



**PHUC HUNG HOLDINGS CONSTRUCTION JOINT STOCK COMPANY**

**REVIEWED INTERIM FINANCIAL STATEMENTS**

**For the period ended 30/06/2026**

**CÔNG TY  
CỔ PHẦN  
XÂY DỰNG  
PHÚC  
HƯNG  
HOLDINGS**

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PHÚC HƯNG HOLDINGS  
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**Ha Noi, August 2026**

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**PHUC HUNG HOLDINGS CONSTRUCTION JOINT STOCK COMPANY**

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

**STATEMENT OF THE BOARD OF GENERAL DIRECTORS**

The Board of General Directors of Phuc Hung Holdings Construction Joint Stock Company presents this Report together with the reviewed interim financial report statements for the period ended 30/06/2026.

**THE COMPANY**

Phuc Hung Holdings Construction Joint Stock Company (hereinafter referred to as “the Company”) formerly known as Phuc Hung Constrexim Import-Export Construction Investment Joint Stock Company, was established under the Certificate of Business Registration No.0103001141 issued by the Hanoi Department of Planning and Investment for the first time on 24/06/2002.

Phuc Hung Constrexim Import-Export Construction Investment Joint Stock Company formerly known as Phuc Hung Construction Co., Ltd was established under the Certificate of Business Registration 0102002911 issued by the Hanoi Department of Planning and Investment for the first time on 04/07/2001. Certificate of registration of a Joint Stock Company No.0101311315 issued by the Hanoi Department of Planning and Investment (now Hanoi Department of Finance) on 25/10/2010, and changed for the 17<sup>th</sup> time on 19/06/2026 regarding the addition of a legal representative and the update of the Company’s business lines.

The Company’s Charter capital under the Certificate of Business Registration No. 0101311315 changed for the 17<sup>th</sup> time on 19/06/2026 is VND 506,819,270,000 (*Five hundred and six billion, eight hundred and nineteen million two hundred and seventy thousand dong*).

The Company’s stock is currently listed on the HOSE with stock code: PHC.

The Company’s registered office address: 1<sup>st</sup> Floor, Tower A, Building CT2 (The Light), To Huu Street, Dai Mo Ward, Hanoi City, Vietnam.

**BOARDS OF MANAGEMENT, SUPERVISORS AND GENERAL DIRECTORS**

Members of Boards of Management, Supervisors and General Directors who managed the Company during the period and at the date of this report are as follows:

**BOARD OF MANAGEMENT**

|                       |                                                   |
|-----------------------|---------------------------------------------------|
| Mr. Cao Tung Lam      | Chairman (Re-appointed from 24/04/2026)           |
| Mr. Tran Hong Phuc    | Vice Chairman (Re-appointed from 24/04/2026)      |
| Mr. Dang Trong Duc    | Member (Appointed from 20/04/2026)                |
| Mr. Cao Son Tung      | Member (Appointed from 20/04/2026)                |
| Mr. Nguyen Duc Thang  | Member (Dismissed from 20/04/2026)                |
| Mr. Tran Huy Tuong    | Member (Dismissed from 20/04/2026)                |
| Mr. Nguyen Cong Khanh | Member (Dismissed from 20/04/2026)                |
| Mr. Nguyen Ngoc Diep  | Independent Member (Re-appointed from 24/04/2026) |

**BOARD OF SUPERVISORS**

|                          |                                              |
|--------------------------|----------------------------------------------|
| Mr. Nguyen Nhu Phi       | Head of Board (Re-appointed from 24/04/2026) |
| Mr. Hoang Viet Khanh     | Member (Appointed from 20/04/2026)           |
| Mr. Dao Duc Tai          | Member (Appointed from 20/04/2026)           |
| Mr. Cao Xuan Dung        | Member (Dismissed from 20/04/2026)           |
| Ms. Pham Thi Thanh Tuyen | Member (Dismissed from 20/04/2026)           |

**BOARD OF GENERAL DIRECTORS**

|                      |                                                     |
|----------------------|-----------------------------------------------------|
| Mr. Dang Trong Duc   | General Director                                    |
| Mr. Tran Thang Loi   | Deputy General Director                             |
| Mr. Le Quoc Tuan     | Deputy General Director (Dismissed from 10/07/2026) |
| Mr. Nguyen Hoang Anh | Deputy General Director                             |
| Mr. La Duc Tho       | Deputy General Director                             |
| Mr. Luong Thanh Thai | Deputy General Director (Appointed from 01/01/2026) |



**STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONTINUED)**

**SUBSEQUENT EVENTS**

According to the Board of General Directors, in all material respects, there have been no significant events occurring after the balance sheet date affecting the financial position and operation of the Company which would require adjustments or disclosures to be made in the accompanying Interim Financial Statements.

**AUDITORS**

The Company's interim financial statements for the accounting period ended 30/06/2026 were reviewed by CPA VIETNAM Auditing Company Limited - A Member Firm of INPACT.

**RESPONSIBILITY OF THE BOARD OF GENERAL DIRECTORS**

The Company's Board of General Directors is responsible for preparing the interim financial statements, which give a true and fair view of the financial position of the Company as at 30/06/2026 as well as of its interim income and interim cash flows statements for the accounting period ended on the same day, complying with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant regulations in preparation and disclosure of interim financial statements. In preparing these interim financial statements, The Board of General Directors is required to:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates prudently;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim financial statements;
- Design, implement and maintain an effective system of internal control for the purpose of properly preparing and presenting the interim Financial Statements, in order to limit errors and frauds;
- Prepare the interim Financial Statements of the Company on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate.

The Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the interim financial statements comply with prevailing Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and relevant legal regulations relating to preparation and presentation of the interim financial statements. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps to prevent and detect frauds together with other irregularities.

The Board of General Directors confirms that the Company has complied with the above requirements in preparing the interim financial statements.

For and on behalf of the Board of General Directors,                     



**Dang Trong Duc**

**General Director**

*Hà Nội, August 25, 2026*



No.: 401/2026/BCSX-CPA VIETNAM-NV2

**REVIEW REPORT ON REVIEW OF INTERIM FINANCIAL STATEMENTS**

**To:** Shareholders  
Boards of Management, Supervisors and General Directors  
Phuc Hung Holdings Construction Joint Stock Company

We have reviewed the accompanying interim financial statements of Phuc Hung Holdings Construction Joint Stock Company, prepared on 25<sup>th</sup> August 2026, from page 05 to page 40, including the Interim Statement of Financial Position as at 30/06/2026, the Interim Income Statement, the Interim Cash flow Statement for the period then ended, and the Notes to the Interim Financial Statements.

**Responsibility of the Board of General Directors**

The Board of General Directors is responsible for the true and fair preparation and presentation of these interim financial statements in compliance with Vietnamese Standards on Accounting, Vietnamese Enterprise Accounting System and prevailing relevant regulations in preparation and presentation of the Interim Financial Statements and for such internal control as the Board of General Directors determines is necessary to enable the preparation of the Interim Financial Statements that are free from material misstatement, whether due to fraud or error.

**Auditors' Responsibility**

Our responsibility is to express a conclusion on the interim financial statements based on our review. We have conducted our review engagement in accordance with the Vietnamese Standard on Review Engagements No. 2410 - Review of Interim financial information performed by the independent auditor of the Company.

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

**Conclusion of Auditors**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not present fairly, in all material respects, the financial position of the Company at 30/06/2026, the interim results of its operations and its interim cash flows for the accounting period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant statutory regulations governing the preparation and presentation of interim financial statements.



**Nguyen Thi Mai Hoa**  
Deputy General Director

Certificate of registration of auditing practice:  
No. 2326-2023-137-1

Letter of Authorization No. 08/2026/UQ-CPA VIETNAM dated 02/01/2026 of Chairman

For and on behalf of

**CPA VIETNAM AUDITING COMPANY LIMITED**

**A member firm of INPACT**

*Hanoi, August 25, 2026*

**INTERIM STATEMENT OF FINANCIAL POSITION**  
As at June 30, 2026

| ASSETS                                              |            | Code Note   | 30/06/2026<br>VND        | 01/01/2026<br>(Restated)<br>VND |
|-----------------------------------------------------|------------|-------------|--------------------------|---------------------------------|
| <b>A - CURRENT ASSETS</b>                           | <b>100</b> |             | <b>3,143,539,864,950</b> | <b>2,988,846,836,404</b>        |
| (100=110+120+130+140+160)                           |            |             |                          |                                 |
| <b>I. Cash and cash equivalents</b>                 | <b>110</b> | <b>5.1</b>  | <b>133,194,361,374</b>   | <b>199,908,551,089</b>          |
| 1. Cash                                             | 111        |             | 133,194,361,374          | 199,908,551,089                 |
| <b>II. Short - term investments</b>                 | <b>120</b> | <b>5.2</b>  | <b>59,719,976,378</b>    | <b>48,870,667,601</b>           |
| 3. Short - term held to maturity Investments        | 123        |             | 59,719,976,378           | 48,870,667,601                  |
| <b>III. Short- term receivables</b>                 | <b>130</b> |             | <b>1,661,144,852,113</b> | <b>1,907,237,358,507</b>        |
| 1. Short-term receivables from customers            | 131        | 5.3         | 928,678,591,557          | 1,129,531,761,217               |
| 2. Prepayments to sellers in short-term             | 132        | 5.4         | 623,424,652,887          | 650,276,728,841                 |
| 5. Other short-term receivables                     | 135        | 5.5         | 116,431,272,584          | 134,818,533,364                 |
| 6. Short-term allowances for doubtful debts         | 136        | 5.6         | (7,389,664,915)          | (7,389,664,915)                 |
| <b>IV. Inventories</b>                              | <b>140</b> | <b>5.7</b>  | <b>1,243,894,867,887</b> | <b>812,087,733,044</b>          |
| 1. Inventories                                      | 141        |             | 1,243,894,867,887        | 812,087,733,044                 |
| <b>VI. Other current assets</b>                     | <b>160</b> |             | <b>45,585,807,198</b>    | <b>20,742,526,163</b>           |
| 1. Short-term deferred expenses                     | 161        | 5.8         | 1,821,788,921            | 1,919,132,193                   |
| 2. Deductible value added tax                       | 162        |             | 33,872,123,010           | 11,282,852,727                  |
| 3. Tax and other receivables from government budget | 163        | 5.15        | 9,891,895,267            | 7,540,541,243                   |
| <b>B - LONG-TERM ASSETS</b>                         | <b>200</b> |             | <b>481,448,807,819</b>   | <b>498,330,374,940</b>          |
| (200=220+240+260+270)                               |            |             |                          |                                 |
| <b>II. Fixed assets</b>                             | <b>220</b> |             | <b>58,718,812,383</b>    | <b>60,884,330,102</b>           |
| 1. Tangible fixed assets                            | 221        | 5.9         | 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)                |
| 3. Intangible fixed assets                          | 227        | 5.10        | 396,912,626              | 492,879,236                     |
| - Historical Costs                                  | 228        |             | 1,706,965,600            | 1,671,965,600                   |
| - Accumulated amortization                          | 229        |             | (1,310,052,974)          | (1,179,086,364)                 |
| <b>IV. Investment properties</b>                    | <b>240</b> | <b>5.11</b> | <b>80,566,424,202</b>    | <b>98,160,044,700</b>           |
| 1. Historical Costs                                 | 241        |             | 93,949,427,682           | 110,474,269,737                 |
| 2. Accumulated depreciation                         | 242        |             | (13,383,003,480)         | (12,314,225,037)                |
| <b>VI. Long-term investments</b>                    | <b>260</b> | <b>5.2</b>  | <b>334,343,943,000</b>   | <b>334,343,943,000</b>          |
| 1. Investments in subsidiaries                      | 261        |             | 122,700,000,000          | 122,700,000,000                 |
| 2. Investments in joint ventures and associates     | 262        |             | 211,319,073,000          | 211,319,073,000                 |
| 3. Investments in equity of other entities          | 263        |             | 24,642,000               | 24,642,000                      |
| 5. Long - term held to maturity Investments         | 265        |             | 300,228,000              | 300,228,000                     |
| <b>VII Other Long-term assets</b>                   | <b>270</b> |             | <b>7,819,628,234</b>     | <b>4,942,057,138</b>            |
| 1. Long-term deferred expenses                      | 271        | 5.8         | 7,819,628,234            | 4,942,057,138                   |
| <b>TOTAL ASSETS (280 = 100+200)</b>                 | <b>280</b> |             | <b>3,624,988,672,769</b> | <b>3,487,177,211,344</b>        |



**INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)**

As at June 30, 2026

| RESOURCES                                                   | Code Note       | 30/06/2026<br>VND        | 01/01/2026<br>(Restated)<br>VND |
|-------------------------------------------------------------|-----------------|--------------------------|---------------------------------|
| <b>C- LIABILITIES (300=310+330)</b>                         | <b>300</b>      | <b>3,005,551,209,384</b> | <b>2,846,566,075,091</b>        |
| <b>I. Short-term liabilities</b>                            | <b>310</b>      | <b>3,003,621,127,667</b> | <b>2,843,415,993,374</b>        |
| 1. Short-term trade payables                                | 311 5.12        | 622,174,115,217          | 691,700,201,628                 |
| 2. Short-term prepayments from customers                    | 312 5.13        | 887,819,436,901          | 818,008,978,662                 |
| 3. Dividends and profit payables                            | 313 5.14        | 26,019,243,785           | 686,601,810                     |
| 4. Short-term Taxes and other payables to State budget      | 314 5.15        | 9,897,476,173            | 3,932,112,520                   |
| 5. Payables to employees                                    | 315             | 14,528,009,320           | 16,273,987,156                  |
| 10. Other short-term payments                               | 320 5.16        | 18,741,987,543           | 8,890,182,118                   |
| 11. Short-term borrowings and finance lease liabilities     | 321 5.17        | 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 funds                                 | 323             | 974,372,691              | (821,827,309)                   |
| <b>II. Long-term liabilities</b>                            | <b>330</b>      | <b>1,930,081,717</b>     | <b>3,150,081,717</b>            |
| 9. Long-term borrowings and finance lease liabilities       | 339 5.17        | 1,930,081,717            | 3,150,081,717                   |
| <b>D- OWNERS' EQUITY</b>                                    | <b>400 5.18</b> | <b>619,437,463,385</b>   | <b>640,611,136,253</b>          |
| 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                 |
| 2. Capital surplus                                          | 412             | 67,567,846,314           | 67,567,846,314                  |
| 8. Development and investment funds                         | 418             | 12,971,000,000           | 12,971,000,000                  |
| 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 period     | 420b            | 7,167,290,632            | 20,756,707,614                  |
| <b>TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)</b> | <b>440</b>      | <b>3,624,988,672,769</b> | <b>3,487,177,211,344</b>        |

*Ha Noi, August 25, 2026*

**Preparer**

**Chief Accountant**

**General Director**



**Pham Thi Thanh Tuyen**



**Ngo Thi Minh Nguyet**



**Dang Trong Duc**



**INTERIM INCOME STATEMENT**

For the period ended June 30, 2026

| ITEMS                                                                       | Code Note |     | For the period<br>ended 30/6/2026 | For the period<br>ended 30/6/2025 |
|-----------------------------------------------------------------------------|-----------|-----|-----------------------------------|-----------------------------------|
|                                                                             |           |     | VND                               | VND                               |
| 1. Revenues from sales and services rendered                                | 01        | 6.1 | 1,049,270,119,307                 | 526,677,061,089                   |
| 2. Revenue deductions                                                       | 02        |     | -                                 | -                                 |
| 3. Net revenues from sales and services rendered (10 = 01-02)               | 10        |     | 1,049,270,119,307                 | 526,677,061,089                   |
| 4. Cost of goods sold                                                       | 11        | 6.2 | 981,963,075,868                   | 477,332,346,536                   |
| 5. <b>Gross profit from sales and services rendered (20 = 10-11)</b>        | 20        |     | <b>67,307,043,439</b>             | <b>49,344,714,553</b>             |
| 6. Gain/(loss) on sale and disposal of investment properties                | 21        | 6.3 | -                                 | -                                 |
| 7. Financial income                                                         | 22        | 6.4 | 2,831,756,657                     | 3,739,603,476                     |
| 8. Financial expenses                                                       | 23        | 6.5 | 22,467,882,185                    | 16,675,945,480                    |
| <i>In which: interest expenses</i>                                          | 24        |     | <i>21,726,011,374</i>             | <i>16,144,149,267</i>             |
| 9. Selling expenses                                                         | 25        |     | -                                 | -                                 |
| 10. General administrative expenses                                         | 26        | 6.6 | 34,306,650,878                    | 27,687,418,473                    |
| 11. <b>Net profits from operating activities {30 = 20+21+22-(23+25+26)}</b> | 30        |     | <b>13,364,267,033</b>             | <b>8,720,954,076</b>              |
| 12. Other income                                                            | 31        | 6.7 | 85,480,317                        | 903,330,992                       |
| 13. Other expenses                                                          | 32        | 6.7 | 4,267,674,356                     | 2,541,107,031                     |
| 14. <b>Other profits (40 = 31-32)</b>                                       | 40        |     | <b>(4,182,194,039)</b>            | <b>(1,637,776,039)</b>            |
| 15. <b>Total net profit before tax(50 = 30+40)</b>                          | 50        |     | <b>9,182,072,994</b>              | <b>7,083,178,037</b>              |
| 16. Current corporate income tax expenses                                   | 51        | 6.8 | 2,014,782,362                     | 1,525,178,925                     |
| 17. Deferred corporate income tax expenses                                  | 52        |     | -                                 | -                                 |
| 18. <b>Profits after corporate income tax (60 = 50-51-52)</b>               | 60        |     | <b>7,167,290,632</b>              | <b>5,557,999,112</b>              |

Hanoi, August 25, 2026

Preparer



Pham Thi Thanh Tuyen

Chief Accountant



Ngo Thi Minh Nguyet

General Director



Dang Trong Duc

**INTERIM CASH FLOW STATEMENT**

(Indirect method)

For the period ended June 30, 2026

| Items                                                                             | Code | Note | For the period<br>ended 30/6/2026 | For the period<br>ended 30/6/2025 |
|-----------------------------------------------------------------------------------|------|------|-----------------------------------|-----------------------------------|
|                                                                                   |      |      | VND                               | VND                               |
| <b>I. Cash flows from operating activities</b>                                    |      |      |                                   |                                   |
| 1. Profit before tax                                                              | 01   |      | 9,182,072,994                     | 7,083,178,037                     |
| 2. Adjustments for                                                                |      |      |                                   |                                   |
| - Depreciation of fixed assets and investment properties                          | 02   |      | 5,405,582,980                     | 5,833,768,846                     |
| - Provisions                                                                      | 03   |      | -                                 | (177,095,804)                     |
| - Gains (losses) from investing activities                                        | 05   |      | (2,787,719,303)                   | (3,679,942,476)                   |
| - Interest expenses                                                               | 06   |      | 21,726,011,374                    | 16,144,149,267                    |
| 3. Operating profit before changes in working capital                             | 08   |      | 33,525,948,045                    | 25,204,057,870                    |
| - Increase (decrease) in receivables                                              | 09   |      | 228,841,965,698                   | (1,567,652,835)                   |
| - Increase (decrease) in inventories                                              | 10   |      | (431,807,134,843)                 | (149,530,733,480)                 |
| - Increase (decrease) in payables                                                 | 11   |      | 14,985,466,153                    | 7,669,043,824                     |
| - (Increase) decrease deferred expenses                                           | 12   |      | (2,780,227,824)                   | 2,389,412,261                     |
| - Interest paid                                                                   | 14   |      | (21,726,011,374)                  | (16,144,149,267)                  |
| - 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   |      | (182,808,479,590)                 | (136,007,391,084)                 |
| <b>II. Cash flows from investing activities</b>                                   |      |      |                                   |                                   |
| 1. Expenditures on purchase and construction of fixed assets and long-term assets | 21   |      | (2,171,286,818)                   | (24,614,274,672)                  |
| 2. Proceeds from disposal or transfer of fixed assets and other long-term assets  | 22   |      | 10,154,500,000                    | -                                 |
| 3. Expenditures on loans and purchase of debt instruments from other entities     | 23   |      | (16,000,000,000)                  | (8,250,000,000)                   |
| 4. Proceeds from lending or repurchase of debt instruments from other entities    | 24   |      | 6,250,000,000                     | -                                 |
| 6. Proceeds from equity investment in other entities                              | 26   |      | -                                 | 339,000                           |
| 7. Proceeds from interests, dividends and distributed profits                     | 27   |      | 368,668,970                       | 183,774,611                       |
| Net cash flows from investing activities                                          | 30   |      | (1,398,117,848)                   | (32,680,161,061)                  |
| <b>III. Cash flows from financing activities</b>                                  |      |      |                                   |                                   |
| 3. Proceeds from borrowings                                                       | 33   |      | 1,062,403,981,663                 | 732,040,327,274                   |
| 4. Repayment of loan principal                                                    | 34   |      | (944,903,252,415)                 | (764,683,138,694)                 |
| 5. Payment for finance leasing debts                                              | 35   |      | -                                 | (277,799,902)                     |
| 6. Dividends and profits paid to the owner                                        | 36   |      | (8,321,525)                       | (4,794,175)                       |
| Net cash flows 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 the period                              | 60   |      | 199,908,551,089                   | 226,226,059,734                   |
| Cash and cash equivalents at end of the period (70 = 50+60+61)                    | 70   | 5.1  | 133,194,361,374                   | 24,613,102,092                    |

Preparer



Pham Thi Thanh Tuyen

Chief Accountant



Ngo Thi Minh Nguyet



Hanoi, August 25, 2026

General Director



Dang Trong Duc



**NOTES TO THE INTERIM FINANCIAL STATEMENTS**For the period ended 30<sup>th</sup> June 2026**1. COMPANY INFORMATION****1.1 Structure of ownership**

Phuc Hung Holdings Construction Joint Stock Company (hereinafter referred to as “the Company”) formerly known as Phuc Hung Constrexim Import-Export Construction Investment Joint Stock Company, was established under the Certificate of Business Registration No.0103001141 issued by the Hanoi Department of Planning and Investment for the first time on 24/06/2002.

Phuc Hung Constrexim Import-Export Construction Investment Joint Stock Company formerly known as Phuc Hung Construction Co., Ltd was established under the Certificate of Business Registration 0102002911 issued by the Hanoi Department of Planning and Investment for the first time on 04/07/2001. Certificate of registration of a Joint Stock Company No.0101311315 issued by the Hanoi Department of Planning and Investment (now Hanoi Department of Finance) on 25/10/2010, and changed for the 17th time on 19/06/2026 regarding the addition of a legal representative and the update of the Company’s business lines.

The Company’s Charter capital under the Certificate of Business Registration No. 0101311315 changed for the 17th time on 19/06/2026 is VND 506,819,270,000 (*Five hundred and six billion, eight hundred and nineteen million two hundred and seventy thousand dong*).

The Company’s stock is currently listed on the HOSE with stock code: PHC.

The Company’s registered office address: 1st Floor, Tower A, Building CT2 (The Light), To Huu Street, Dai Mo Ward, Hanoi City, Vietnam.

The total number of the Company’s employees as at 30/06/2026 is 582 employees (as at 31/12/2025 is 478 employees).

**1.2 Operating industries and principal activities**

Operating industries of the Company include:

- Construction of water works;
- Construction of mining works;
- Construction of processing and manufacturing works;
- Construction of other civil engineering works;
- Construction of railway works;
- Construction of road works;
- Construction of electrical works;
- Construction of water supply and drainage works;
- Construction of telecommunications and communication works;
- Construction of other public works
- Specialized design activities: Details: Interior and exterior decoration;
- Site preparation: Details: treatment of the foundation of the work;
- Wholesale of construction materials and installation supplies: Details: Manufacturing and trading of construction materials;
- Real estate business and land use rights under ownership, use rights or lease: Details: Housing development business; Real estate trading;
- Consulting, brokerage, real estate auction, land use rights auction: Details: real estate brokerage;
- ...

During the period, the Company’s principal activities were civil and industrial construction and project development.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**For the period ended 30<sup>th</sup> June 2026**1.3. Normal operating cycle**

The Company's normal operating cycle is 12 months.

