Accounting Standard No. 16 - Borrowing Costs are met.

11. Long-term deferred expenses

Tools and equipment: These include assets held by the Company for use in the course of normal business operations, where the historical cost of each asset is less than 30 million VND and therefore does not qualify for recognition as an asset under Circular No. 45/2013/TT-BTC dated July 25, 2013, issued by the Ministry of Finance, which provides guidelines on the management, use, and depreciation of fixed assets. The original cost of tools and equipment is amortized using the straight-line method over a period of 3 years.

12. Costs to be paid

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the period from January 1, 2026, to June 30, 2026

Record estimated expenses for production and business activities during the period that have not actually occurred due to the lack of official settlement data from the goods and service providers.

13. Equity

The owner's investment capital of the Company is recorded based on the owner's actual capital contribution.

Capital surplus is recognized as the greater of the difference between the actual issue price and the par value of the shares at the time of issuance.

14. Profit Distribution

Profit after corporate income tax is distributed to shareholders after reserves have been set aside in accordance with the Company's Articles of Association and applicable laws, and after approval by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into account non-monetary items included in retained earnings after tax that may affect cash flow and the ability to pay dividends, such as gains from the revaluation of assets contributed to the company, gains from the revaluation of monetary items, financial instruments, and other non-monetary items.

Dividends are recognized as liabilities upon approval by the General Meeting of Shareholders.

15. Revenue

The company's revenue includes revenue from construction and installation of projects, revenue from the sale of homes and infrastructure, the production of ready-mix concrete, construction stone, steel fabrication, sales of products and goods such as machinery and equipment, equipment repairs, steel processing, and gaskets; as well as revenue from interest on deposits, interest paid to borrowers, and dividends received.

As the company's construction contracts stipulate that contractors are paid based on the value of the work performed, construction revenue is determined based on the value of the work performed, confirmed by the customer through acceptance and settlement, and VAT invoices have been issued, in accordance with the provisions of Standard No. 15 - "Construction Contracts".

Revenue from the sale of houses and infrastructure is recognized after the houses have been handed over, the contracts have been settled, and invoices have been issued and accepted for payment by customers in accordance with the five conditions for revenue recognition specified in Standard No. 14 - "Revenue and Other Income."

Revenue from industrial production such as concrete, stone, and steel structure fabrication is determined based on the value of products sold, confirmed by acceptance, issuance of invoices, and acceptance of payment by customers, in accordance with the five conditions for revenue recognition specified in Standard No. 14 - "Revenue and Other Income."

Revenue from the sale of goods and products is determined based on the fair value of cash received or receivable on an accrual basis, recognized when goods are transferred to customers, invoices are issued, and payment is accepted by customers, in accordance with the five revenue recognition criteria specified in Standard No. 14 - "Revenue and Other Income."

Revenue from interest on deposits and loans is recognized on an accrual basis at the actual interest rate for each period; revenue from dividends is recognized when the parties contributing capital are entitled to receive profits from their capital contributions, based on the minutes of the shareholders' meetings of the companies in which they have invested.

Overdue interest is reported under the "unrealized revenue" account and is recognized as revenue from financial activities when the interest becomes collectible.

16. Principles for recognizing cost of goods sold

Cost of goods sold is recognized and aggregated based on the value and quantity of finished goods, merchandise, and materials sold to customers, consistent with revenue recognized during the period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the period from January 1, 2026, to June 30, 2026

The cost of services is recognized based on the actual costs incurred to complete the service, consistent with the revenue recognized in the period.

The cost of construction projects is recognized according to the following principle:

Cost of goods sold during the period = Beginning inventory of work in progress + Cost of goods sold during the period - Ending inventory of work in progress

17. Accounts Receivable, Accounts Payable

The principle of determining accounts receivable based on the Contract and recorded according to the Sales Invoice issued to the customer.

Advance payments to sellers are accounted for based on payment vouchers, bank documents, and economic contracts.

The principle for determining accounts payable to vendors is based on the contract, the goods receipt form, and the seller's sales invoice.

