

SONG HONG CONSTRUCTION JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS

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

(Reviewed)



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SONG HONG CONSTRUCTION JOINT STOCK COMPANY

No. 164 Lo Duc, Hai Ba Trung Ward,
Hanoi city

REPORT OF THE MANAGEMENT

The Management of Song Hong Construction Joint Stock Company (the “Company”) presents its report and the Company’s Consolidated Financial Statements for the period from 01/01/2026 to 30/06/2026.

Company

Song Hong Construction Joint Stock Company.

Established under Decision No. 257/QD-BXD dated February 21, 2006 and Decision No. 747/QD-BXD dated May 9, 2006 (amending Decision 257/QD-BXD) of the Minister of Construction and business registration certificate No. 0100107042 dated April 17, 2006.

Business Registration Certificate

Number 0100107042 registered for the 13th change on August 14, 2025
Issued by Hanoi Department of Finance.

Head office

No. 164 Lo Duc, Hai Ba Trung Ward, Hanoi city.

Members’ Council

Members of the Members’ Council during the period and at the reporting date:

Mr. Pham Hung	Chairman
Mr. Tru Hoai Nam	Member
Mr. Pham Quang Huy	Member
Mrs. Nong Thi Thu Trang	Member
Mrs. Pham Quynh Trang	Member

Management

Members of the Management during the period and at the reporting date:

Mrs. Pham Quynh Trang	General Director
Mrs. Nong Thi Thu Trang	Deputy General Director
Mr. Pham Tien Thanh	Deputy General Director
Mrs. Luong Thi Anh Phuong	Chief accountant

Supervisory Board

Members of the Supervisory Board during the period and at the reporting date:

Mrs. Mai Hong Linh	Head
Mrs. Tran Thi Thuy Linh	Member
Mrs. Nguyen Hoai Thu	Member

Legal representative

Mrs. Pham Quynh Trang	General Director
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Auditors

Vietnam Auditing and Valuation Company Limited (AVA).

SONG HONG CONSTRUCTION JOINT STOCK COMPANY

No. 164 Lo Duc, Hai Ba Trung Ward,
Hanoi city

Management's Responsibility for the Consolidated Financial Statements

The Company's Management is responsible for the preparation of the Consolidated Financial Statements, which present a true and fair view of the Company's operations and business performance for the period. In preparing the Consolidated Financial Statements, the Management confirms that it has complied with the following

- Select appropriate accounting policies and apply them consistently;
- Make reasonable and prudent judgments and estimates;
- State whether the applicable accounting standards have been complied with and whether there are any material departures that require disclosure and explanation in the financial statements;
- Prepare the financial statements on a going concern basis, except where it is not appropriate to assume that the Company will continue in operation.

The Company's Management ensures that the accounting records are maintained to accurately and fairly reflect the Company's financial position at any time, and that the financial statements comply with applicable current regulations of the State. The Management is also responsible for safeguarding the Company's assets and for implementing appropriate measures to prevent and detect fraud and other irregularities.

The Company's Management confirms that the Consolidated Financial Statements present a true and fair view of the Company's financial position at as 30/06/2026 and its results of operations for the accounting period ended on the same date, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting Regime for enterprises, and applicable current regulations.

In addition, the Board of General Directors commits that the Company does not violate its information disclosure obligations as prescribed in Circular No. 96/2020/TT-BTC dated November 16, 2020 and Circular No. 68/2024/TT-BTC dated September 18, 2024, Circular No. 18/2025/TT-BTC dated April 26, 2025, Circular No. 08/2026/TT-BTC dated February 3, 2026, amending and supplementing the Ministry of Finance's guidance on information disclosure on the stock market.

Hanoi, August 25, 2026
On behalf of the Management
General Director



Phạm Quỳnh Trang
Phạm Quỳnh Trang

SONG HONG CONSTRUCTION JOINT STOCK COMPANY

No. 164 Lo Duc, Hai Ba Trung Ward,

Hanoi city

Approval of the Consolidated Financial Statements

We, the Board of Directors of Song Hong Construction Joint Stock Company, hereby approve the Company's Consolidated Financial Statements for the period from 01/01/2026 to 30/06/2026.

