PHUC HUNG HOLDINGS CONSTRUCTION JOINT STOCK COMPANY
1st Floor, Tower A, Building CT2 (The Light), To Huu Street, Dai Mo Ward, Hanoi, Vietnam

Financial Report Quarter 2/2026

Form B 01a - DN
Issued under Circular No. 99/2025/TT- BTC
October 27nd, 2025 of the Ministry of Finance

CÔNG TY CỔ PHẦN XÂY DỰNG PHỤC HƯNG HOLDINGS
Digitally signed by CÔNG TY CỔ PHẦN XÂY DỰNG PHỤC HƯNG HOLDINGS
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BALANCE SHEET

As at 30nd June 2026

ASSETS	Code	Note	30/06/2026	01/01/2026
1	2	3	4	5
A. CURRENT ASSETS (100=110+120+130+140+160)	**100**		**3.127.726.848.186**	**2.988.846.836.404**
I. CASH AND CASH EQUIVALENTS	**110**		**133.194.361.374**	**199.908.551.089**
1. Cash	111	V.01	133.194.361.374	199.908.551.089
2. Cash equivalents	112		-	-
II. SHORT-TERM INVESTMENTS	**120**	V.02	**58.126.378.363**	**48.376.378.363**
1. Trading securities	121		-	-
2. Allowances for decline in value of trading securities (*)	122		-	-
3. Short - term held to maturity Investments	123		58.126.378.363	48.376.378.363
4. Allowance for impairment of short-term held-to-maturity investments	124		-	-
5. Other short-term Investments	125		-	-
6. Allowances for impairment of other short-term Investments	126		-	-
III. SHORT-TERM RECEIVABLES	**130**		**1.648.047.074.990**	**1.907.731.647.745**
1. Short-term receivables from customers	131	V.03	928.678.591.557	1.129.531.761.217
2. Prepayments to sellers in short-term	132		608.316.614.532	650.276.728.841
3. Short-term intra-company receivables	133		-	-
4. Receivables under schedule of construction contract	134		-	-
5. Other short-term receivables	135	V.04	118.441.533.816	135.312.822.602
6. Short-term allowances for doubtful debts	136		(7.389.664.915)	(7.389.664.915)
7. Shortage of assets awaiting resolution	137		-	-
IV. INVENTORIES	**140**		**1.242.773.226.261**	**812.087.733.044**
1. Inventories	141	V.05	1.242.773.226.261	812.087.733.044
2. Allowances for devaluation of inventories (*)	142		-	-
VI. OTHER CURRENT ASSETS	**160**		**45.585.807.198**	**20.742.526.163**
1. Short-term deferred expenses	161		1.821.788.921	1.919.132.193
2. Deductible value added tax	162		33.872.123.010	11.282.852.727
3. Taxes and other receivables from Government budget	163		9.891.895.267	7.540.541.243
4. Government bonds purchased for resale	164		-	-
5. Other current assets	165		-	-
B. LONG - TERM ASSETS (200 = 210 + 220 + 240 + 250 +260+270)	**200**		**481.448.807.819**	**498.330.374.940**
I. LONG-TERM RECEIVABLES	**210**		**-**	**-**
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital provided to sub-units	213		-	-
4. Long-term intra-company receivables	214		-	-
5. Other long-term receivables	215		-	-
6. Long-term allowances for doubtful debts (*)	216		-	-
II. FIXED ASSETS	**220**		**58.718.812.383**	**60.884.330.102**
1. Tangible fixed assets	221	V.06	58.321.899.757	60.391.450.866
- Historical costs	222		103.420.382.174	101.284.095.356
- Accumulated depreciation(*)	223		(45.098.482.417)	(40.892.644.490)
2. Finance lease fixed assets	224	V06	-	-
- Historical costs	225		-	-
- Accumulated depreciation(*)	226		-	-

ASSETS	Code	Note	30/06/2026	01/01/2026
1	2	3	4	5
3. Intangible fixed assets	227	V.06	396.912.626	492.879.236
- Historical costs	228		1.706.965.600	1.671.965.600
- Accumulated depreciation(*)	229		(1.310.052.974)	(1.179.086.364)
IV. INVESTMENT PROPERTIES	**240**	V07	**80.678.990.566**	**98.160.044.700**
- Historical costs	241		94.061.994.046	110.474.269.737
- Accumulated depreciation(*)	242		(13.383.003.480)	(12.314.225.037)
V. LONG-TERM ASSETS IN PROGRESS	**250**		-	-
1. Long-term work in progress	251		-	-
2. Construction in progress	252		-	-
VI. LONG-TERM FINANCIAL INVESTMENTS	**260**		**334.343.943.000**	**334.343.943.000**
1. Investments in subsidiaries	261	V.08	122.700.000.000	122.700.000.000
2. Investments in joint ventures and associates	262	V.09	211.319.073.000	211.319.073.000
3. Investments in equity of other entities	263	V.10	-	24.642.000
4. Allowances for long-term investments (*)	264		-	-
5. Long - term held to maturity Investments	265		324.870.000	300.228.000
6. Allowance for impairment of long-term held-to-maturity investments	266		-	-
VII. OTHER LONG-TERM ASSETS	**270**		**7.707.061.870**	**4.942.057.138**
1. Long-term deferred expenses	271	V.11	7.707.061.870	4.942.057.138
2. Deferred income tax assets	272		-	-
3. Long-term equipment and spare parts for replacement	273		-	-
4. Other long-term assets	274		-	-
TOTAL ASSETS (280 = 100 + 200)	**280**	**-**	**3.609.175.656.005**	**3.487.177.211.344**