**1.4. The Company structure**

As at 30/06/2026, the Company has subsidiaries, associates and branches as follows:

*Subsidiaries, Associates, specifically include:*

| Company                                                                          | Address  | Business line                                                               | Capital Contribution Rate | Voting Rate |
|----------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------|---------------------------|-------------|
| <b>Subsidiaries</b>                                                              |          |                                                                             |                           |             |
| Phuc Hung Construction Equipment Management One Member Limited Liability Company | Hanoi    | Management and exploitation of construction equipment                       | 100.00%                   | 100.00%     |
| Phuc Hung Electrical Mechanical Joint Stock Company                              | Hanoi    | Management and construction of electromechanical                            | 70.00%                    | 70.00%      |
| Phu Lam Joint Stock Company                                                      | Lam Dong | Hydroelectricity                                                            | 73.75%                    | 73.75%      |
| <b>Associates Company</b>                                                        |          |                                                                             |                           |             |
| An Phu Hung Invest Joint Stock Company                                           | Hanoi    | Investing in real estate                                                    | 46.00%                    | 46.00%      |
| An Thinh Phat Real Estate Investment Co., Ltd                                    | Nghe An  | Investing in real estate                                                    | 32.44%                    | 32.44%      |
| Machino An Phu Joint Stock Company                                               | Hung Yen | Real estate business, land use rights belonging to owners, users or leasers | 30.00%                    | 30.00%      |
| Phuoc Truong Hung Housing Development Company Limited                            | Dong Nai | Real estate investment                                                      | 47.00%                    | 47.00%      |

***The Company's branches:***

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

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

On 27/10/2025, the Minister of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Corporate Accounting Regime, which replaces the Corporate Accounting Regime promulgated under Circular No. 200/2014/TT-BTC dated 22/12/2014 and Circular No. 53/2016/TT-BTC dated 21/3/2016 issued by the Ministry of Finance. Circular No. 99/2025/TT-BTC is applicable to financial years beginning on or after 01/01/2026.

The Company has applied the Corporate Accounting Regime promulgated under Circular No. 99/2025/TT-BTC since 01/01/2026. In cases where the application of this Circular results in changes in the presentation of the financial statements, the Company will restate or reclassify the comparative figures in accordance with the applicable regulations. Accordingly, the accounting information and figures presented in the interim financial statements are comparable as they have been calculated and presented consistently.



**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30<sup>th</sup> June 2026

**2. FISCAL YEAR AND ACCOUNTING CURRENCY**

**Fiscal year**

The Company's fiscal year applicable for the preparation of its financial statements starts on January 1 and ends on December 31 of the calendar year.

Interim financial statements are prepared for the accounting period ended 30/06/2026.

**Accounting currency**

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

**3. ACCOUNTING STANDARDS AND SYSTEM**

**Accounting System**

The Company applies the Vietnamese Corporate Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated 27/10/2025 issued by the Minister of Finance.

**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 Interim Financial Statements for the 6-month period ended as at 30/06/2026.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Basis of preparation of the Interim financial statements**

The attached financial statements are expressed under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and legal regulations relevant to the preparation and presentation of financial statements.

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

The accompanying interim financial statements are the Company's ones, therefore, they do not include the financial statements of subsidiaries. Users of the interim financial statements should read them together with the Company's consolidated financial statements for the period ended 30<sup>th</sup> June, 2026 to obtain full information of the Company's financial position as well as the results of operations and cash flows during the period.

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

**Accounting estimates**

The preparation of the Interim Financial Statements in conformity with Vietnamese Accounting Standards requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent assets and liabilities at the date of the Interim Financial Statements and the reported amounts of revenues and expenses during the accounting period. Actual results may differ from those estimates and assumptions.

**Cash and cash equivalents**

Cash comprises cash on hand and demand deposits at banks.



**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**For the period ended 30<sup>th</sup> June 2026**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)****Financial investments*****Held to maturity investments***

Held to maturity investments are those that the Company has intention and ability to hold until maturity. Held to maturity investments include bank deposits with original maturities of more than 3 months and loans made for the purpose of earning periodic interest.

Held-to-maturity investments are initially recognized at the acquisition date and measured at cost, including transaction costs directly attributable to the acquisition. Subsequently, held-to-maturity investments are measured at their carrying amount, comprising principal and accrued interest up to the reporting date, less any provision for impairment, if any. Interest income from held-to-maturity investments after the acquisition date is recognized in the statement of income on an accrual basis. Interest accrued before the Company acquired the investments is deducted from the cost of the investments at the acquisition date.

***Investment in subsidiaries, associates and others***

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

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

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

Investments in subsidiaries, associates are presented at cost less allowance for diminution in value (if any) in the statement of financial position.

***Other investments***

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

***Allowance for the loss of investments***

Held-to-maturity investments: Provision for impairment is recognized when there are indications or evidence that part or all of the investment may not be recoverable in accordance with the agreed terms.

Investments in subsidiaries, associates, other entities and investments: Provision for impairment is recognized when there are indications or evidence that an investment has been impaired at the date of preparation of the financial statements. The impairment loss is determined in accordance with prevailing accounting regulations, taking into account the nature of each investment.

For investees that are parent companies, the basis for determining the provision for investment impairment is the consolidated financial statements of the investee.



**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30<sup>th</sup> June 2026

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

**Receivables**

Receivables represent amounts recoverable from customers or other parties, classified by collection period, receivable counterparty, currency and other factors appropriate to the Company's business activities and management requirements:

- Trade receivables comprise receivables of a commercial nature arising from sales and purchase transactions, including receivables from the sale of goods and provision of services, and from the liquidation or disposal of assets (fixed assets, investment properties and financial investments) between the Company and buyers, who are independent entities and not the Company's dependent units. These receivables also include export sales receivables of consignors arising from transactions conducted through consignees;
- Other receivables comprise non-commercial receivables not arising from sales and purchase transactions, including cash dividends and profits receivable, amounts paid on behalf of third parties, amounts paid by import-export entrustment agents on behalf of entrusting parties, loans of non-monetary assets, penalties, compensation and deficient assets pending resolution,...

Receivables are presented at their carrying amounts less allowances for doubtful debts. Allowances for doubtful debts are recognized when there are any indications or evidence that the Company is unable or unlikely to recover its receivables, in accordance with prevailing accounting regulations.

**Inventories**

Inventories are measured at the lower of cost and net realizable value. Cost of inventories comprises costs of direct materials, direct labor, and general operation (if any) incurred in bringing the inventories to their present location and conditions. Net realizable value is the estimated selling price of inventory items less all estimated costs of completion and costs of marketing, selling and distribution. The cost of inventories issued is determined using the specific identification 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 historical cost of inventories.

**Deferred expenses**

Deferred expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. The Company's deferred expenses include tools and equipment expenses, insurance expenses and other expenses.

- Tools and supplies are allocated to expenses on a straight-line basis over a period not exceeding 36 months.
- Insurance expenses are allocated to expenses on a straight-line basis over the insurance coverage period.
- Other expenses are allocated to expenses on a straight-line basis over a period not exceeding 36 months.

**Tangible fixed assets and Depreciation**

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

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



**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30<sup>th</sup> June 2026

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

**Tangible fixed assets and Depreciation (Continued)**

|                         | <u>Years</u> |
|-------------------------|--------------|
| Buildings, structures   | 20 - 50      |
| Machinery and equipment | 03 - 06      |
| Transportation means    | 03 - 06      |
| Office equipment        | 03 - 05      |
| Others                  | 03 - 05      |

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

**Intangible fixed assets and Amortization**

Intangible fixed assets represent the cost of computer software and are stated at historical cost less accumulated amortization.

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

Computer software is amortized on a straight-line basis over its estimated useful life from 03 years to 05 years.

**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.

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

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

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

|                               | <u>Years</u> |
|-------------------------------|--------------|
| Buildings and land use rights | 20 - 50      |

The Company does not depreciate investment properties held for capital appreciation.

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

**Construction in progress**

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



**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30<sup>th</sup> June 2026

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

**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.

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

- Trade payables: reflect payables of commercial nature arising from the purchase of goods, services or assets between the Company and the seller (an entity independent of the Company, including payables between the parent company and its subsidiaries, joint ventures and associates).
- Other payables reflect payables of non-commercial nature and irrelevant to purchase sales of goods or provisions of services.

**Dividends and profit distribution**

Dividends/profit distributions are recognized as liabilities when approved by the General Meeting of Shareholders.

**Loans**

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

The 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.

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

**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.

Only expenses related to the provision for payables made initially will be offset by such provision.

When the difference between the provision for payables made in the previous accounting year that has not yet been used up is larger than the provision for payables made in the reporting year, it shall be reversed and recorded as a decrease in production and business expenses in the year, excluding the larger difference of the provision payables for warranty of construction works reversed into other income in the period.

Provisions for payables of the Company are provision for construction works warranty.

**Recognition and capitalization of Borrowing cost**

All borrowing costs are recognized in the Income Statement when incurred, except for the borrowing cost capitalized under Vietnamese Accounting Standards "Borrowing cost".

**Owners' equity**

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

Share premium is recognized as the difference between the actual issue price and the par value of shares upon initial issuance, additional issuance, or reissuance of the Company's treasury shares.



**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30<sup>th</sup> June 2026

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

**Owners' equity (Continued)**

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.

Profit after corporate income tax is distributed to owners/shareholders/members after setting up funds in accordance with the Company's Charter as well as the provisions of law and approved by the General Meeting of Shareholders.

**Revenue and other income**

The Company's revenue includes revenue from construction contract, providing services:

***Revenue from construction contract***

Revenue from construction contracts comprises: The initial contract revenue specified in the contract; Variations, claims, bonuses and other payments arising from the performance of the contract, provided that such amounts are probable to result in changes to contract revenue and can be reliably measured; and Other payments received by the contractor from the customer or another party to compensate for costs not included in the contract price.

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

- For construction contracts under which the contractor is paid according to the planned schedule of payments, revenue and related contract costs are recognized in proportion to the stage of completion of the work, as determined by the Company at the end of the accounting period.
- For construction contracts under which the contractor is paid based on the value of work performed, revenue and related contract costs are recognized in proportion to the stage of completion of the work certified by the customer and reflected in the invoices issued.

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

- Revenue is recognized only to the extent of contract costs incurred, for which it is probable that reimbursement will be made.
- Contract costs are recognized in expenses only when incurred.

Variations in construction work volume, compensation claims and other receipts are recognized as revenue only when agreed with the customer.

The difference between cumulative contract revenue recognized and cumulative amounts invoiced according to the planned payment schedule is recognized as a receivable or payable under the planned payment schedule of construction contracts.

***Revenue from services***

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

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The stage of completion of the transaction at the date of the interim statement of financial position can be determined; and
- Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.



**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30<sup>th</sup> June 2026

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

***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.

***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 period.

***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.

***Current corporate income tax expense***

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

Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.

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. However, these regulations change from time to time and the final determination of corporate income tax depends on the examination results of the competent tax authorities.

***Related parties***

A party is considered a related party of the Company in case that party is able to control the Company or to cause material effects on the financial decisions as well as the operations of the Corporation. A party is also considered a related party of the Company in case that party is under the same control or is subject to the same material effects. When considering the relationship of related parties, the nature of the relationship is focused more than its legal form.