Hanoi, August 25, 2026

On behalf of the Board of Directors

Chairman of the Board of Directors



The stamp is circular with a red border. Inside the border, the text 'M.S.D.N: 0101000000' is at the top, '042-C.T.C.P.' is at the bottom, and 'TP. HÀ NỘI' is at the very bottom. In the center, the text 'CÔNG TY CỔ PHẦN XÂY DỰNG SÔNG HỒNG' is written in a circular arrangement.

Pham Hung



No.: 634/BCKT-TC/AVA

AUDITOR'S REPORT INTERIM FINANCIAL INFORMATION REVIEW

**To: Shareholders, the Board of Management and Board of General Director
Song Hong Construction Joint Stock Company**

We have reviewed the accompanying interim Consolidated Financial Statements of Song Hong Construction Joint Stock Company, prepared on 25/08/2026, set out on pages 07 to 44, including Consolidated Statement of Financial Position as at 30/06/2026, Consolidated Statement of Profit or Loss, Consolidated Statement of Cash Flows for the six-month accounting period then ended, and the Notes to the Consolidated Financial Statements.

Management' Responsibility

The Management is responsible for the preparation of accompanying interim Consolidated Financial Statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of financial statements and for such internal control as management determines is necessary to enable the accompanying interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on the accompanying interim Consolidated Financial Statements financial statements based on the results of our review. We conducted our review in accordance with Vietnam Standards of service contract No. 2410 review - Review of interim financial information by independent auditors performed.

The review financial information includes the interim implementation of interviews, mostly interviewing responsible for the financial and accounting matters, and perform analytical procedures and processes other review procedures. A fundamentally revised narrower scope audits are carried out according to the Vietnam Auditing Standards and consequently does not enable us to achieve assurance that we will recognize all key issues can be detected in an audit. Accordingly, we do not express an audit opinion.

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim Consolidated Financial Statements do not present fairly, in all material respects, the financial position of Song Hong Construction Joint Stock Company as at 30/06/2026, and of the results of its operations and its cash flows for the six-month accounting period then ended, in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of accompanying interim financial statements.

**VIETNAM AUDITING AND
VALUATION COMPANY LIMITED**



Do Thi Duyen

Vice General Director

Registration certificate

3642-2026-126-1

Hanoi, August 25, 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30/06/2026

Unit: VND

ITEMS	Code	Note	30/06/2026	01/01/2026
A. CURRENT ASSETS	100		1,402,807,152,479	1,148,766,377,744
I. Cash and cash equivalents	110	V.1	129,246,210,498	516,287,266,691
1. Cash	111		27,623,881,732	59,787,266,691
2. Cash equivalents	112		101,622,328,766	456,500,000,000
II. Short-term financial investments	120	V.2	608,632,627,426	120,616,460,852
1. Short-term held-to-maturity investments	123		608,632,627,426	120,616,460,852
III. Short-term receivables	130		112,183,677,993	97,422,523,900
1. Short-term trade receivables	131	V.3	5,491,707,841	5,096,507,841
2. Short-term advances to suppliers	132	V.4	83,381,322,894	13,522,699,703
3. Other short-term receivables	135	V.5	28,006,270,074	83,498,939,172
4. Allowance for impairment of short-term receivables	136	V.6	(4,695,622,816)	(4,695,622,816)
IV. Inventories	140	V.7	463,753,384,382	410,021,163,516
1. Inventories	141		463,753,384,382	410,021,163,516
V. Other current assets	160		88,991,252,180	4,418,962,785
1. Short-term prepaid expenses	161	V.13	72,434,147,703	12,587,500
2. VAT deductible	162		23,113,031	16,932,871
3. Taxes and other amounts receivable from the State	163	V.17	16,533,991,446	4,389,442,414
B. NON-CURRENT ASSETS	200		212,136,158,617	252,059,203,002
I. Fixed assets	220		46,107,814,135	45,574,128,698
1. Tangible fixed assets	221	V.8	45,777,814,135	45,244,128,698
- Cost	222		63,755,085,739	63,494,745,194
- Accumulated depreciation	223		(17,977,271,604)	(18,250,616,496)
2. Intangible fixed assets	227	V.9	330,000,000	330,000,000
- Cost	228		330,000,000	330,000,000
II. Long-term biological assets	230	V.10	432,291,000	347,291,000
Seasonal crops or crops harvested once	237		432,291,000	347,291,000
III. Investment properties	240	V.11	29,534,095,817	15,502,198,894
- Cost	241		32,899,342,540	18,342,532,540
- Accumulated depreciation	242		(3,365,246,723)	(2,840,333,646)
IV. Long-term work in progress	250	V.12	282,361,620	282,361,620
1. Construction in progress	252		282,361,620	282,361,620
V. Long-term financial investments	260	V.2	134,144,513,266	134,142,973,093
1. Investment in joint ventures and associates	262		470,775,303	469,235,130
2. Equity investments in other entities	263		133,673,737,963	133,673,737,963
VI. Other non-current assets	270		1,635,082,779	56,210,249,697
1. Long-term prepaid expenses	271	V.13	1,635,082,779	56,210,249,697
TOTAL ASSETS	280		1,614,943,311,096	1,400,825,580,746