Advance payments made by buyers are recorded based on contracts, receipts, and bank documents.

Principles for establishing provisions for doubtful accounts receivable based on the payment terms of economic contracts.

The specific provision levels are as follows:

- + 50% for accounts receivable that have been past due for more than one year.
- + 70% for accounts receivable that have been past due for 2 to 3 years.
- + 100% for debts over 3 years old.

18. Short-term and long-term loans

Short-term and long-term loans are recorded based on receipts, bank documents, loan agreements, and loan contracts. Loans with a term of one fiscal year or less are recorded by the Company as short-term loans. Loans with a term of more than one fiscal year are recorded by the Company as long-term loans.

19. Tax obligations

*** Value-Added Tax (VAT)**

Businesses shall declare and calculate VAT in accordance with the guidelines of the current tax law.

*** Corporate Income Tax**

Corporate income tax expense includes only current income tax, which is the tax calculated based on taxable income. The difference between taxable income and accounting profit results from adjustments for temporary differences between tax and accounting treatments, non-deductible expenses, as well as adjustments for non-taxable income and carried-forward losses.

The determination of the Company's corporate 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 results of the audit by the competent tax authority.

*** Other taxes**

Businesses shall declare and pay other types of taxes and fees to the local tax authorities in accordance with the current regulations of the State.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from January 1, 2026, to June 30, 2026***V. SUPPLEMENTAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED FINANCIAL STATEMENTS****1. Cash and Cash Equivalents**

	Ending Balance VND	Beginning Balance VND
Cash	2.060.353.126	3.774.907.279
Bank deposits	5.391.612.347	62.365.942.818
Cash equivalents	36.000.000.000	43.100.000.000
Total	43.451.965.473	109.240.850.097

2. Investment held to maturity

Short-term	Ending Balance VND	Beginning Balance VND
Time deposits from 6 to 13 months	16.001.000.000	20.001.000.000
Total	16.001.000.000	20.001.000.000

3. Must collect from customers

	Ending Balance VND	Beginning Balance VND
Short-term receivables from customers	265.353.529.640	294.591.177.024
Advance payment to short-term sellers	150.344.588.749	117.177.985.030
Total	415.698.118.389	411.769.162.054

4. Other short-term receivables

	Ending Balance VND	Beginning Balance VND
Must collect the construction teams and crews	129.628.123.946	97.137.090.898
Must collect interest on deposits	228.519.821	562.694.836
Must collect the Cao Xanh Ha Khanh project	24.549.496.556	24.549.496.556
Other receivables	9.088.836.836	10.438.508.927
Total	163.494.977.159	132.687.791.217

5. Inventories

	Ending Balance VND	Beginning Balance VND
Raw materials, materials	1.641.737.942	3.224.998.851
Tools and equipment	1.472.481.087	1.362.745.299
Short-term production costs	238.130.502.521	266.551.546.185
Original price of inventory	241.244.721.550	271.139.290.335
Provision for inventory write-downs	-	-
Net value of inventory	241.244.721.550	271.139.290.335

VIMECO JOINT STOCK COMPANY

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COMBINED FINANCIAL STATEMENTS
Form B 09 - DN

(Attached to Circular No. 99/2025/TT-BTC)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
for the period from January 1, 2026, to June 30, 2026

(continued)