**5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INTERIM STATEMENT OF FINANCIAL POSITION**

**5.1 Cash and cash equivalents**

|                                                                         | 30/06/2026             | 01/01/2026             |
|-------------------------------------------------------------------------|------------------------|------------------------|
|                                                                         | VND                    | VND                    |
| Cash                                                                    | 2,197,933,352          | 1,562,773,477          |
| Bank deposits                                                           | 130,996,428,022        | 198,345,777,612        |
| - Joint Stock Commercial Bank For Investment And Development Of Vietnam | 85,974,625,746         | 197,073,808,810        |
| - Sai Gon - Ha Noi Commercial Joint Stock Bank                          | 37,580,979,091         | 93,851,655             |
| - Others                                                                | 7,440,823,185          | 1,178,117,147          |
| <b>Total</b>                                                            | <b>133,194,361,374</b> | <b>199,908,551,089</b> |

**PHUC HUNG HOLDINGS CONSTRUCTION JOINT STOCK COMPANY**

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

**Form B09a - DN**  
Issued under Circular No 99/2025/TT- BTC  
October 27, 2025 of the Minister of Finance

**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30<sup>th</sup> June 2026

**5.2 Financial investments**

**a. Held to maturity investments**

|                                 | 30/06/2026 (VND)      |                       | 01/01/2026 (Restated) (VND) |                       |
|---------------------------------|-----------------------|-----------------------|-----------------------------|-----------------------|
|                                 | Original cost         | Recoverable amount    | Allowances                  | Recoverable amount    |
| <b>Short-term</b>               |                       |                       |                             |                       |
| <i>Term deposits</i>            |                       |                       |                             |                       |
| Joint Stock Commercial Bank For | 59,719,976,378        | 59,719,976,378        | -                           | 48,870,667,601        |
| Investment And Development Of   | 59,719,976,378        | 59,719,976,378        | -                           | 48,870,667,601        |
| Vietnam (i)                     |                       |                       |                             |                       |
| Others                          | -                     | -                     | -                           | 42,535,126,505        |
|                                 |                       |                       |                             |                       |
| Long-term                       | 300,228,000           | 300,228,000           | -                           | 6,335,541,096         |
| <i>Others investment</i>        | 300,228,000           | 300,228,000           | -                           | 300,228,000           |
| Life insurance BIDV             | 300,228,000           | 300,228,000           | -                           | 300,228,000           |
| <b>Total</b>                    | <b>60,020,204,378</b> | <b>60,020,204,378</b> | <b>-</b>                    | <b>49,170,895,601</b> |

(i) Term deposits with maturities ranging from 6 to 12 months at Joint Stock Commercial Bank for Investment and Development of Vietnam - Dong Do Branch, bearing interest rates ranging from 2.9%/year to 8%/year.

As at 30/06/2026, term deposits pledged or mortgaged as collateral for the Company's loans and payment guarantees amounted to VND 57,771,000,000 (as at 01/01/2026: VND 41,771,000,000).



**PHUC HUNG HOLDINGS CONSTRUCTION JOINT STOCK COMPANY**

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

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30<sup>th</sup> June 2026

**5.2 Financial investments (Continued)**

**b. Investment in other entities**

|                                                                                  | Rate         |               | 30/06/2026 (VND)       |                        |           | 01/01/2026 (Restated) (VND) |                        |           |
|----------------------------------------------------------------------------------|--------------|---------------|------------------------|------------------------|-----------|-----------------------------|------------------------|-----------|
|                                                                                  | Capital held | Voting rights | Original cost          | Recoverable amount     | Provision | Original cost               | Recoverable amount     | Provision |
| <b>Investments in Subsidiaries</b>                                               |              |               |                        |                        |           |                             |                        |           |
| Phuc Hung Construction Equipment Management One Member Limited Liability Company | 100.00%      | 100.00%       | 20,000,000,000         | 20,000,000,000         | -         | 20,000,000,000              | 20,000,000,000         | -         |
| Phuc Hung Electrical Mechanical Joint Stock Company                              | 70.00%       | 70.00%        | 3,500,000,000          | 3,500,000,000          | -         | 3,500,000,000               | 3,500,000,000          | -         |
| Phu Lam Joint Stock Company                                                      | 73.75%       | 73.75%        | 99,200,000,000         | 99,200,000,000         | -         | 99,200,000,000              | 99,200,000,000         | -         |
| <b>Investments in Associates</b>                                                 |              |               |                        |                        |           |                             |                        |           |
| An Phu Hung Business Investment Joint Stock Company                              | 46.0%        | 46.0%         | 82,800,000,000         | 82,800,000,000         | -         | 82,800,000,000              | 82,800,000,000         | -         |
| An Thinh Phat Real Estate Investment Company Limited                             | 32.44%       | 32.44%        | 82,722,000,000         | 82,722,000,000         | -         | 82,722,000,000              | 82,722,000,000         | -         |
| Machino An Phu Joint Stock Company                                               | 30.0%        | 30.0%         | 38,700,000,000         | 38,700,000,000         | -         | 38,700,000,000              | 38,700,000,000         | -         |
| Phuoc Truong Hung Housing Development Company Limited                            | 47.0%        | 47.0%         | 7,097,073,000          | 7,097,073,000          | -         | 7,097,073,000               | 7,097,073,000          | -         |
| <b>Investments in other entities</b>                                             |              |               |                        |                        |           |                             |                        |           |
| Joint Stock Commercial Bank For Investment And Development Of Vietnam            |              |               | 24,642,000             | 24,642,000             | -         | 24,642,000                  | 24,642,000             | -         |
| <b>Total</b>                                                                     |              |               | <b>334,043,715,000</b> | <b>334,043,715,000</b> | <b>-</b>  | <b>334,043,715,000</b>      | <b>334,043,715,000</b> | <b>-</b>  |

**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**For the period ended 30<sup>th</sup> June 2026**5.3 Receivables from customers**

|                                                                   | 30/06/2026 (VND)       |                        | 01/01/2026 (VND)         |                        |
|-------------------------------------------------------------------|------------------------|------------------------|--------------------------|------------------------|
|                                                                   | Book value             | Provision              | Book value               | Provision              |
| <b>Short-term</b>                                                 | <b>928,678,591,557</b> | <b>(7,389,664,915)</b> | <b>1,129,531,761,217</b> | <b>(7,389,664,915)</b> |
| Tai Nguyen Construction,<br>Manufacturing and Trading Co.,<br>Ltd | 260,416,315,878        | -                      | 250,416,315,878          | -                      |
| Pros Construction And Trading<br>Joint Stock Company              | 48,773,159,180         | -                      | 56,773,159,180           | -                      |
| Hoa Phat Dung Quat Steel Joint<br>Stock Company                   | 52,610,581,633         | -                      | 62,425,650,423           | -                      |
| Others                                                            | 566,878,534,866        | (7,389,664,915)        | 759,916,635,736          | (7,389,664,915)        |
| <b>Total</b>                                                      | <b>928,678,591,557</b> | <b>(7,389,664,915)</b> | <b>1,129,531,761,217</b> | <b>(7,389,664,915)</b> |
| <i>In which:</i>                                                  |                        |                        |                          |                        |
| <i>Receivables from customers<br/>with related parties:</i>       | <i>78,625,086,985</i>  | <i>-</i>               | <i>81,048,950,568</i>    | <i>-</i>               |
| <i>(Details in Note 7.1)</i>                                      |                        |                        |                          |                        |

**5.4 Prepayments to suppliers**

|                                                                                         | 30/06/2026 (VND)       |           | 01/01/2026 (VND)       |           |
|-----------------------------------------------------------------------------------------|------------------------|-----------|------------------------|-----------|
|                                                                                         | Book value             | Provision | Book value             | Provision |
| <b>Short-term</b>                                                                       | <b>623,424,652,887</b> | <b>-</b>  | <b>650,276,728,841</b> | <b>-</b>  |
| Consortium of No. 10<br>Construction & Consultancy<br>Co., Ltd. and PHANCOM Co.,<br>Ltd | 71,751,318,220         | -         | 98,000,000,000         | -         |
| TH Investment and Business<br>Joint Stock Company                                       | 47,550,000,000         | -         | 47,550,000,000         | -         |
| Indochina Resources<br>Development Joint Stock<br>Company                               | -                      | -         | 50,800,000,000         | -         |
| Others                                                                                  | 504,123,334,667        | -         | 453,926,728,841        | -         |
| <b>Total</b>                                                                            | <b>623,424,652,887</b> | <b>-</b>  | <b>650,276,728,841</b> | <b>-</b>  |
| <i>In which:</i>                                                                        |                        |           |                        |           |
| <i>Prepayments with related<br/>parties:</i>                                            | <i>26,000,446,326</i>  | <i>-</i>  | <i>28,729,095,720</i>  | <i>-</i>  |
| <i>(Details in Note 7.1)</i>                                                            |                        |           |                        |           |



**PHUC HUNG HOLDINGS CONSTRUCTION JOINT STOCK COMPANY**

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1<sup>st</sup> Floor, Tower A, CT2 Building (The Light),  
To Huu Street, Dai Mo Ward, Hanoi City, VietnamIssued under Circular No 99/2025/TT- BTC  
October 27, 2025 of the Minister of Finance**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**For the period ended 30<sup>th</sup> June 2026**5.5 Other receivables**

|                                                        | 30/06/2026 (VND)       |           | 01/01/2026 (Restated) (VND) |           |
|--------------------------------------------------------|------------------------|-----------|-----------------------------|-----------|
|                                                        | Book value             | Provision | Book value                  | Provision |
| <b>Short-term</b>                                      | <b>116,431,272,584</b> | <b>-</b>  | <b>134,818,533,364</b>      | <b>-</b>  |
| Advances                                               | 27,497,489,901         | -         | 41,759,414,325              | -         |
| My Xuan Ha Noi Housing Joint<br>Stock Company          | 20,566,287,142         | -         | 29,566,287,142              | -         |
| Phu Lam Joint Stock Company                            | 33,158,460,443         | -         | 32,609,289,510              | -         |
| An Phu Hung Business<br>Investment Joint Stock Company | 14,834,551,208         | -         | 14,834,551,208              | -         |
| Deposits                                               | 18,493,795,898         | -         | 9,385,200                   | -         |
| Others                                                 | 1,880,687,992          | -         | 16,039,605,979              | -         |
| <b>Total</b>                                           | <b>116,431,272,584</b> | <b>-</b>  | <b>134,818,533,364</b>      | <b>-</b>  |

*In which:**Other receivables with related  
parties:**(Details in Note 7.1)***49,499,465,493****-****50,281,124,713****-**

**PHUC HUNG HOLDINGS CONSTRUCTION JOINT STOCK COMPANY**

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30<sup>th</sup> June 2026

**5.6 Bad debts**

|                                                           | 30/06/2026 (VND)      |                       | 01/01/2026 (VND)      |                       |
|-----------------------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|                                                           | Principal amount      | Recoverable amount    | Principal amount      | Recoverable amount    |
| <b>Receivables from customers</b>                         | <b>24,967,357,908</b> | <b>17,577,692,993</b> | <b>24,967,357,908</b> | <b>17,577,692,993</b> |
| Vung Tau - Sai Gon Tourist Trade Joint Stock Company      | 2,483,981,107         | 1,025,171,027         | 2,483,981,107         | 1,025,171,027         |
| Bao Viet Hotel And Tourist Joint Stock Company            | 1,330,119,400         | -                     | 1,330,119,400         | -                     |
| Imico 1 Petro Construction Investment Joint Stock Company | 14,553,981,140        | 13,753,981,140        | 14,553,981,140        | 13,753,981,140        |
| Maison Cement Joint-Stock Company                         | 1,465,333,325         | 1,291,138,682         | 1,465,333,325         | 1,291,138,682         |
| Others                                                    | 5,133,942,936         | 1,507,402,144         | 5,133,942,936         | 1,507,402,144         |
| <b>Total</b>                                              | <b>24,967,357,908</b> | <b>17,577,692,993</b> | <b>24,967,357,908</b> | <b>17,577,692,993</b> |



**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30<sup>th</sup> June 2026

**5.7 Inventories**

|                      | 30/06/2026 (VND)         |           | 01/01/2026 (VND)       |           |
|----------------------|--------------------------|-----------|------------------------|-----------|
|                      | Original value           | Provision | Original value         | Provision |
| Tools and supplies   | 46,770,000               | -         | 108,690,000            | -         |
| Work in progress (*) | 1,243,256,255,888        | -         | 811,387,201,045        | -         |
| Goods                | 591,841,999              | -         | 591,841,999            | -         |
| <b>Total</b>         | <b>1,243,894,867,887</b> | <b>-</b>  | <b>812,087,733,044</b> | <b>-</b>  |

(\*) Details of construction projects in progress:

|                                                                                                                                                                       | 30/06/2026 (VND)         |           | 01/01/2026 (VND)       |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------|------------------------|-----------|
|                                                                                                                                                                       | Original value           | Provision | Original value         | Provision |
| Imperial Oasis Quy Nhon Project                                                                                                                                       | 69,254,354,559           | -         | 67,953,380,618         | -         |
| MIK Project - The Victoria Smart City - V14 Passenger terminal building project under the Long Thanh International Airport construction investment project – Phase 1. | 106,356,758,198          | -         | 112,518,027,328        | -         |
| HH2 Gamuda City High-rise Apartment Project                                                                                                                           | 207,228,897,525          | -         | 141,739,779,611        | -         |
| Others                                                                                                                                                                | 89,469,148,483           | -         | 63,234,162,170         | -         |
| <b>Total</b>                                                                                                                                                          | <b>1,243,256,255,888</b> | <b>-</b>  | <b>811,387,201,045</b> | <b>-</b>  |