RESOURCES	Code	Note	30/06/2026	01/01/2026
1	2	3	4	5
C. LIABILITIES (300 = 310 + 330)	**300**		**2.989.738.192.620**	**2.846.566.075.091**
I. SHORT - TERM LIABILITIES	**310**		**2.987.808.110.903**	**2.843.415.993.374**
1. Short-term trade payables	311	V.12	605.815.075.723	691.700.201.628
2. Short-term prepayments from customers	312	V.13	887.818.911.901	818.008.978.662
3. Dividends and profit payables	313	V.13	26.019.243.785	686.601.810
4. Short-term Taxes and other payables to State budget	314	V.14	10.375.669.038	3.932.112.520
5. Payables to employees	315		13.700.796.874	16.273.987.156
6. Short-term accrued expenses	316		-	-
7. Short-term intra-company payables	317		-	-
8. Payables under schedule of construction contract	318		-	-
9. Short-term deferred revenues	319		-	-
10. Other short-term payables	320	V.15	19.637.554.854	8.890.182.118
11. Short-term borrowings and finance lease liabilities	321	V.16	1.423.382.044.219	1.304.661.314.971
12. Short-term provisions	322		84.441.818	84.441.818
13. Bonus and welfare fund	323		974.372.691	(821.827.309)
14. Price stabilization fund	324		-	-
15. Government bonds purchased for resale	325		-	-
II. LONG-TERM LIABILITIES	**330**		**1.930.081.717**	**3.150.081.717**
1. Long-term trade payables	331		-	-
2. Long-term repayments from customers	332		-	-
3. Long-term Taxes and other payables to State budget	333	V.14	-	-
4. Long-term accrued expenses	334		-	-
5. Intra-company payables for operating capital received	335		-	-

RESOURCES	Code	Note	30/06/2026	01/01/2026
1	2	3	4	5
6. Long-term intra-company payables	336		-	-
7. Long-term deferred revenues	337		-	-
8. Other long-term payables	338		-	-
9. Long-term borrowings and finance lease liabilities	339	V.16	1.930.081.717	3.150.081.717
10. Convertible bonds	340		-	-
11. Preference shares	341		-	-
12. Deferred income tax payables	342		-	-
13. Long-term provisions	343		-	-
14. Science and technology development fund	344		-	-
D. OWNERS' EQUITY (400 = 410 + 430)	**400**		**619.437.463.385**	**640.611.136.253**
1. Contributed capital	411		506.819.270.000	506.819.270.000
+ Ordinary shares with voting rights	*411a*		*506.819.270.000*	*506.819.270.000*
+ Preference shares	*411b*		-	-
2. Capital surplus	412		67.567.846.314	67.567.846.314
3. Conversion options on convertible bonds	413		-	-
4. Other capital	414		-	-
5. Treasury shares	415		-	-
6. Differences upon asset revaluation	416		-	-
7. Exchange rate differences	417		-	-
8. Development and investment funds	418		12.971.000.000	12.971.000.000
9. Other equity funds	419		-	-
10. Undistributed profit after tax	420		32.079.347.071	53.253.019.939
- Undistributed profit after tax brought forward	*420a*		*24.912.056.439*	*32.496.312.325*
- Undistributed profit after tax for the current year	*420b*		*7.167.290.632*	*20.756.707.614*
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	**440**		**3.609.175.656.005**	**3.487.177.211.344**

Hanoi, July 29nd, 2026

Preparer	Chief Accountant	General Director
Pham Thi Thanh Tuyen	Ngo Thi Minh Nguyet	Dang Trong Duc

M.S.D.N: 0101311316 C.T.C.P CÔNG TY CỔ PHẦN XÂY DỰNG PHỤC HƯNG HOLDINGS THÀNH PHỐ HÀ NỘI

PHUC HUNG HOLDINGS CONSTRUCTION JOINT STOCK COMPANY
1st Floor, Tower A, Building CT2 (The Light), To Huu Street, Dai Mo Ward, Hanoi, Vietnam

Financial Report Quarter 2/2026

Form B 02a - DN
Issued under Circular No. 99/2025/TT- BTC
October 27nd, 2025 of the Ministry of Finance