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30/06/2026
(Continuous)

Unit: VND

ITEMS	Code	Note	30/06/2026	01/01/2026
C. LIABILITIES	300		1,303,082,093,007	1,042,747,828,173
I. Current liabilities	310		1,251,656,489,143	933,186,027,527
1. Short-term trade payables	311	V.14	6,046,563,860	974,133,437
2. Short-term advances from customers	312	V.15	957,393,453,922	554,106,251,152
3. Dividends and profit payable	313	V.16	728,027,926	553,559,801
4. Short-term taxes and other amounts payable to the State	314	V.17	6,993,367,102	7,420,548,386
5. Payables to employees	315		701,659,543	395,362,248
6. Short-term deferred revenue	319	V.18	412,250,000	427,236,363
7. Other short-term payables	320	V.19	102,687,701,402	163,682,092,038
8. Short-term borrowings and finance lease liabilities	321	V.20	176,485,840,000	205,486,068,714
9. Bonus and welfare funds	323		207,625,388	140,775,388
II. Non-current liabilities	330		51,425,603,864	109,561,800,646
1. Other long-term payables	338	V.19	630,900,800	615,480,800
2. Long-term borrowings and finance lease liabilities	339	V.20	50,794,703,064	108,946,319,846
D. EQUITY	400	V.21	311,861,218,089	358,077,752,573
1. Issued capital of owners	411		200,000,000,000	200,000,000,000
- Ordinary shares with voting rights	411a		200,000,000,000	200,000,000,000
2. Share premium	412		22,123,458,400	22,123,458,400
3. Treasury shares	415		(22,127,942,200)	(22,127,942,200)
4. Development investment fund	418		40,009,766,120	40,009,766,120
5. Retained earnings	420		12,086,868,850	58,679,419,697
- Retained earnings carried forward from prior periods	420a		9,307,065,258	39,144,601,355
- Retained earnings for the current period	420b		2,779,803,592	19,534,818,342
Non-controlling Interests	429		59,769,066,919	59,393,050,556
TOTAL LIABILITIES AND EQUITY	440		1,614,943,311,096	1,400,825,580,746

Prepared by

Nguyen Thi Ha Thu

Chief Accountant

Luong Thi Anh Phuong

Hanoi, August 25, 2026
General Director



Pham Quynh Trang

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

The period from 01/01/2026 to 30/06/2026

Unit: VND

ITEMS	Code	Note	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
1. Revenue from sale of goods and rendering of services	01	VI.1	3,572,971,271	3,159,738,725
2. Net revenue from sale of goods and rendering of services	10		3,572,971,271	3,159,738,725
3. Cost of sales	11	VI.2	1,961,328,115	1,934,341,152
4. Gross profit from sale of goods and rendering of services	20		1,611,643,156	1,225,397,573
5. Gain/(loss) from sale and disposal of investment property	21		-	-
6. Finance income	22	VI.3	9,698,693,534	401,243,180
7. Finance costs	23	VI.4	1,177,219,708	940,356,987
Of which: Interest expense	24		1,177,219,708	940,356,987
8. General and administrative expenses	26	VI.5	5,463,037,337	4,628,199,335
9. Share of Profit or Loss of Joint Ventures and Associates	27		1,540,173	1,168,142
9. Operating profit	30		4,671,619,818	(3,940,747,427)
10. Other income	31	VI.6	305,831,889	57,000,000
11. Other expenses	32	VI.7	854,422,654	6,441,556
12. Other profit	40		(548,590,765)	50,558,444
13. Total accounting profit before tax	50		4,123,029,053	(3,890,188,983)
14. Current corporate income tax expense	51	VI.9	967,563,537	48,798,684
15. Profit after corporate income tax	60		3,155,465,516	(3,938,987,667)
16. Profit Attributable to Owners of the Parent	61		2,779,803,592	(3,942,891,562)
17. Profit Attributable to Non-controlling Interests	62		375,661,924	3,903,895
18. Basic earnings per share	70	VI.10	158	(506)
19. Diluted earnings per share	71	VI.10	158	(506)