**5.8 Deferred expenses**

|                   | 30/06/2026<br>VND    | 01/01/2026<br>VND    |
|-------------------|----------------------|----------------------|
| <b>Short-term</b> | <b>1,821,788,921</b> | <b>1,919,132,193</b> |
| Tools, equipment  | 603,457,319          | 1,292,991,579        |
| Insurance costs   | 532,868,865          | 600,085,058          |
| Others            | 685,462,737          | 26,055,556           |
| <b>Long-term</b>  | <b>7,819,628,234</b> | <b>4,942,057,138</b> |
| Tools, equipment  | 7,707,061,870        | 4,942,057,138        |
| Others            | 112,566,364          | -                    |
| <b>Total</b>      | <b>9,641,417,155</b> | <b>6,861,189,331</b> |

**PHUC HUNG HOLDINGS CONSTRUCTION JOINT STOCK COMPANY**

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For the period ended 30<sup>th</sup> June 2026

**5.9 Tangible fixed assets**

Unit: VND

|                                 | Buildings and Structures | Machinery, equipment | Transportation means | Office equipment | Total           |
|---------------------------------|--------------------------|----------------------|----------------------|------------------|-----------------|
| <b>HISTORICAL COST</b>          |                          |                      |                      |                  |                 |
| As at 01/01/2026                | 28,461,674,007           | 43,130,075,852       | 29,225,853,679       | 466,491,818      | 101,284,095,356 |
| Purchases                       | -                        | 1,028,490,000        | 928,161,818          | 179,635,000      | 2,136,286,818   |
| Reclassification                | -                        | 218,666,030          | 2                    | (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 |
| <b>ACCUMULATED DEPRECIATION</b> |                          |                      |                      |                  |                 |
| As at 01/01/2026                | 16,871,817,431           | 10,785,929,272       | 12,847,481,611       | 387,416,176      | 40,892,644,490  |
| Depreciation for the period     | 313,418,559              | 2,720,396,760        | 1,156,322,546        | 15,700,062       | 4,205,837,927   |
| Reclassification                | (40,752,663)             | (16,637,148)         | 228,882,191          | (171,492,380)    | -               |
| As at 30/06/2026                | 17,144,483,327           | 13,489,688,884       | 14,232,686,348       | 231,623,858      | 45,098,482,417  |
| <b>NET BOOK VALUE</b>           |                          |                      |                      |                  |                 |
| 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  |

Historical cost of tangible fixed assets which are fully depreciated but still in use as at 30/06/2026 is VND 18,773,458,759 (As at 01/01/2026 is VND 18,657,208,759).

Net book value of tangible fixed assets used to secure bank loans as at 30/06/2026 is VND 33,018,809,300 (As at 01/01/2026 is VND 51,977,115,059).

List of tangible fixed assets existing during the period with a value representing 10% or more of total tangible fixed assets:

| No | Asset type and name                 | 30/06/2026 (VND)      |                          | 01/01/2026 (VND)     |                      |
|----|-------------------------------------|-----------------------|--------------------------|----------------------|----------------------|
|    |                                     | HISTORICAL COST       | ACCUMULATED DEPRECIATION | NET BOOK VALUE       | NET BOOK VALUE       |
| 1  | Office premises, 1st Floor, Tower A | 11,569,535,142        | 11,569,535,142           | -                    | -                    |
| 2  | Office floor, 5th Floor, Tower A    | 14,126,320,683        | 4,634,142,435            | 9,492,178,248        | 9,710,429,677        |
|    | <b>Total</b>                        | <b>25,695,855,825</b> | <b>16,203,677,577</b>    | <b>9,492,178,248</b> | <b>9,710,429,677</b> |



NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)  
For the period ended 30<sup>th</sup> June 2026

5.10 Intangible fixed assets

|                                 | Computer software | Total         |
|---------------------------------|-------------------|---------------|
| <b>HISTORICAL COST</b>          |                   |               |
| As at 01/01/2026                | 1,671,965,600     | 1,671,965,600 |
| Purchases                       | 35,000,000        | 35,000,000    |
| As at 30/06/2026                | 1,706,965,600     | 1,706,965,600 |
| <b>ACCUMULATED AMORTIZATION</b> |                   |               |
| As at 01/01/2026                | 1,179,086,364     | 1,179,086,364 |
| Amortization                    | 130,966,610       | 130,966,610   |
| As at 30/06/2026                | 1,310,052,974     | 1,310,052,974 |
| <b>NET BOOK VALUE</b>           |                   |               |
| As at 01/01/2026                | 492,879,236       | 492,879,236   |
| As at 30/06/2026                | 396,912,626       | 396,912,626   |

Unit: VND

Historical cost of intangible fixed assets which are fully amortized but still in use as at 30/06/2026 is VND 870,305,600.

List of intangible fixed assets existing during the period with a value representing 10% or more of total intangible fixed assets:

| No    | Asset type and name                                         | 30/06/2026 (VND) |                          | 01/01/2026 (VND) |                          |
|-------|-------------------------------------------------------------|------------------|--------------------------|------------------|--------------------------|
|       |                                                             | HISTORY COST     | ACCUMULATED AMORTIZATION | HISTORY COST     | ACCUMULATED AMORTIZATION |
|       |                                                             |                  |                          |                  | NET BOOK VALUE           |
| 1     | Device Management Software                                  | 560,400,000      | 560,400,000              | 560,400,000      | -                        |
| 2     | ETABS Plus Software – Network                               | 178,750,000      | 148,971,064              | 178,750,000      | 118,848,379              |
| 3     | PLAXIS 2D Advanced Calculation Software – Perpetual License | 363,000,000      | 63,861,111               | 363,000,000      | 2,688,889                |
|       |                                                             |                  |                          |                  | 360,311,111              |
| Total |                                                             | 1,102,150,000    | 773,232,175              | 1,102,150,000    | 681,937,268              |
|       |                                                             |                  |                          |                  | 420,212,732              |

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30<sup>th</sup> June 2026

**5.11 Investment property**

|                                                        | 01/01/2026<br>(Restated)<br>VND | Increase<br>VND | Decrease<br>VND | 30/06/2026<br>VND |
|--------------------------------------------------------|---------------------------------|-----------------|-----------------|-------------------|
| <b>Investment property for lease</b>                   |                                 |                 |                 |                   |
| <b>Historical cost</b>                                 | 77,144,485,883                  | -               | -               | 77,144,485,883    |
| - Buildings and Land use rights                        | 77,144,485,883                  | -               | -               | 77,144,485,883    |
| <b>Accumulated depreciation</b>                        | 12,314,225,037                  | 1,068,778,443   | -               | 13,383,003,480    |
| - Buildings and Land use rights                        | 12,314,225,037                  | 1,068,778,443   | -               | 13,383,003,480    |
| <b>Net book value</b>                                  | 64,830,260,846                  | -               | 1,068,778,443   | 63,761,482,403    |
| - Buildings and Structures                             | 64,830,260,846                  | -               | 1,068,778,443   | 63,761,482,403    |
| <b>Investment property awaiting price appreciation</b> |                                 |                 |                 |                   |
| <b>Historical cost</b>                                 | 33,329,783,854                  | -               | 16,524,842,055  | 16,804,941,799    |
| - Buildings and Land use rights                        | 33,329,783,854                  | -               | 16,524,842,055  | 16,804,941,799    |
| <b>Loss due to devaluation</b>                         | -                               | -               | -               | -                 |
| - Buildings and Land use rights                        | -                               | -               | -               | -                 |
| <b>Net book value</b>                                  | 33,329,783,854                  | -               | 16,524,842,055  | 16,804,941,799    |
| - Buildings and Land use rights                        | 33,329,783,854                  | -               | 16,524,842,055  | 16,804,941,799    |

Net book value of investment properties used to secure bank loans as at 30/06/2026 is VND 63,761,482,403 (As at 01/01/2026 is VND 64,830,260,846).

According to Vietnamese Accounting Standard No. 05 - Investment properties, the fair value of investment properties should be disclosed in the Notes to the interim financial statements. As of 28/07/2026, the Company has hired a valuation unit to determine the fair value of the Real Estates owned by the Company (Real estate value according to the Certificate of Land Use Rights, the Ownership of the Property, and the Ownership of the Property residential and land-attached assets number CR 025463, CN 566356, CP 777449, CP 555914, CN 868908, DC 402746, DC 402745, DC 402743, DC 402742 and CR 555422) with a value of VND 368,449,200,000 according to Appraisal Certificate Price No. 043/2026/378-CT dated 28/07/2026 of ASCO Auditing and Valuation Firm Co.,Ltd, Appraises property value for reference purposes as a basis for mortgage loans from banks. The fair value of the investment properties has not been formally assessed and determined as at 30/06/2026. However, based on the leasing status, the valuation as at 28/07/2026 and the market prices of these assets, the Board of General Director believes that the fair value of the investment properties exceeds their carrying amount as at the end of the accounting period.



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**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30<sup>th</sup> June 2026

**5.11 Investment property (Continued)**

List of investment properties existing during the period with a value representing 10% or more of total investment properties:

| No           | Asset type and name                                             | 30/06/2026 (VND)      |                             |                       | 01/01/2026 (VND)      |                             |                       |
|--------------|-----------------------------------------------------------------|-----------------------|-----------------------------|-----------------------|-----------------------|-----------------------------|-----------------------|
|              |                                                                 | HISTORICAL<br>COST    | ACCUMULATED<br>DEPRECIATION | NET BOOK<br>VALUE     | HISTORICAL<br>COST    | ACCUMULATED<br>DEPRECIATION | NET BOOK<br>VALUE     |
| 1            | Office floor, 5th Floor, Tower B                                | 10,939,630,000        | 3,283,580,153               | 7,656,049,847         | 10,939,630,000        | 3,068,354,822               | 7,871,275,178         |
| 2            | Service, commercial, and office floor, 3rd Floor – Unit R1.301  | 12,673,870,455        | 1,707,353,876               | 10,966,516,579        | 12,673,870,455        | 1,547,517,577               | 11,126,352,878        |
| 3            | Service, commercial, and office floor, 1st Floor – Unit R1.101B | 10,420,636,364        | 1,403,810,617               | 9,016,825,747         | 10,420,636,364        | 1,272,390,941               | 9,148,245,423         |
| 4            | Basement B1, Building CT2                                       | 12,184,438,577        | 1,454,134,511               | 10,730,304,066        | 12,184,438,577        | 1,317,932,474               | 10,866,506,103        |
| 5            | Basement B2, Building CT2                                       | 13,249,567,030        | 1,581,250,751               | 11,668,316,279        | 13,249,567,030        | 1,433,142,326               | 11,816,424,704        |
| 6            | Terraced townhouse – Lot LK44-4, Hung Phat Urban Area           | 11,175,600,000        | -                           | 11,175,600,000        | 11,175,600,000        | -                           | 11,175,600,000        |
| 7            | Service unit No. 05, 1st Floor, Building A1, IA20 Project       | -                     | -                           | -                     | 16,524,842,055        | -                           | 16,524,842,055        |
| <b>Total</b> |                                                                 | <b>70,643,742,426</b> | <b>9,430,129,908</b>        | <b>61,213,612,518</b> | <b>87,168,584,481</b> | <b>8,639,338,140</b>        | <b>78,529,246,341</b> |

List of investment properties disposed of during the period with a value of 10% or more of the total investment property value:

| No           | Asset type and name                                       | At the time of liquidation (VND) |                             |                       | 01/01/2026 (VND)      |                             |                       |
|--------------|-----------------------------------------------------------|----------------------------------|-----------------------------|-----------------------|-----------------------|-----------------------------|-----------------------|
|              |                                                           | HISTORICAL<br>COST               | ACCUMULATED<br>DEPRECIATION | NET BOOK<br>VALUE     | HISTORICAL<br>COST    | ACCUMULATED<br>DEPRECIATION | NET BOOK<br>VALUE     |
| 1            | Service Unit No. 05, 1st Floor, Building A1, IA20 Project | 16,524,842,055                   | -                           | 16,524,842,055        | 16,524,842,055        | -                           | 16,524,842,055        |
| <b>Total</b> |                                                           | <b>16,524,842,055</b>            | <b>-</b>                    | <b>16,524,842,055</b> | <b>16,524,842,055</b> | <b>-</b>                    | <b>16,524,842,055</b> |

## NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30<sup>th</sup> June 2026.

## 5.12 Trade payables

|                                              | 30/06/2026<br>VND      | 01/01/2026<br>VND      |
|----------------------------------------------|------------------------|------------------------|
| <b>Short-term</b>                            | <b>622,174,115,217</b> | <b>691,700,201,628</b> |
| Phuc Hung 7 Construction Joint Stock Company | 69,633,399,207         | 58,268,589,850         |
| Van Lang Co.,Ltd                             | 53,478,183,526         | 53,676,334,048         |
| Others                                       | 499,062,532,484        | 579,755,277,730        |
| <b>Total</b>                                 | <b>622,174,115,217</b> | <b>691,700,201,628</b> |

*In which:**Trade payables to related parties  
(Details in Note 7.1)*

1,869,265,028

6,629,844,152

## 5.13 Prepayments from customers

|                                                                             | 30/06/2026<br>VND      | 01/01/2026<br>VND      |
|-----------------------------------------------------------------------------|------------------------|------------------------|
| <b>Short-term</b>                                                           | <b>887,819,436,901</b> | <b>818,008,978,662</b> |
| Taseco Land Investment Joint Stock Company                                  | 157,557,086,383        | 136,165,148,440        |
| Thanh Nguyen Infrastructure Stock Company                                   | 92,614,765,098         | 100,000,000,000        |
| Lacviet Quy Nhon Ltd.,                                                      | 42,759,569,388         | 93,559,569,388         |
| Hanoi Civil Construction Investment Project Management Board                | 89,422,144,116         | 110,046,288,241        |
| Airports Corporation Of Viet Nam                                            | 88,398,755,143         | 90,249,557,904         |
| Viet Nam Green Architecture Investment And Construction Joint Stock Company | 123,402,566,589        | 76,776,023,029         |
| Landcom Investment Joint Stock Company                                      | 115,897,950,000        | -                      |
| Others                                                                      | 177,766,600,184        | 211,212,391,660        |
| <b>Total</b>                                                                | <b>887,819,436,901</b> | <b>818,008,978,662</b> |

*In which:**Prepayments from related parties  
(Details in Note 7.1)*

12,913,836,636

2,453,135,180

## 5.14 Dividends and profits payables

|                               | 30/06/2026<br>VND     | 01/01/2026<br>(Restated)<br>VND |
|-------------------------------|-----------------------|---------------------------------|
| Dividends and profit payables | 26,019,243,785        | 686,601,810                     |
| <b>Total</b>                  | <b>26,019,243,785</b> | <b>686,601,810</b>              |

Dividends payable consist of VND 25,340,963,500 representing dividends distributed from 2025 profit after tax pursuant to Resolution No. 01/2026/PHC/NQ-ĐHĐCĐ dated April 20, 2026, of the 2026 Annual General Meeting of Shareholders and VND 678,280,285 in unpaid dividends from prior years owed to shareholders who have not yet deposited their securities or come forward to claim their dividends.



**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**For the period ended 30<sup>th</sup> June 2026**5.15 Taxes and payables to, receivables from the State Budget**

|                                 | 01/01/2026           | Additions             | Paid                 | 30/06/2026           |
|---------------------------------|----------------------|-----------------------|----------------------|----------------------|
|                                 | VND                  | VND                   | VND                  | VND                  |
| <b>Payables</b>                 | <b>3,932,112,520</b> | <b>11,753,247,853</b> | <b>5,787,884,200</b> | <b>9,897,476,173</b> |
| <i>Short-term</i>               | <i>3,932,112,520</i> | <i>11,753,247,853</i> | <i>5,787,884,200</i> | <i>9,897,476,173</i> |
| Corporate income tax            | 2,438,890,148        | 2,014,782,362         | 2,644,685,445        | 1,808,987,065        |
| Personal income tax             | 1,493,222,372        | 9,675,739,848         | 3,080,473,112        | 8,088,489,108        |
| Land tax, Land rental charges   | -                    | 8,900,483             | 8,900,483            | -                    |
| Fee, charges and other payables | -                    | 53,825,160            | 53,825,160           | -                    |
| <b>Receivables</b>              | <b>7,540,541,243</b> | <b>-</b>              | <b>2,351,354,024</b> | <b>9,891,895,267</b> |
| <i>Short-term</i>               | <i>7,540,541,243</i> | <i>-</i>              | <i>2,351,354,024</i> | <i>9,891,895,267</i> |
| VAT                             | 7,540,541,243        | -                     | 2,351,354,024        | 9,891,895,267        |

**5.16 Other payables**

|                   | 30/06/2026            | 01/01/2026           |
|-------------------|-----------------------|----------------------|
|                   | VND                   | (Restated)<br>VND    |
| <b>Short-term</b> | <b>18,741,987,543</b> | <b>8,890,182,118</b> |
| Trade Union fees  | 1,437,871,980         | 910,384,700          |
| Social insurance  | 2,333,651,760         | -                    |
| Others            | 14,970,463,803        | 7,979,797,418        |
| <b>Total</b>      | <b>18,741,987,543</b> | <b>8,890,182,118</b> |

**PHUC HUNG HOLDINGS CONSTRUCTION JOINT STOCK COMPANY**

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

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30<sup>th</sup> June 2026

**5.17 Borrowings and Finance lease liabilities**

|                                                                           | 30/06/2026<br>VND        | Increase<br>VND          | Decrease<br>VND        | 01/01/2026<br>VND        |
|---------------------------------------------------------------------------|--------------------------|--------------------------|------------------------|--------------------------|
| <b>Short-term Borrowings</b>                                              | 1,423,382,044,219        | 1,063,623,981,663        | 944,903,252,415        | 1,304,661,314,971        |
| Joint Stock Commercial Bank For Investment And Development Of Vietnam (1) | 1,420,695,844,219        | 1,062,403,981,663        | 943,683,252,415        | 1,301,975,114,971        |
| Viet Nam Prosperity Joint Stock Commercial Bank (2)                       | 1,411,206,595,312        | 1,053,203,532,756        | 943,683,252,415        | 1,301,686,314,971        |
| Others                                                                    | 9,200,448,907            | 9,200,448,907            | -                      | -                        |
|                                                                           | 288,800,000              | -                        | -                      | 288,800,000              |
| <b>Current portion of long-term loans</b>                                 | 2,686,200,000            | 1,220,000,000            | 1,220,000,000          | 2,686,200,000            |
| Joint Stock Commercial Bank For Investment And Development Of Vietnam (3) | 1,746,200,000            | 750,000,000              | 750,000,000            | 1,746,200,000            |
| Viet Nam Joint Stock Commercial Bank For Industry And Trade               | 940,000,000              | 470,000,000              | 470,000,000            | 940,000,000              |
| Long-term Borrowings                                                      | 1,930,081,717            | -                        | 1,220,000,000          | 3,150,081,717            |
| Joint Stock Commercial Bank For Investment And Development Of Vietnam (3) | 1,930,081,717            | -                        | 1,220,000,000          | 3,150,081,717            |
|                                                                           | 520,081,717              | -                        | 750,000,000            | 1,270,081,717            |
| Viet Nam Joint Stock Commercial Bank For Industry And Trade               | 1,410,000,000            | -                        | 470,000,000            | 1,880,000,000            |
| <b>Total</b>                                                              | <u>1,425,312,125,936</u> | <u>1,063,623,981,663</u> | <u>946,123,252,415</u> | <u>1,307,811,396,688</u> |

(1) Short-term loans at Vietnam Joint Stock Commercial Bank for Investment and Development - Dong Do Branch under the following contracts:

- Credit limit contract No. 01/2025/36032/HDTD signed on 16/09/2025 between Vietnam Joint Stock Commercial Bank for Investment and Development - Dong Do Branch and Phuc Hung Holdings Construction Joint Stock Company with a credit limit of VND 2,800,000,000 including Vietnamese Dong and converted foreign currencies, including all outstanding short-term loans, outstanding guarantees, and opening of L/Cs of Customers transferred from the specific guarantee contract according to Credit limit contract No. 01/2024/36032/HDTD dated 10/09/2024. Purpose: Supplementing working capital and guarantee. Maximum limit period is until 30/09/2026. Interest rates are determined in each specific credit contract for each disbursement. Loan term/guarantee term/L/C term is determined according to each specific Credit Contract, L/C is issued.

- Credit limit contract No. 02/2025/36032/HDTD signed on 16/09/2025 between Vietnam Joint Stock Commercial Bank for Investment and Development - Dong Do Branch and Phuc Hung Holdings Construction Joint Stock Company with a credit limit of VND 532,000,000,000 including Vietnamese Dong and converted foreign currency, including all outstanding short-term loans, outstanding guarantees, and opening of L/Cs of Customers transferred from the specific guarantee contract according to Credit limit contract No. 02/2024/36032/HDTD dated 10/09/2024 and Specific Guarantee Agreement No. 01/2023/36032/HDBL dated 15/09/2023. Purpose: Supplementing working capital and guarantee. The maximum limit period is until 30/09/2026. Interest rates are determined in each specific credit contract for each disbursement. Loan term/guarantee term/L/C term is determined according to each specific Credit Contract, L/C is issued.



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For the period ended 30<sup>th</sup> June 2026

**5.17 Borrowings and Finance lease liabilities (Continued)**

(2) Credit Facility Agreement No. CLC-65395-01 dated 27/11/2025 between Vietnam Prosperity Joint Stock Commercial Bank – Thang Long Branch and Phuc Hung Holdings Construction Joint Stock Company. The credit limit is VND 200,000,000,000, comprising a loan limit of VND 100,000,000,000 (including an overdraft limit of VND 10,000,000,000), a guarantee limit of VND 200,000,000,000 and an L/C issuance limit of VND 200,000,000,000. The outstanding loan and loan-equivalent balances, together with outstanding guarantees, are subject to a maximum of VND 100,000,000,000 (including Advance Payment Guarantee No. MD2529HXS15 issued on 21/10/2025). The facility is available for 12 months from the signing date. The facility is used to supplement working capital, issue guarantees and L/Cs for construction and installation activities in connection with projects/works contracted with MIK/HBI or other partners for projects approved for credit financing by VPBank.

(3) Credit Agreement with Joint Stock Commercial Bank for Investment and Development of Vietnam – Dong Do Branch under Agreement No. 01/2022/36032/TH/HBTD dated 29/09/2022, with a maximum credit limit of VND 8,731,000,000. The loan is used to finance the indirect acquisition of 100% new Ringlock Standard scaffolding and Ringlock Ledger systems originating from China. The interest rate is specified in the relevant agreement. The loan term is 60 months from the date of the first disbursement. Security comprises mortgages over assets financed by the loan and other security arrangements under pledge, mortgage, guarantee and deposit agreements entered into before, on or after the signing date of the Credit Agreement.

(4) Credit Agreement with Vietnam Joint Stock Commercial Bank for Industry and Trade No. 10/2023-HĐCVTL/NHCT260-PHC dated 22/11/2023, with a loan amount of VND 4,700,000,000 and an interest rate of 9% per annum applicable at the time of disbursement. Principal is repayable quarterly, with the first principal repayment due on 25/02/2024. Interest is payable on the 25<sup>th</sup> of each month. The loan is used to finance the acquisition of three automobiles and has a term of 60 months from the day following the first disbursement date. Security comprises assets financed by the loan.