INCOME STATEMENT

Quarter 2/2026

ITEMS	Code	Note	This quarter	The same quarter last year	Accumulated from the beginning of the year to the end of this quarter (This year)	Accumulated from the beginning of the year to the end of this quarter (last year)
1	2	3	4	5	6	7
1. Revenues from sales and services rendered	**1**	**VI. 25**	**757.451.956.061**	**316.408.865.708**	**1.049.270.119.307**	**526.677.061.089**
2. Revenue deductions	2	VI. 26	0	-	0	-
3. Net revenues from sales and services rendered (10 = 01- 02)	10	VI. 27	**757.451.956.061**	**316.408.865.708**	**1.049.270.119.307**	**526.677.061.089**
4. Costs of goods sold	11	VI.28	722.369.823.403	292.092.797.849	982.068.403.109	477.332.346.536
5. Gross revenues from sales and services rendered (20 = 10 -11)	20		**35.082.132.658**	**24.316.067.859**	**67.201.716.198**	**49.344.714.553**
6. Gain/(loss) on sale and disposal of investment properties	21		**0**	**-**	**0**	**-**
7. Financial income	22	VI.29	1.377.629.951	1.878.395.568	2.831.756.657	3.739.603.349
8. Financial expenses	23	VI.30	10.806.281.476	7.824.183.697	22.467.882.185	16.675.945.480
In which: interest expenses	*24*		*10.476.245.069*	*7.603.634.573*	*21.726.011.374*	*16.143.810.267*
9. Selling expenses	25		0	-	0	-
10. General administrative expenses	26		17.394.550.472	13.522.972.818	34.201.323.637	27.692.641.036
11. Net profits from operating activities {(30 = 20 + 21 + 22 - (23 + 25 + 26)}	**30**		**8.258.930.661**	**4.847.306.912**	**13.364.267.033**	**8.715.731.386**
12. Other income	31		-9.763.873	55.997.354	85.480.317	903.330.992
13. Other expenses	32		3.216.487.779	976.850.483	4.267.674.356	2.541.107.031
14. Other profits (40 = 31 - 32)	40		**(3.226.251.652)**	**(920.853.129)**	**(4.182.194.039)**	**(1.637.776.039)**
15. Total net profit before tax (50 = 30 + 40)	50		**5.032.679.009**	**3.926.453.783**	**9.182.072.994**	**7.077.955.347**
16. Current corporate income tax expenses	51	VI.31	1.062.788.333	839.834.074	2.014.782.362	1.524.134.387
17. Deferred corporate income tax expenses	52	VI.32				
18. Profits after enterprise income tax (60 = 50 - 51 - 52)	**60**		**3.969.890.676**	**3.086.619.709**	**7.167.290.632**	**5.553.820.960**
19. Basic earnings per share(*)	**70**					
20. Diluted earnings per share	**71**					

Hanoi, July 29nd, 2026

Preparer	Chief Accountant	General Director
		M.S.D.N: 0101311315 - C.T.C.P. CÔNG TY CỔ PHẦN XÂY DỰNG PHỤC HƯNG HOLDINGS THÀNH PHỐ HÀ NỘI
Pham Thi Thanh Tuyen	**Ngo Thi Minh Nguyet**	**Dang Trong Duc**

PHUC HUNG HOLDINGS CONSTRUCTION JOINT STOCK COMPANY

1st Floor, Tower A, Building CT2 (The Light), To Huu Street, Dai Mo Ward, Hanoi, Vietnam

Financial Report Quarter 2/2026

Form B 03a - DN
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CASH FLOW STATEMENT