6. Increase, decrease in tangible fixed assets

Item	Buildings and Structures	Machinery and Equipment	Transportation Equipment	Management Equipment, Tools and Other Assets	Total	Unit of measurement: VND
Original price						
First issue of the year	65.215.199.369	324.940.399.121	122.566.862.650	4.924.864.432	517.647.325.572	
Purchase during the period	-	-	11.842.371.963	-	11.842.371.963	
Capital construction investment complete	96.499.185	-	-	-	96.499.185	
Decrease due to divestment by the parent	-	-	-	-	-	
Liquidation, sale	-	(4.363.772.255)	(8.286.181.753)	-	(12.649.954.008)	
Switch to investment real estate	-	-	-	-	-	
Final number	65.311.698.554	320.576.626.866	126.123.052.860	4.924.864.432	516.936.242.712	
Accumulated depreciation						
First issue of the year	45.660.715.837	234.836.866.777	101.619.838.053	4.805.082.681	386.922.503.348	
Depreciation for the period	1.343.233.238	7.751.414.431	7.829.144.470	72.891.595	16.996.683.734	
Decrease due to divestment by the parent	-	-	-	-	-	
Liquidation, sale	-	(3.148.603.080)	(8.286.181.753)	-	(11.434.784.833)	
Switch to investment real estate	-	-	-	-	-	
Final number	47.003.949.075	239.439.678.128	101.162.800.770	4.877.974.276	392.484.402.249	
Residual value						
First issue of the year	19.554.483.532	90.103.532.344	20.947.024.597	119.781.751	130.724.822.224	
Final number	18.307.749.479	81.136.948.738	24.960.252.090	46.890.156	124.451.840.463	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from 01/01/2026 to 30/06/2026***7. Movements in Finance Lease Assets**

	Transportation Equipment	Machinery and Equipment	Total
	VND	VND	VND
Historical Cost			
Beginning Balance	11.842.371.964	25.845.959.594	37.688.331.558
Additions/Disposals during the Period	(11.842.371.964)	-	(11.842.371.964)
Closing Balance	-	25.845.959.594	25.845.959.594
Accumulated Depreciation and Amortisation			
Beginning Balance	4.342.203.056	5.763.944.308	10.106.147.365
Depreciation for the Period	493.432.165	861.890.784	1.355.322.949
Asset Sales during the Period	(4.835.635.221)		(4.835.635.221)
Closing Balance	-	6.625.835.092	6.625.835.092
Net Carrying Amount			
Beginning Balance	7.500.168.908	20.082.015.286	27.582.184.194
Closing Balance	-	19.220.124.502	19.220.124.502

8. Movements in Intangible Assets

	Land-use Rights	Total
	VND	VND
Historical Cost		
Beginning Balance	3.784.774.600	3.784.774.600
Additions during the Period	-	-
Sales during the Period	(471.541.000)	(471.541.000)
Closing Balance	3.313.233.600	3.313.233.600
Accumulated Depreciation and Amortisation		
Beginning Balance	208.218.246	208.218.246
Depreciation for the Period	53.113.029	53.113.029
Sales during the Period	(22.386.457)	(22.386.457)
Closing Balance	238.944.818	238.944.818
Net Carrying Amount		
Beginning Balance	3.621.155.632	3.621.155.632
Closing Balance	3.074.288.782	3.074.288.782

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the period from 01/01/2026 to 30/06/2026

9. Movements in Investment Property

	Leased Vocational School Area	Leased Offices	Apartments and Land-use Rights	Total
	VND	VND	VND	VND
Historical Cost				
Beginning Balance	1.274.826.950	859.488.434	18.543.933.260	20.678.248.644
Additions during the Period	-	-	-	-
Disposals during the Period	-	-	(3.385.835.208)	(3.385.835.208)
Closing Balance	1.274.826.950	859.488.434	15.158.098.052	17.292.413.436
Accumulated Depreciation and Amortisation				
Beginning Balance	1.274.826.950	859.488.434	-	2.134.315.384
Depreciation for the Period	-	-	-	-
Closing Balance	1.274.826.950	859.488.434	-	2.134.315.384
Net Carrying Amount				
Beginning Balance	-	-	18.543.933.260	18.543.933.260
Closing Balance	-	-	15.158.098.052	15.158.098.052

10. Long-term Work in Progress

	Ending Balance		Beginning Balance	
	Historical Cost	Recoverable Amount	Historical Cost	Recoverable Amount
	VND	VND	VND	VND
Site Levelling for the 1.7-ha Head Office Project	9.001.562.600	9.001.562.600	9.001.562.600	9.001.562.600
	9.001.562.600	9.001.562.600	9.001.562.600	9.001.562.600