**5.18 Owners' Equity**

**a. Changes of owners' equity**

|                                                  | Owner's capital | Share premium  | Development and investment funds | Retained profits | Total            |
|--------------------------------------------------|-----------------|----------------|----------------------------------|------------------|------------------|
| As at 01/01/2025                                 | 506,819,270,000 | 67,567,846,314 | 12,971,000,000                   | 32,495,552,778   | 619,853,669,092  |
| Profit in the previous year                      | -               | -              | -                                | 20,756,462,188   | 20,756,462,188   |
| Recovery of branch losses                        | -               | -              | -                                | 1,004,973        | 1,004,973        |
| 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  |
| Profit in this period                            | -               | -              | -                                | 7,167,290,632    | 7,167,290,632    |
| Dividends (i)                                    | -               | -              | -                                | (25,340,963,500) | (25,340,963,500) |
| Appropriation to the bonus and welfare funds (i) | -               | -              | -                                | (3,000,000,000)  | (3,000,000,000)  |
| As at 30/6/2026                                  | 506,819,270,000 | 67,567,846,314 | 12,971,000,000                   | 32,079,347,071   | 619,437,463,385  |

(i) Pursuant to Resolution No. 01/2026/PHC/NQ-DHDCD of the 2026 Annual General Meeting of Shareholders dated 20/04/2026, the profit distribution plan for 2025 was approved, comprising a cash dividend of VND 25,340,963,500 and an allocation of VND 3,000,000,000 to the welfare and reward fund.

Unit: VND

## NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30<sup>th</sup> June 2026

## 5.18 Owners' Equity (Continued)

## b. Details of owners' equity

|                  | 30/06/2026             | 01/01/2026             |
|------------------|------------------------|------------------------|
|                  | VND                    | VND                    |
| Mr. Cao Tung Lam | 59,119,900,000         | 59,119,900,000         |
| Others           | 447,699,370,000        | 447,699,370,000        |
| <b>Total</b>     | <b>506,819,270,000</b> | <b>506,819,270,000</b> |

## c. Capital transactions with shareholders and appropriation of profits and dividends

|                              | For the period<br>ended 30/6/2026 | For the period<br>ended 30/6/2025 |
|------------------------------|-----------------------------------|-----------------------------------|
|                              | VND                               | VND                               |
| <b>Shareholder's capital</b> |                                   |                                   |
| Opening balance              | 506,819,270,000                   | 506,819,270,000                   |
| Increased during the period  | -                                 | -                                 |
| Decreased during the period  | -                                 | -                                 |
| Closing balance              | 506,819,270,000                   | 506,819,270,000                   |
| <b>Profit shared</b>         | <b>25,340,963,500</b>             | -                                 |

## d. Shares

|                                                    | 30/06/2026        | 01/01/2026        |
|----------------------------------------------------|-------------------|-------------------|
|                                                    | Shares            | Shares            |
| <b>Quantity of registered shares</b>               | <b>50,681,927</b> | <b>50,681,927</b> |
| <b>Quantity of issued shares</b>                   | <b>50,681,927</b> | <b>50,681,927</b> |
| Common shares                                      | 50,681,927        | 50,681,927        |
| <b>Purchased shares</b>                            | -                 | -                 |
| Common shares                                      | -                 | -                 |
| <b>Number of outstanding shares</b>                | <b>50,681,927</b> | <b>50,681,927</b> |
| Common shares                                      | 50,681,927        | 50,681,927        |
| <i>Par value of outstanding share (VND/ share)</i> | <i>10,000</i>     | <i>10,000</i>     |



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**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**  
For the period ended 30<sup>th</sup> June 2026

**5.19 Off-balance sheet items in the interim financial position statement**

**List of assets pledged or mortgaged as at 30/06/2026:**

**a. Fixed assets and investment properties:**

| No | Asset type                    | Item                  | History Cost<br>VND | Net book value<br>VND | Mortgagee/Pledgee                                                     | Purpose of security | Term                  |
|----|-------------------------------|-----------------------|---------------------|-----------------------|-----------------------------------------------------------------------|---------------------|-----------------------|
| 1  | Buildings and Land use rights | Investment properties | 77,144,485,883      | 63,761,482,403        | Joint Stock Commercial Bank For Investment And Development Of Vietnam | Short-term loans    | By March 2027         |
| 2  | Machinery, equipment          | Tangible fixed assets | 34,486,547,628      | 26,617,675,331        | Joint Stock Commercial Bank For Investment And Development Of Vietnam | Medium-term loans   | By November 22, 2028  |
| 3  | Transportation means          | Tangible fixed assets | 10,206,233,636      | 6,401,133,969         | Viet Nam Joint Stock Commercial Bank For Industry And Trade           | Medium-term loans   | By September 29, 2027 |

**b. Other assets:**

| No | Asset type    | Item                         | Book value (VND) | Mortgagee/Pledgee                                                     | Purpose of security   | Term          |
|----|---------------|------------------------------|------------------|-----------------------------------------------------------------------|-----------------------|---------------|
| 1  | Term deposits | Held to maturity investments | 52,771,000,000   | Joint Stock Commercial Bank For Investment And Development Of Vietnam | Short-term borrowings | By March 2027 |
| 2  | Term deposits | Held to maturity investments | 5,000,000,000    | Dong Nai Department of Finance                                        | Payment guarantee     |               |

**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**For the period ended 30<sup>th</sup> June 2026**6. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM INCOME STATEMENT****6.1 Revenue from sales of goods and provision of services**

|                                    | For the period<br>ended 30/6/2026<br>VND | For the period<br>ended 30/6/2025<br>VND |
|------------------------------------|------------------------------------------|------------------------------------------|
| Revenue from construction contract | 1,039,481,438,516                        | 518,320,973,390                          |
| Others                             | 9,788,680,791                            | 8,356,087,699                            |
| <b>Total</b>                       | <b>1,049,270,119,307</b>                 | <b>526,677,061,089</b>                   |

*In which:**Revenue from related parties**3,374,959,757**2,042,078,569**(Details in Note 7.1)***6.2 Cost of goods sold**

|                                 | For the period<br>ended 30/6/2026<br>VND | For the period<br>ended 30/6/2025<br>VND |
|---------------------------------|------------------------------------------|------------------------------------------|
| Cost from Construction contract | 976,769,890,225                          | 472,952,617,382                          |
| Others                          | 5,193,185,643                            | 4,379,729,154                            |
| <b>Total</b>                    | <b>981,963,075,868</b>                   | <b>477,332,346,536</b>                   |

**6.3 Gain/loss on disposal of investment properties**

|                                                                  | For the period<br>ended 30/6/2026<br>VND | For the period<br>ended 30/6/2025<br>VND |
|------------------------------------------------------------------|------------------------------------------|------------------------------------------|
| Revenue from sale and disposal of investment properties          | 16,524,842,055                           | -                                        |
| Net book value                                                   | 16,524,842,055                           | -                                        |
| <b>Gain/(loss) on sale and disposal of investment properties</b> | <b>-</b>                                 | <b>-</b>                                 |

**6.4 Financial income**

|                                      | For the period<br>ended 30/6/2026<br>VND | For the period<br>ended 30/6/2025<br>VND |
|--------------------------------------|------------------------------------------|------------------------------------------|
| Interest income from deposits        | 2,781,265,461                            | 2,687,834,855                            |
| Interest income from demand deposits | 44,037,354                               | 21,905,607                               |
| Dividends received                   | 6,453,842                                | -                                        |
| Bond interest income                 | -                                        | 1,029,863,014                            |
| <b>Total</b>                         | <b>2,831,756,657</b>                     | <b>3,739,603,476</b>                     |

*In which:**Financial income with related parties:**6,453,842**-**(Details in Note 7.1)*



## NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30<sup>th</sup> June 2026

## 6.5 Financial expenses

|                                 | For the period<br>ended 30/6/2026 | For the period<br>ended 30/6/2025 |
|---------------------------------|-----------------------------------|-----------------------------------|
|                                 | VND                               | VND                               |
| Borrowing costs                 | 21,726,011,374                    | 16,144,149,267                    |
| Loss from investment activities | -                                 | 59,661,000                        |
| Others                          | 741,870,811                       | 472,135,213                       |
| <b>Total</b>                    | <b>22,467,882,185</b>             | <b>16,675,945,480</b>             |

## 6.6 General and administrative expenses

|                                        | For the period<br>ended 30/6/2026 | For the period<br>ended 30/6/2025 |
|----------------------------------------|-----------------------------------|-----------------------------------|
|                                        | VND                               | VND                               |
| Employee expenses                      | 22,552,810,921                    | 17,790,401,601                    |
| Office supplies expenses               | 2,258,929,866                     | 1,018,641,783                     |
| Amortization and Depreciation expenses | 1,564,197,389                     | 2,104,082,427                     |
| Charges and fee                        | 8,900,483                         | 5,050,000                         |
| Outsourcing expenses                   | 2,889,614,986                     | 2,491,065,759                     |
| Other cash expense                     | 5,032,197,233                     | 4,278,176,903                     |
| <b>Total</b>                           | <b>34,306,650,878</b>             | <b>27,687,418,473</b>             |

## 6.7 Other income/ Other expenses

|                                                                                                                                                     | For the period<br>ended 30/6/2026 | For the period<br>ended 30/6/2025 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------|
|                                                                                                                                                     | VND                               | VND                               |
| <b>Other income</b>                                                                                                                                 |                                   |                                   |
| Contract settlement value for the Dai Tu - Thai Nguyen project consultancy services                                                                 | -                                 | 462,962,963                       |
| Others                                                                                                                                              | 85,480,317                        | 440,368,029                       |
| <b>Total</b>                                                                                                                                        | <b>85,480,317</b>                 | <b>903,330,992</b>                |
| <b>Other expenses</b>                                                                                                                               |                                   |                                   |
| Cost of preparing design documentation for the bidding stage of the commercial, service, and residential complex construction project in Hai Phong. | -                                 | 300,000,000                       |
| Warranty for construction works                                                                                                                     | 4,210,933,671                     | 2,115,196,045                     |
| Others                                                                                                                                              | 56,740,685                        | 125,910,986                       |
| <b>Total</b>                                                                                                                                        | <b>4,267,674,356</b>              | <b>2,541,107,031</b>              |
| <b>Other profit</b>                                                                                                                                 | <b>(4,182,194,039)</b>            | <b>(1,637,776,039)</b>            |

**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30<sup>th</sup> June 2026

**6.8 Current corporate income tax expense**

|                                                                                                                                       | For the period<br>ended 30/6/2026<br>VND | For the period<br>ended 30/6/2025<br>VND |
|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|------------------------------------------|
| <b>Total net profit before tax</b>                                                                                                    | <b>9,182,072,994</b>                     | <b>7,083,178,037</b>                     |
| Increase adjustment                                                                                                                   | 898,292,659                              | 542,716,586                              |
| <i>Non-Deductible Expenses</i>                                                                                                        | 474,855,160                              | 2,716,586                                |
| <i>Remuneration for members of the Board of Directors and the Supervisory Board who are not involved in the Company's management'</i> | 423,437,499                              | 540,000,000                              |
| Decrease adjustment                                                                                                                   | 6,453,842                                | -                                        |
| <i>Dividends received</i>                                                                                                             | 6,453,842                                | -                                        |
| <b>Taxable income</b>                                                                                                                 | <b>10,073,911,811</b>                    | <b>7,625,894,623</b>                     |
| Corporate Income Tax rate                                                                                                             | 20%                                      | 20%                                      |
| <b>Current corporate income tax expense</b>                                                                                           | <b>2,014,782,362</b>                     | <b>1,525,178,925</b>                     |

**6.9 Production and business expenses by factors**

|                                        | For the period<br>ended 30/6/2026<br>VND | For the period<br>ended 30/6/2025<br>VND |
|----------------------------------------|------------------------------------------|------------------------------------------|
| Raw material expenses                  | 611,461,308,027                          | 159,842,273,664                          |
| Employee expenses                      | 175,151,487,857                          | 44,296,071,382                           |
| Amortization and Depreciation expenses | 5,405,582,980                            | 5,833,768,846                            |
| Outsourcing expenses                   | 586,028,085,705                          | 390,341,230,322                          |
| Other cash expenses                    | 70,092,317,020                           | 63,055,898,713                           |
| <b>Total</b>                           | <b>1,448,138,781,589</b>                 | <b>663,369,242,927</b>                   |