From 01/01/2026 to 30/06/2026

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of this quarter (This year)	Accumulated from the beginning of the year to the end of this quarter (last year)
I. Cash flows from operating activities				
1. Profit before tax	**01**		**9.182.072.994**	**7.077.955.347**
2. Adjustments for				
- Depreciation of fixed assets and investment properties	02		5.405.582.980	5.833.768.846
- Provisions	03		-	(177.095.804)
- Gain, loss from investment activities	05		(2.831.756.657)	(3.679.942.349)
- Interest expenses	06		21.726.011.374	16.143.810.267
3. Operating profit before movements in working capital	**08**		**33.481.910.691**	**25.198.496.307**
- (Increase) decrease receivables	09		234.743.948.448	(5.287.407.645)
- (Increase) decrease inventories	10		(430.685.493.217)	(171.684.917.334)
- Increase or decrease in payable (excluding interest payables/ corporate income tax payables)	11		1.591.499.722	11.529.031.488
- (Increase) decrease prepaid expenses	12		(2.667.661.460)	2.389.412.261
- Interest paid	14		(21.726.011.374)	(16.143.810.267)
- Corporate income tax paid	15		(2.644.685.445)	(2.961.249.457)
- Other payments on operating activities	17		(1.203.800.000)	(1.066.120.000)
Net cash flows from operating activities	**20**		**(189.110.292.635)**	**(158.026.564.647)**
II. Cash flows from investing activities				
1.Purchase or construction of fixed assets and other long-term assets	21		(2.615.265.000)	(2.460.090.818)
2.Proceeds from disposal or sale of fixed assets and other long-term assets	22		16.856.253.873	-
3.Loans and purchase of debt instruments from other entities	23		(16.000.000.000)	(33.385.010.164)
4. Collection of loans and resale of debt instrument of other entities	24		6.250.000.000	25.135.010.164
6.Proceed from investment into other entities	26		-	339.000
7.Interest income, dividends received	27		412.706.324	48.764.320
Net cashflow from investing activities	**30**		**4.903.695.197**	**(10.660.987.498)**
III. Cash flows from financing activities				
3.Proceeds from borrowings	33		1.062.403.981.663	732.040.327.274
4.Repayment of principal	34		(944.903.252.415)	(764.683.138.694)
5.Repayment of financial principal	35		-	(277.799.902)
6.Dividends and profits paid to the owner	36		(8.321.525)	(4.794.175)
Net cashflow from financing activities	**40**		**117.492.407.723**	**(32.925.405.497)**
Net cashflow during the period (50 = 20+30+40)	**50**		**(66.714.189.715)**	**(201.612.957.642)**
Cash and cash equivalents at beginning of year	60		199.908.551.089	226.226.059.734
Effect of exchange rate fluctuations	61		-	-
Cash and cash equivalents at end of period (70 = 50+60+61)	**70**		**133.194.361.374**	**24.613.102.092**

Hanoi, July 29nd, 2026

Preparer	Chief Accountant	General Director
Pham Thi Thanh Tuyen	Ngo Thi Minh Nguyet	Dang Trong Duc

M.S.D.N: 0101311315 - C.T.C.P
CÔNG TY CỔ PHẦN XÂY DỰNG PHỤC HƯNG HOLDINGS
THÀNH PHỐ HÀ NỘI

NOTES TO THE FINANCIAL STATEMENTS
From 01/01/2026 to 30/06/2026

I - COMPANY INFORMATION

1. Form of equity ownership

Phuc Hung Holdings Construction Joint Stock Company was established under the Certificate of registration of a Joint Stock Company No.0101311315 issued by the Hanoi Department of Planning and Investment on 24 Jun 2002, and changed for the 17th time on 19/06/2026.

2. Operating industries and principal activities

Operating industries of the Company include:

- Construction of works: water works, mining works, processing and manufacturing works, other civil engineering works, railway works, road works, electrical works, water supply and drainage works, telecommunications and communication works, other public works,...
- Specialized design activities;
- Site preparation;
- Installation of water supply and drainage systems, heating and air-conditioning systems;
- Manufacture of other foods not elsewhere classified;
- Distilling, refining and mixing spirits; Producing beer and malting beer yeast; Producing non-alcoholic beverages, mineral water;
- Wholesale of other installation materials and equipment in construction;
- Trading in real estate, land use rights belonging to the owner, user or leased;
- Consulting, brokerage, real estate auction, land use right auction;

development.

3. The Company's registered office Address:

1st Floor, Tower A, Building CT2 (The Light), To Huu Street, Dai Mo Ward, Hanoi, Vietnam.

4. The Company's branches:

- Phuc Hung Holdings Construction Joint Stock Company - Southern Branch (Temporarily closed);
- Phuc Hung Holdings Construction Joint Stock Company - Ho Chi Minh City Branch (Temporarily closed);
- Phuc Hung Holdings Construction Joint Stock Company - Thang Long Branch (Temporarily closed).

5 Subsidiaries as follows:

- Phuc Hung Construction Equipment Management One Member Limited Liability Company;
- Phuc Hung Electrical Mechanical Joint Stock Company;
- Phu Lam Joint Stock Company.

II - FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal period

Fiscal year of the Company starts on 1st January and ends on 31st December of solar year.

2. Accounting currency:

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

III - ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System:

The Company applied to Vietnamese Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance .

2. Statements for the compliance with Accounting Standards and System

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

IV - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Recognition principle of Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

2. **Accounting principle of Inventories**

- Inventories are determined on the basis of cost;
- Inventories are accounted for using the perpetual inventory method and valued using the actual method;
- The Company'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.

3. **Accounting principle and Depreciation of Fixed assets**

- Fixed assets are stated at history cost less accumulated depreciation;
- Fixed assets are depreciated using the straight-line method over their estimated useful lives.

4. **Accounting principle and depreciation of investment properties:**

- Investment properties include land use rights and buildings, structures held by the Company for the purpose of earning rentals or awaiting higher price, which is stated at cost less accumulated depreciation.
- Investment property for lease is amortized on a straight-line basis over its estimated useful life

5. **Accounting principle for 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.