11. Equity Investments in Other Entities

11.1 Investment in Associates

	Ending Balance	Beginning Balance
	VND	VND
Vinaconex Bac Ninh Joint Stock Company	66.000.000.000	66.000.000.000
	66.000.000.000	66.000.000.000
Allowance for Decline in Value of Investments in Associates	-	(139.420.936)
Total Allowance for Investments in Associates	-	(139.420.936)

11.2 Equity Investments in Other Entities

	Ending Balance	Beginning Balance
	VND	VND
VIPACO Joint Stock Company	5.312.500.000	5.312.500.000
North Central Power Investment and Development Joint Stock Company	690.000.000	690.000.000
Yen Binh White Stone Joint Stock Company	60.000.000	60.000.000
Cotana Ecolife Urban Joint Stock Company	375.000.000	375.000.000
AGUSTIN Vietnam Elevator Joint Stock Company	1.533.290.000	1.533.290.000
Total	7.970.790.000	7.970.790.000

11.3 Allowance for Decline in Value of Long-term Investments - VIPACO Joint

Allowance for Decline in Value of Long-term Investments - VIPACO Joint	(5.312.500.000)	(5.312.500.000)
Allowance for Decline in Value of Long-term Investments - Yen Binh White	(60.000.000)	(60.000.000)
Net Carrying Amount of Equity Investments in Other Entities	2.598.290.000	2.598.290.000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the period from 01/01/2026 to 30/06/2026

12. Deferred Expenses		Ending Balance	Beginning Balance
		VND	VND
Opening Balance		7.537.738.526	11.817.847.273
Additions during the Period		399.009.218	2.225.479.325
Allocated during the Period		(569.257.979)	(6.505.588.072)
Total		7.367.489.765	7.537.738.526
13. Taxes and Other Receivables from/Payables to the State			
	Beginning Balance	Amount Payable	Amount Paid/Withheld
	VND	VND	VND
13.1 Deductible VAT	80.000	-	80.000
	80.000	-	80.000
	Beginning Balance	Amount Payable	Amount Paid/Withheld
	VND	VND	VND
13.2 Taxes and other receivables	117.015.278	117.015.278	-
Land Rent	117.015.278	117.015.278	-
	Beginning Balance	Amount Payable	Amount Paid/Withheld
	VND	VND	VND
13.3 Taxes and Other Payables to the State	3.513.345.664	13.589.868.618	14.040.283.207
Value Added Tax	1.072.091.271	-	-
Corporate Income Tax	576.571.022	503.828.992	775.255.885
Personal Income Tax	-	-	-
Natural Resources Tax and Environmental Fees	-	3.553.218.098	-
Land Rent and Non-agricultural Land Use Tax	-	-	-
Other Taxes	5.162.007.957	17.646.915.708	14.815.539.092
			7.993.384.573
14. Accrued Expenses		Ending Balance	Beginning Balance
		VND	VND
<i>VIMECO Joint Stock Company</i>			
Accrued Costs for Contractors and Suppliers on Construction Projects		12.266.842.640	16.977.576.634
Interest Payable and Other Costs		803.799.145	652.908.409
<i>VIMECO International Education System Joint</i>		136.020.032	37.296.941
Total		13.206.661.817	17.667.781.984
15. Other Short-term Payables and Accruals		Ending Balance	Beginning Balance
		VND	VND
Insurance and Trade Union Fee Payables		1.712.001.619	701.540.660
Advances Payable		1.642.276.746	457.956.013
Other Payables and Accruals		3.322.388.412	2.949.427.963
Total		6.676.666.777	4.108.924.636

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

for the period from 01/01/2026 to 30/06/2026

16. Borrowings and Finance Lease Liabilities

16.1 Short-term Borrowings	Ending Balance	Movements during the Period		Beginning Balance
	VND	Increase VND	Decrease VND	VND
VietinBank - Thang Long Branch	63.978.409.387	61.603.283.826	64.892.963.050	67.268.088.611
BIDV - Ha Dong Branch	304.810.056.615	140.332.510.031	264.556.540.053	429.034.086.637
Other Individual Borrowings				1.000.000.000
Current Portion of Long-term Borr	8.038.000.000	-	1.534.941.403	9.572.941.403
Total	376.826.466.002	201.935.793.857	330.984.444.506	506.875.116.651