**7. OTHER INFORMATION**

**7.1 Transactions with related parties**

As at 30/06/2026, the Company had the following related parties:

| <b>Related parties</b>                                                                                                                  | <b>Relationship</b>   |
|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Phuc Hung Construction Equipment Management One Member Limited Liability Company                                                        | Subsidiaries          |
| Phuc Hung Electrical Mechanical Joint Stock Company                                                                                     | Subsidiaries          |
| Phu Lam Joint Stock Company                                                                                                             | Subsidiaries          |
| An Phu Hung Business Investment Joint Stock Company                                                                                     | Associated Company    |
| An Thinh Phat Real Estate Investment Company Limited                                                                                    | Associated Company    |
| Machino An Phu Joint Stock Company                                                                                                      | Associated Company    |
| Phuoc Truong Hung Housing Development Company Limited                                                                                   | Associated Company    |
| Members of the Board of Directors, the Supervisory Board, the Board of Management, and individuals related to key management personnel. | Significant influence |

Remuneration of the Board of Management, Supervisors, General Director and other managers:

| <b>Related parties</b>                                                       | <b>Nature of the transaction</b> | For the period<br>ended 30/6/2026<br>VND | For the period<br>ended 30/6/2025<br>VND |
|------------------------------------------------------------------------------|----------------------------------|------------------------------------------|------------------------------------------|
| Board of Management,<br>Supervisory, General Directors<br>and other managers | Salary and remuneration          | 6,065,020,815                            | 3,905,550,251                            |



## NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30<sup>th</sup> June 2026.

## 7.1 Transactions with related parties (Continued)

Details:

| Full name                                            | Title                                                             | For the period<br>ended 30/6/2026<br>VND | For the period<br>ended 30/6/2025<br>VND |
|------------------------------------------------------|-------------------------------------------------------------------|------------------------------------------|------------------------------------------|
| <b>Board of Management</b>                           |                                                                   |                                          |                                          |
| Mr. Cao Tung Lam                                     | Chairman                                                          | 300,000,000                              | 120,000,000                              |
| Mr. Tran Hong Phuc                                   | Vice Chairman                                                     | 210,000,000                              | 108,000,000                              |
| Mr. Tran Huy Tuong                                   | Member (Dismissed from<br>20/4/2026)                              | 91,145,833                               | 108,000,000                              |
| Mr. Nguyen Cong Khanh                                | Member (Dismissed from<br>20/4/2026)                              | 91,145,833                               | 108,000,000                              |
| Mr. Nguyen Duc Thang                                 | Member (Dismissed from<br>20/4/2026)                              | 91,145,833                               | 108,000,000                              |
| Mr. Do Nguyen An                                     | Member (Dismissed from<br>17/6/2025)                              | -                                        | 108,000,000                              |
| Mr. Nguyen Ngoc Diep                                 | Member                                                            | 150,000,000                              | 108,000,000                              |
| Mr. Dang Trong Duc                                   | Member (Appointed from<br>20/4/2026)                              | 58,854,167                               | -                                        |
| Mr. Cao Son Tung                                     | Member (Appointed from<br>20/4/2026)                              | 58,854,167                               | -                                        |
| <b>Supervisory Board</b>                             |                                                                   |                                          |                                          |
| Mr. Nguyen Nhu Phi                                   | Head of Board                                                     | 108,000,000                              | 108,000,000                              |
| Ms. Pham Thi Thanh Tuyen                             | Member (Dismissed from<br>20/4/2026)                              | 18,229,167                               | 30,000,000                               |
| Mr. Cao Xuan Dung                                    | Member (Dismissed from<br>20/4/2026)                              | 18,229,167                               | 30,000,000                               |
| Mr. Dao Duc Tai                                      | Member (Appointed from<br>20/4/2026)                              | 11,770,833                               | -                                        |
| Mr. Hoang Viet Khanh                                 | Member (Appointed from<br>20/4/2026)                              | 11,770,833                               | -                                        |
| <b>Board of General Directors and Other managers</b> |                                                                   |                                          |                                          |
| Mr. Cao Tung Lam                                     | Chairman                                                          | 600,000,000                              | 518,557,407                              |
| Mr. Dang Trong Duc                                   | General Director                                                  | 841,145,833                              | 407,228,698                              |
| Mr. Tran Hong Phuc                                   | Vice Chairman of the<br>Board of Directors                        | 270,000,000                              | 407,228,698                              |
| Mr. Cao Son Tung                                     | Member of the Board of<br>Directors (Appointed from<br>20/4/2026) | 172,083,333                              | -                                        |
| Mr. Tran Thang Loi                                   | Deputy General Director                                           | 450,000,000                              | 292,125,290                              |
| Mr. Nguyen Hoang Anh                                 | Deputy General Director                                           | 570,000,000                              | 292,125,290                              |
| Mr. Luong Thanh Thai                                 | Deputy General Director<br>(Appointed from<br>01/01/2026)         | 225,000,000                              | -                                        |
| Mr. Le Quoc Tuan                                     | Deputy General Director<br>(Dismissed from<br>10/7/2026)          | 570,000,000                              | 292,125,290                              |
| Mr. La Duc Tho                                       | Deputy General Director                                           | 510,000,000                              | 292,125,290                              |
| Ms. To Thi Hong Diep                                 | Person in charge of<br>corporate governance                       | 187,645,816                              | 169,242,201                              |
| Ms. Ngo Thi Minh Nguyet                              | Chief Accountant                                                  | 450,000,000                              | 298,792,087                              |
| <b>Total</b>                                         |                                                                   | <b>6,065,020,815</b>                     | <b>3,905,550,251</b>                     |

**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**

For the period ended 30<sup>th</sup> June 2026

**7.1 Transaction with Related parties (Continued)**

**Balances of Related parties**

| Related parties                                                                           | Relations    | Nature of transaction              | 30/06/2026<br>VND     | 01/01/2026<br>(Restated)<br>VND |
|-------------------------------------------------------------------------------------------|--------------|------------------------------------|-----------------------|---------------------------------|
| <b>Receivables from customers</b>                                                         |              |                                    | <b>78,625,086,985</b> | <b>81,048,950,568</b>           |
| Phuc Hung Construction<br>Equipment Management<br>One Member Limited<br>Liability Company | Subsidiaries | Sales and services rendered        | 5,702,310,308         | 8,160,824,249                   |
| Phu Lam Joint Stock<br>Company                                                            | Subsidiaries | Service provision and construction | 23,038,629,394        | 23,003,979,036                  |
| An Phu Hung Business<br>Investment Joint Stock<br>Company                                 | Associates   | Service provision and construction | 49,884,147,283        | 49,884,147,283                  |
| <b>Prepayments to suppliers</b>                                                           |              |                                    | <b>26,000,446,326</b> | <b>28,729,095,720</b>           |
| Phuc Hung Electrical<br>Mechanical Joint Stock                                            | Subsidiaries | Construction execution             | 26,000,446,326        | 28,729,095,720                  |
| <b>Other receivables</b>                                                                  |              |                                    | <b>49,499,465,493</b> | <b>50,281,124,713</b>           |
| Phu Lam Joint Stock<br>Company                                                            | Subsidiaries | Other receivables                  | 33,158,460,443        | 32,609,289,510                  |
| Phuc Hung Construction<br>Equipment Management<br>One Member Limited<br>Liability Company | Subsidiaries | Other receivables                  | 1,506,453,842         | 2,837,283,995                   |
| An Phu Hung Business<br>Investment Joint Stock<br>Company                                 | Associates   | Other receivables                  | 14,834,551,208        | 14,834,551,208                  |
| <b>Trade payables</b>                                                                     |              |                                    | <b>1,869,265,028</b>  | <b>6,629,844,152</b>            |
| Phuc Hung Construction<br>Equipment Management<br>One Member Limited                      | Subsidiaries | Service provision and construction | 1,869,265,028         | 6,629,844,152                   |
| <b>Prepayments from customers</b>                                                         |              |                                    | <b>12,913,836,636</b> | <b>2,453,135,180</b>            |
| Phuc Hung Electrical<br>Mechanical Joint Stock<br>Company                                 | Subsidiaries | Sales and services rendered        | -                     | 2,453,135,180                   |
| An Thinh Phat Real Estate<br>Investment Company Limited                                   | Associates   | Sales and services rendered        | 12,913,836,636        | -                               |



**NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)**For the period ended 30<sup>th</sup> June 2026**7.1 Transaction with Related parties (Continued)****Transaction with Related parties**

| Related parties                                                                  | Relations    | Nature of transaction              | For the period ended 30/6/2026<br>VND | For the period ended 30/6/2025<br>VND |
|----------------------------------------------------------------------------------|--------------|------------------------------------|---------------------------------------|---------------------------------------|
| <b>Sales</b>                                                                     |              |                                    | <b>3,374,959,757</b>                  | <b>2,042,078,569</b>                  |
| Phuc Hung Construction Equipment Management One Member Limited Liability Company | Subsidiaries | Sales and services rendered        | 3,215,734,776                         | 1,852,079,118                         |
| Phuc Hung Electrical Mechanical Joint Stock Company                              | Subsidiaries | Sales and services rendered        | 124,008,533                           | 186,110,562                           |
| Phu Lam Joint Stock Company                                                      | Subsidiaries | Sales and services rendered        | 35,216,448                            | 3,888,889                             |
| <b>Purchase</b>                                                                  |              |                                    | <b>55,302,982,174</b>                 | <b>27,160,779,523</b>                 |
| Phuc Hung Construction Equipment Management One Member Limited Liability Company | Subsidiaries | Service provision and construction | 43,632,212,801                        | 13,270,838,068                        |
| Phuc Hung Electrical Mechanical Joint Stock Company                              | Subsidiaries | Construction execution             | 11,670,769,373                        | 13,889,941,455                        |
| <b>Financial income</b>                                                          |              |                                    | <b>6,453,842</b>                      | -                                     |
| Phuc Hung Construction Equipment Management One Member Limited Liability Company | Subsidiaries | Dividend                           | 6,453,842                             | -                                     |

**7.2 Comparative figures**

The comparative information presented in the Interim Statement of Financial Position and the related notes has been derived from the Company's financial statements for the year ended 31/12/2025, which were audited by CPA VIETNAM Auditing Company Limited – a member of the International Accounting Firm INPACT.

The accounting period ended 30/6/2026 is the first period in which the Company has applied the accounting regime promulgated under Circular No. 99/2025/TT-BTC dated 27/10/2025 issued by the Minister of Finance. Accordingly, the Company has restated certain opening balances presented in the Statement of Financial Position as follows:

## NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30<sup>th</sup> June 2026

## 7.2 Comparative figures (Continued)

| Item                                            | Code       | As at 31/12/2025<br>(stated)<br>VND | As at 01/01/2026<br>(restated)<br>VND | Difference<br>VND |
|-------------------------------------------------|------------|-------------------------------------|---------------------------------------|-------------------|
| Current assets                                  | 100        | 2,988,846,836,404                   | 2,988,846,836,404                     | -                 |
| Short - term investments                        | 120        | 48,376,378,363                      | 48,870,667,601                        | (494,289,238)     |
| Short - term held to maturity<br>Investments    | 123        | 48,376,378,363                      | 48,870,667,601                        | (494,289,238)     |
| Short- term receivables                         | 130        | 1,907,731,647,745                   | 1,907,237,358,507                     | 494,289,238       |
| Other short-term receivables                    | 135        | 135,312,822,602                     | 134,818,533,364                       | 494,289,238       |
| <b>TOTAL ASSETS</b>                             | <b>280</b> | <b>3,487,177,211,344</b>            | <b>3,487,177,211,344</b>              | <b>-</b>          |
| Short-term liabilities                          | 310        | 2,843,415,993,374                   | 2,843,415,993,374                     | -                 |
| Dividends and profit payables                   | 313        | -                                   | 686,601,810                           | (686,601,810)     |
| Other short-term payments                       | 320        | 9,576,783,928                       | 8,890,182,118                         | 686,601,810       |
| <b>TOTAL LIABILITIES AND<br/>OWNERS' EQUITY</b> | <b>440</b> | <b>3,487,177,211,344</b>            | <b>3,487,177,211,344</b>              | <b>-</b>          |

The comparative information presented in the Interim Statement of Income, the Interim Statement of Cash Flows, and the related notes has been taken from the Company's interim financial statements for the accounting period ended 30/06/2025, which were reviewed by CPA VIETNAM Auditing Company Limited – a member of the International Accounting Firm of INPACT.

Preparer



Pham Thi Thanh Tuyen

Chief Accountant



Ngo Thi Minh Nguyet

 Ha Noi, August 25, 2026  
 General Director


Dang Trong Duc