6. **Accounting principle for payables:**

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

7. **Recognition principle of Loans and finance lease liabilities:**

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

8. **Recognition principle of 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.

9. **Principle and methods for recognition provisions for payables:**

The recognized amount of a provision for payables is the best estimate of the amount that will be required to settle the present obligation as at the fiscal year end date.

10. **Recognition and capitalization of Borrowing costs principles**

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

11. **Owners' equity recognition principles**

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

Capital surplus is recorded in accordance with the difference between the issuance price and face value upon the IPO, additional issue, or the difference between the re-issuance price and carrying value of treasury shares.

Undistributed profit is determined on the basis of business results after corporate income tax and the distribution of profits or handling of losses of the Company.

12. **Recognition principle and methods for Revenue and other income**

**** Revenue from sale of goods and products***

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

- The Company has transferred to the buyer the significant risks and reward of ownership of the goods;
- The Company 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 Company; 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.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 Company;
- Identify the completed work as at the balance sheet date;
- Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

*** Revenue from real estate**

Revenue from the sale of real estate in which the Company is an investor is recognized when all of the following conditions are satisfied:

- The property has been completed in its entirety and handed over to the buyer, and the business has transferred the risks and rewards of ownership of the property to the buyer.
- The company no longer holds the right to manage the real estate as the owner of the real estate or control the real estate.
- The revenue can be measured reliably.
- The Company has obtained or will receive economic benefits from the sale of real estate.
- Costs related to transactions can be determined.

*** Revenue from construction contract**

Revenue from construction contract is paid according to the value of the volume performed, when the outcome of a construction contract is reliably determined and confirmed by the customer, the revenue and expenses related to the contract are recognized in equivalent proportion to the completed work confirmed by the customer and reflected on the issued invoice.

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

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

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

13. Accounting principle for Cost of goods sold

Including cost of construction, sale and sale of investment real estate for sale during the year (including depreciation expenses; repair costs; professional expenses for leasing investment property by rental mode) activities,...,) are recognized in line with revenue for the year.

14 Principles and methods of recognizing financial expenses

- Interest expenses: Record monthly based on the loan, loan interest rate and actual number of borrowing days.
- Exchange rate loss expense: Recognized when there is a difference between the actual transaction rate and the bookkeeping rate and when there is a loss when re-evaluating foreign currency-based currency items.

15. Accounting Principles and Methods for Recognizing Current Corporate Income Tax Expenses

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

The determination of the Company's income tax is based on current tax regulations

V - SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE BALANCE SHEET

1. Cash and cash equivalents	30/06/2026	01/01/2026
- Cash on hand	1.748.733.352	1.562.773.477
- Bank deposits	131.445.628.022	198.345.777.612
- Cash equivalents	-	-
Total	**133.194.361.374**	**199.908.551.089**

2. Investments held to maturity	30/06/2026	01/01/2026
- Term deposits with bank	58.126.378.363	48.376.378.363
Total	**58.126.378.363**	**48.376.378.363**

3. Receivables from customers	30/06/2026	01/01/2026
- Ha Tay Branch - Group Joint Stock Company Nam Cuong Hanoi	17.404.846.842	17.366.846.843
- Pros Construction and Trading Joint Stock Company	48.773.159.180	56.773.159.180
- The Forest City Company Limited	2.807.083.508	2.913.560.099
- ROX CONS Vietnam Investment Construction Joint Stock Comp	12.155.735.282	12.155.735.282
- HBI Joint Stock Company	6.107.925.240	6.107.925.240
- Construction Production Trading Co., Ltd Resources	250.416.315.878	250.416.315.878
- BQP - Dong Do Property Investment Joint Stock Company	178.311.965	20.178.311.965
- Gamuda Land Viet Nam Limited Liability Company	68.252.166.362	35.898.638.018
- Phu Lam Joint Stock Company	23.038.629.394	23.003.979.036
- Group Real Estate Joint Stock CompanyTan A Dai Thanh - Meyl	24.890.356.830	26.421.274.937
- Ecopark Corporation Joint Stock Company	1.122.547.652	19.454.593.598
- My Xuan Ha Noi Housing Joint Stock Company	28.193.064.328	26.089.751.627
- Receivable from others parties	445.338.449.096	632.751.669.514
Total	**928.678.591.557**	**1.129.531.761.217**

4. Other short-term receivables	30/06/2026	01/01/2026
- Other receivables	22.558.011.200	46.100.182.359
- Advance	27.890.261.225	41.759.414.325
- Receivables from related parties	49.499.465.493	47.443.840.718
- Short-term deposit and guarantees	18.493.795.898	9.385.200
Total	**118.441.533.816**	**135.312.822.602**

5. Inventories	30/06/2026	01/01/2026
- Raw materials	-	-
- Tools and equipment	46.770.000	108.690.000
- Work in progress expense	1.242.134.614.262	811.387.201.045
- Goods	591.841.999	591.841.999
Total	**1.242.773.226.261**	**812.087.733.044**