16.2 Long-term Borrowings from Banks and Other

	Ending Balance	Movements during the Period		Beginning Balance
	VND	Increase VND	Decrease VND	VND
VIMECO Joint Stock Company				
BIDV - Ha Dong Branch	6.956.000.000	-	2.084.870.679	9.040.870.679
BIDV-SUMI Finance Leasing Cor	6.660.500.000	-	3.468.281.250	10.128.781.250
Other Organisations	90.800.000.000	78.000.000.000	18.000.000.000	30.800.000.000
Current Portion of Long-term Borr	(8.038.000.000)	-	(1.534.941.403)	(9.572.941.403)
Total	96.378.500.000	78.000.000.000	7.088.093.332	40.396.710.526

17. Equity

a) Reconciliation of Movements in Equity

Unit: VND

Item	Owners' Investment Capital	Share Premium + Development Investment Fund	Retained Earnings	Total
Opening Balance of the Prior Period	261.341.320.000	80.836.033.694	14.635.435.472	356.842.841.433
Share Issuance from Equity	26.128.850.000	-	-	26.128.850.000
Profit in the Prior Year	-	-	(9.649.578.499)	(9.649.578.499)
Appropriations to Funds	-	(26.128.850.000)	-	(26.128.850.000)
Non-controlling Interests		-		1.370.055
Opening Balance for the Current Pe	287.470.170.000	54.707.183.694	4.985.856.973	347.194.632.989
Increase/Decrease in the Current Year				-
Profit in the Current Year	-	-	-22.780.119.209	(22.780.119.209)
Remuneration of the Board c	-	-		-
Appropriations to Funds		-	-	-
Dividend Distribution	-	-	-	-
Closing Balance for the Current Per	287.470.170.000	54.707.183.694	(17.794.262.236)	324.414.513.780

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from 01/01/2026 to 30/06/2026*

b) Details of Owners' Investment Capital	Ending Balance	Beginning Balance
	VND	VND
Capital Contributed by Vietnam Construction and Import-Export Joint Stock	14.374.800.000	14.374.800.000
Capital Contributions from Other Shareholders	273.095.370.000	273.095.370.000
Total	287.470.170.000	287.470.170.000

c) Capital Transactions with Owners and Dividend/Profit Distributions	Ending Balance	Beginning Balance
	VND	VND
Owners' Investment Capital	-	-
Opening Contributed Capital	287.470.170.000	261.341.320.000
Increase in Contributed Capital during the Year	-	26.128.850.000
Decrease in Contributed Capital during the Year	-	-
Closing Contributed Capital	287.470.170.000	287.470.170.000
Dividends and Profit Distributions Made	-	26.128.850.000

d) Dividends

Dividends declared after the end of the annual accounting period:	0%	10%
- Dividends Declared on Common Shares:	0%	10%
- Dividends Declared on Preference Shares:		

e) Shares	Ending Balance	Beginning Balance
	VND	VND
Number of Shares Sold to the Public	28.747.017	28.747.017
- Common Shares	28.747.017	28.747.017
- Preference Shares	-	-
Number of Shares Repurchased	-	-
- Common Shares	-	-
- Preference Shares	-	-
Number of Shares Outstanding	28.747.017	28.747.017
- Common Shares	28.747.017	28.747.017
- Preference Shares	-	-

- Par Value of Outstanding Shares: VND 10,000

g) Bonus and Welfare Fund

	Ending Balance	Additions during the Period	Disposals during the Period	Beginning Balance
Bonus and Welfare Fund	224.367	-	-	224.367
Total	224.367	0	0	224.367

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from 01/01/2026 to 30/06/2026***VI. Supplementary Information for Items Presented in the Statement of Profit or Loss**