6. Increase, decrease Fixed Assets:

6.1 Increase, decrease Tangible Fixed Assets

	Buildings, structures	Machinery, equipment	Motor vehicles	Office equipment	Other Fixed Assets	Total
HISTORICAL COST						
*** As at 01/01/2026**	**28.461.674.007**	**43.130.075.852**	**29.225.853.679**	**466.491.818**	**-**	**101.284.095.356**
Increase	**-**	**1.247.156.030**	**928.161.820**	**179.635.000**	**-**	**2.354.952.850**
- New purchase	-	1.028.490.000	928.161.818	179.635.000	-	2.136.286.818
- Reclassification	-	218.666.030	2	-		218.666.032
Decrease	**-**	**-**	**-**	**218.666.032**	**-**	**218.666.032**
- Reclassification				218.666.032		218.666.032
*** As at 30/06/2026**	**28.461.674.007**	**44.377.231.882**	**30.154.015.499**	**427.460.786**	**-**	**103.420.382.174**
ACCUMULATED DEPRECI						-
*** As at 01/01/2026**	**16.871.817.431**	**10.785.929.272**	**12.847.481.611**	**387.416.176**	**-**	**40.892.644.490**
Increase	**313.418.559**	**2.720.396.760**	**1.385.204.737**	**15.700.062**	**-**	**4.434.720.118**
- Depreciation for the year	313.418.559	2.720.396.760	1.156.322.546	15.700.062	-	4.205.837.927
- Reclassification		-	228.882.191			228.882.191
Decrease	**40.752.663**	**16.637.148**	**-**	**171.492.380**	**-**	**228.882.191**
- Reclassification	40.752.663	16.637.148		171.492.380		228.882.191
*** As at 30/06/2026**	**17.144.483.327**	**13.489.688.884**	**14.232.686.348**	**231.623.858**	**-**	**45.098.482.417**
NET BOOK VALUE						-
*** As at 01/01/2026**	**11.589.856.576**	**32.344.146.580**	**16.378.372.068**	**79.075.642**	**-**	**60.391.450.866**
*** As at 30/06/2026**	**11.317.190.680**	**30.887.542.998**	**15.921.329.151**	**195.836.928**	**-**	**58.321.899.757**

6.3 Increase, decrease Intangible Fixed Assets

	Software	Tổng
HISTORICAL COST		
*** As at 01/01/2026**	**1.671.965.600**	**1.671.965.600**
Increase	**35.000.000**	**35.000.000**
Decrease	**-**	**-**
*** As at 30/06/2026**	**1.706.965.600**	**1.706.965.600**
ACCUMULATED DEPRECIATION		**-**
*** As at 01/01/2026**	**1.179.086.364**	**1.179.086.364**
Increase	**130.966.610**	**130.966.610**
Depreciation for the year	130.966.610	130.966.610
Increase	**-**	**-**
*** As at 30/06/2026**	**1.310.052.974**	**1.310.052.974**
NET BOOK VALUE		**-**
*** As at 01/01/2026**	**492.879.236**	**492.879.236**
*** As at 30/06/2026**	**396.912.626**	**396.912.626**

7. Investment property

Items	As at 01/01/2026	Increase	Decrease	As at 30/06/2026
a. Real estate for investment renta				
Historical cost	**110.474.269.737**	**443.978.182**	**16.856.253.873**	**94.061.994.046**
House and land use rights	110.474.269.737	443.978.182	16.856.253.873	94.061.994.046
Accumulated Depreciation	**12.314.225.037**	**1.068.778.443**	**-**	**13.383.003.480**
House and land use rights	12.314.225.037	1.068.778.443	-	13.383.003.480
Net book value	**98.160.044.700**	**443.978.182**	**17.925.032.316**	**80.678.990.566**
House and land use rights	98.160.044.700	443.978.182	17.925.032.316	80.678.990.566

8. Invest in Subsidiaries	Equity owned rate	30/06/2026	01/01/2026
- Phuc Hung Construction Equipment Management One Member Limited Liability Company	100%	20.000.000.000	20.000.000.000
- Phuc Hung Electrical Machanical Joint Stock Company	70%	3.500.000.000	3.500.000.000
- Phu Lam Joint Stock Company	73,75%	99.200.000.000	99.200.000.000
Total		**122.700.000.000**	**122.700.000.000**

9. Invest in a joint venture company	30/06/2026	01/01/2026
- An Phu Hung Business Investment Joint Stock Company	82.800.000.000	82.800.000.000
- Machino An Phu Joint Stock Company	38.700.000.000	38.700.000.000
- An Thinh Phat Real Estate Invesment Co.,Ltd	82.722.000.000	82.722.000.000
- Phuoc Truong Hung Housing Development Co.,Ltd	7.097.073.000	7.097.073.000
Total	**211.319.073.000**	**211.319.073.000**

10. Invest in Others	30/06/2026	01/01/2026
- Joint Stock Commercial Bank for Investment and Development of Vietnam	-	24.642.000
Total	**-**	**24.642.000**

11. Long-term prepaid expenses	30/06/2026	01/01/2026
- Tools and equipment	7.707.061.870	4.942.057.138
Total	**7.707.061.870**	**4.942.057.138**

12. Trade account payables

	30/06/2026	01/01/2026
- Viet Tiep Investment Building Development Joint Stock Company	3.381.156.000	5.650.512.221
- Fountech Joint Stock Company	9.265.073.171	9.265.073.171
- PHCONS Construction Joint Stock Company	4.948.375.290	6.015.742.669
- Dai Minh Construction And Trading Joint Stock Company	3.691.920.801	6.863.682.660
- EUSTEEL Joint Stock Company	18.587.240.720	18.587.240.720
- Railway Urban and Infrastructure Development Investment JSC	21.423.581.500	3.490.557.038
- Phuc Hung 7 Investment Construction Joint Stock Company	69.633.399.207	58.268.589.850
- Havicon Construction Industrial Investment Joint Stock Compan	13.279.922.867	9.994.919.875
- Van Lang Co.,Ltd	53.478.183.526	53.676.334.048
- Steel and Sonstruction Material Joint Stock Company	3.440.504.415	9.470.933.406
- TKB Viet Nam Joint Stock Company	5.145.482.939	5.742.921.248
- ATAD DONG NAI Steel Structure Corporation	43.630.361.063	101.595.069.942
- Hasky Joint Stock Company	21.099.403.733	21.122.727.276
- Others	334.810.470.491	381.955.897.504
Total	**605.815.075.723**	**691.700.201.628**

13. Advances from customers

	30/06/2026	01/01/2026
- Vietnam Airports Corporation - JSC	88.398.755.143	90.249.557.904
- Hanoi City Civil Construction Investment Project Management Board	89.422.144.116	110.046.288.241
- Lac Viet Quy Nhon Ltd.,	93.559.569.388	93.559.569.388
- Viet Nam Green Architecture Investment And Construction JSC	123.402.566.589	76.776.023.029
- Landcom Invest Joint Stock Company	115.897.950.000	-
- A&A Green Phoenix Group Joint Stock Company	7.833.577.726	20.442.311.939
- Thanh Nguyen Infrastructure JSC	92.614.765.098	100.000.000.000
- Mik Group Vietnam Joint Stock Company	-	40.276.399.859
- Thanh Xuan Joint Stock Company	27.979.947.175	-
- Southern Region Air Traffic Services Company - Vietnam Air Traffic Management Corporation - Company Limited	30.162.981.691	34.763.752.219
- TASECO Land Investment Joint Stock Company	157.557.086.383	136.165.148.440
- Others	60.989.568.592	115.729.927.643
Total	**887.818.911.901**	**818.008.978.662**

14. Taxes and other payables to government budget

	30/06/2026	01/01/2026
- Value Added Tax (VAT)	-	-
- Corporate income tax	1.808.987.065	2.438.890.148
- Personal income tax	8.566.681.973	1.493.222.372
Total	**10.375.669.038**	**3.932.112.520**

15. Other short-term payables

	30/06/2026	01/01/2026
- Trade union fee	1.434.281.630	910.384.700
- Social insurance	2.268.430.020	-
- Other payables	15.934.843.204	7.979.797.418
Total	**19.637.554.854**	**8.890.182.118**

16. Borrowings and finance lease liabilities

	30/06/2026	01/01/2026
Short-term borrowings	**1.423.382.044.219**	**1.304.661.314.971**
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Dong Do Branch	1.412.952.795.312	1.303.432.514.971
- Tien Phong Commercial Joint Stock Bank	9.200.448.907	-
- Vietnam Joint Stock Commercial Bank for Industry and Trade	940.000.000	940.000.000
- Others loan	288.800.000	288.800.000
Long-term borrowings	**1.930.081.717**	**3.150.081.717**
Total	**1.425.312.125.936**	**1.307.811.396.688**

17. Owners' Equity

a- Changes of owners' equity

	Share capital	Share premium	Other owner's capital	Appropriated funds development	Retained earnings	Total
As at 01/01/2026	506.819.270.000	67.567.846.314	-	12.971.000.000	53.253.019.939	640.611.136.253
Gain in last year					7.167.290.632	7.167.290.632
Dividend					(25.340.963.500)	(25.340.963.500)
Appropriated bonus and welfare fund					(3.000.000.000)	(3.000.000.000)
As at 30/06/2026	**506.819.270.000**	**67.567.846.314**	**-**	**12.971.000.000**	**32.079.347.071**	**619.437.463.385**

b- Shares

	30/06/2026	01/01/2026
Number of shares sold to the public	**50.681.927**	**50.681.927**
Common shares	50.681.927	50.681.927
Number of outstanding shares	**50.681.927**	**50.681.927**
Par value of outstanding shares (VND/per shares)	10.000	10.000