18. Revenue from Sales and Services	Year-to-date to the end of this period	
	Current Year	Prior Year
	VND	VND
Revenue from Services Rendered	21.255.558.518	18.741.829.148
Construction Contract Revenue	138.195.974.938	257.200.550.614
Industrial Production Revenue	20.339.789.723	71.634.676.566
Total	179.791.323.179	347.577.056.328

19. Net Revenue from Sales and Services	Year-to-date to the end of this period	
	Current Year	Prior Year
	VND	VND
Net Revenue from Sales and Services	21.255.558.518	18.741.829.148
Net Revenue from Construction Contracts	138.195.974.938	257.200.550.614
Net Revenue from Industrial Production	20.339.789.723	71.634.676.566
Total	179.791.323.179	347.577.056.328
Revenue Deductions	-	-
Net Revenue from Sales and Services	179.791.323.179	347.577.056.328

20. Cost of Goods Sold	Year-to-date to the end of this period	
	Current Year	Prior Year
	VND	VND
Cost of Goods Sold and Services Rendered	12.537.414.288	9.282.332.885
Cost of Construction Contracts	130.471.798.320	238.836.627.119
Cost of Industrial Production	42.113.756.410	61.104.298.061
Total	185.122.969.018	309.223.258.065

21. Sale/Disposal of Investment Property	Year-to-date to the end of this period	
	Current Year	Prior Year
	VND	VND
Proceeds from Disposal of Investment Property	6.771.636.823	-
Carrying Amount of Investment Property	3.835.049.183	-
Profit on Disposal of Investment Property	2.936.587.640	-

22. Finance Income	Year-to-date to the end of this period	
	Current Year	Prior Year
	VND	VND
Interest on Bank Deposits and Security Deposits	899.635.868	1.528.660.373
Dividend Income and Securities Investment Income	503.700.000	262.200.000
Total	1.403.335.868	1.790.860.373

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from 01/01/2026 to 30/06/2026*

23. Finance Costs	Year-to-date to the end of this period	
	Current Year	Prior Year
	VND	VND
Borrowing Costs	17.699.884.082	20.386.904.012
Other Finance Costs	-	-
Total	17.699.884.082	20.386.904.012
24. General and Administrative Expenses	Year-to-date to the end of this period	
	Current Year	Prior Year
	VND	VND
Management Staff Costs	13.308.603.429	13.479.609.598
Management Materials and Office Supplies Costs	1.395.006.256	1.241.048.726
Depreciation Expense	1.486.019.017	1.287.441.275
Taxes, Fees and Charges	8.038.265	8.040.000
Provision Expense	-	(1.098.131.000)
Other Cash Expenses	5.250.942.583	6.528.360.604
Total	21.448.609.550	21.446.369.203
25. Other Income	Year-to-date to the end of this period	
	Current Year	Prior Year
	VND	VND
Disposal of Fixed Assets	916.143.956	5.323.356.400
Other Income	16.646.117.623	2.201.446
Total	17.562.261.579	5.325.557.846
26. Other Expenses	Year-to-date to the end of this period	
	Current Year	Prior Year
	VND	VND
Other Expenses	202.164.825	156.669.903
Total	202.164.825	156.669.903
27. Non-controlling Interests	Year-to-date to the end of this period	
	Current Year	Prior Year
	VND	VND
Business Capital	30.000.000	30.000.000
Retained Earnings	1.607.171	456.083
Total	31.607.171	30.456.083

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*for the period from 01/01/2026 to 30/06/2026*

28. Basic Earnings per Share	Current Period VND	Prior Period VND
Accounting Profit After Corporate Income Tax	-22.780.304.058	895.068.129
+ Profit or Loss Attributable to Common Shareholders	-22.780.304.058	895.068.129
+ Weighted-average Common Shares Outstanding during the Period	28.747.017	26.134.132
+ Basic Earnings per Share	-792	34

Hanoi, 28 July 2026

VIMECO JOINT STOCK COMPANY

Prepared by

Chief Accountant



Vo Thi Hai An



Tran Thi Hong



Dang Van Hieu