VI- ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT

1. Revenue from sales of goods and provision of services (No. 01)	Quarter 2/2026	Quarter 2/2025
Revenue from sales of goods and provision of services	**757.451.956.061**	**316.408.865.708**
- Sale of constructions	752.466.000.183	312.132.587.578
- Revenue of goods and service providers	4.985.955.878	4.276.278.130
Total	**757.451.956.061**	**316.408.865.708**

2. Cost of goods sold (No. 11)	Quarter 2/2026	Quarter 2/2025
- Cost of constructions	719.733.886.950	289.999.106.935
- Cost of goods and service providers	2.635.936.453	2.093.690.914
Total	**722.369.823.403**	**292.092.797.849**

3. Financial revenue (No. 21)	Quarter 2/2026	Quarter 2/2025
- Interest income, loan, dividends distributed profit	1.377.629.951	1.878.395.568
Total	**1.377.629.951**	**1.878.395.568**

4. Financial expenses (No. 22)	Quarter 2/2026	Quarter 2/2025
- Interest expenses	10.476.245.069	7.603.634.573
- Others	330.036.407	220.549.124
Total	**10.806.281.476**	**7.824.183.697**

5. Current corporate income tax expense	Quarter 2/2026	Quarter 2/2025
-Accounting profit before tax	**5.032.679.009**	**3.926.453.783**
- Adjustments to increase taxable income	281.262.659	272.716.586
- Adjustments to reduce taxable income	-	-
Taxable income	**5.313.941.668**	**4.199.170.369**
- Current tax rate	20%	20%
- Current corperate income tax expense	1.062.788.333	839.834.074
Total	**1.062.788.333**	**839.834.074**

VII. OTHER INFORMATION

1. Transaction with Related parties

In the period, Transaction with Related parties of the Company including:

		Quarter 2/2026	Quarter 2/2025
Selling goods		**1.696.946.280**	**1.013.573.287**
- Phuc Hung Construction Equipment Management One Member Limited Liability Company	Subsidiary	1.619.701.603	931.270.152
- Phuc Hung Electrical Machanical Joint Stock Company	Subsidiary	61.585.649	82.303.135
- Phu Lam Joint Stock Company	Subsidiary	15.659.028	-
Purchasing goods		**33.816.974.447**	**21.951.471.088**
- Phuc Hung Construction Equipment Management One Member Limited Liability Company	Subsidiary	29.793.881.348	8.113.315.276
- Phuc Hung Electrical Machanical Joint Stock Company	Subsidiary	4.023.093.099	13.838.155.812
Dividends			
- Phuc Hung Construction Equipment Management One Member Limited Liability Company	Subsidiary	-	-

		30/06/2026	01/01/2026
Receivables from customers		**28.740.939.702**	**33.617.938.465**
- Phuc Hung Construction Equipment Management One Member Limited Liability Company	Subsidiary	5.702.310.308	8.160.824.249
- Phuc Hung Electrical Machanical Joint Stock Company	Subsidiary	-	2.453.135.180
- Phu Lam Joint Stock Company	Subsidiary	23.038.629.394	23.003.979.036
Other receivables		**34.664.914.285**	**35.446.573.505**
- Phu Lam Joint Stock Company	Subsidiary	33.158.460.443	32.609.289.510
- Phuc Hung Construction Equipment Management One Member Limited Liability Company	Subsidiary	1.506.453.842	2.837.283.995
Trade payables		**8.898.711.274**	**6.629.844.152**
- Phuc Hung Construction Equipment Management One Member Limited Liability Company	Subsidiary	8.898.711.274	6.629.844.152
Prepayments to sellers		**26.000.446.326**	**28.729.095.720**
- Phuc Hung Electrical Machanical Joint Stock Company	Subsidiary	26.000.446.326	28.729.095.720

Income of the Board of General Director, Remuneration of the Board of Management and Supervisory Board:

Relavant entities	Transaction Nature	Quarter 2/2026
Board of Director and Supervisor Board	Salary and remuneration	1.187.229.166
Board of General Director	Salary	1.756.062.057

2. Comparative figures

Comparative figures are taken from the financial statements for the Quarter 2/2025 and the financial statements for the year ended 31 December 2025 which are audited by CPA VIETNAM Auditing Company Limited - A Member of INPACT.

Hanoi, July 29nd, 2026

Preparer	Chief Accountant	General Director
Pham Thi Thanh Tuyen	Ngo Thi Minh Nguyet	Dang Trong Duc

CÔNG TY CỔ PHẦN XÂY DỰNG PHỤC HƯNG HOLDINGS
M.S.D.N: 0101311615 - C.T.C.P
THÀNH PHỐ HÀ NỘI