Hanoi, August 25, 2026

Prepared by

Chief Accountant

General Director

Nguyen Thi Ha Thu

Luong Thi Anh Phuong



Pham Quynh Trang

CONSOLIDATED STATEMENT OF CASH FLOWS

(Indirect method)

The period from 01/01/2026 to 30/06/2026

Unit: VND

ITEMS	Code	Note	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
I. Cash flows from operating activities				
1. Profit before tax	01		4,123,029,053	(3,890,188,983)
2. Adjustments for				
- Depreciation of property, plant and equipment and investment property	02		2,488,137,140	2,085,863,810
- Gains/(losses) from investing and financing activities	05		(9,084,053,753)	(402,411,322)
- Borrowing costs	06		1,177,219,708	940,356,987
3. Operating profit before changes in working capital	08		(1,295,667,852)	(1,266,379,508)
- Increase/(decrease) in receivables	09		(63,947,066,999)	(27,311,670,407)
- Increase/(decrease) in inventories	10		(53,732,220,866)	(46,959,507,398)
- Increase/(decrease) in payables (excluding interest payable and income tax payable)	11		350,359,514,352	14,699,307,030
- Increase/(decrease) in prepaid expenses	12		(17,846,393,285)	(426,326,761)
- Interest paid	14		(248,423,133)	-
- Corporate income tax paid	15		(5,503,082,259)	(448,472,254)
- Other cash outflows for operating activities	17		(4,883,150,000)	(1,363,420,000)
Net cash flows from operating activities	20		202,903,509,958	(63,076,469,298)
II. Cash flows from investing activities				
1. Payments for acquisition and construction of property, plant and equipment and other long-term assets	21		(24,500,354,000)	-
2. Proceeds from disposal of property, plant and equipment and other long-term assets	22		6,745,454,546	-
3. Loans granted and purchases of debt instruments of other entities	23		(487,000,000,000)	-
4. Interest received, dividends and profit received	27		45,717,710,674	446,297,975
Net cash flows from investing activities	30		(459,037,188,780)	446,297,975

CONSOLIDATED STATEMENT OF CASH FLOWS

(Indirect method)

The period from 01/01/2026 to 30/06/2026

(Continuous)

Unit: VND

ITEMS	Code	Note	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
III. Cash flows from financing activities				
1. Proceeds from borrowings	33		31,836,527,105	48,648,129,043
2. Repayment of borrowings (principal)	34		(118,988,372,601)	-
3. Dividends and profit paid to owners	36		(43,755,531,875)	-
Net cash flows from financing activities	40		(130,907,377,371)	48,648,129,043
 Net increase/(decrease) in cash and cash equivalents	 50		 (387,041,056,193)	 (13,982,042,280)
 Cash and cash equivalents at the beginning of the period	 60		 516,287,266,691	 36,453,937,250
 Cash and cash equivalents at the end of the period	 70		 129,246,210,498	 22,471,894,970

Hanoi, August 25, 2026

Prepared by

Chief Accountant

General Director

Nguyen Thi Ha Thu

Luong Thi Anh Phuong



Pham Quynh Trang

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
The period from 01/01/2026 to 30/06/2026

I. Background

1. Forms of Ownership

Song Hong Construction Joint Stock Company.
The company operates under Business Registration Certificate No. Number 0100107042 registered for the 13th change on August 14, 2025, Issued by Hanoi Department of Finance.
Head office: No. 164 Lo Duc, Hai Ba Trung Ward, Hanoi city.
Charter capital: 200,000,000,000 VND.
Total number of shares: 20,000,000 shares.

2. Business field

The Company's business fields are construction, investment and real estate trading.

3. Business activities

Structural design of civil and industrial works; Architectural design of total interior and exterior plans: for industrial civil works;
General planning design; Overall and detailed planning for urban areas and residential areas; Design of leveling drainage systems, internal roads into urban areas, residential areas, and industrial parks;
Design urban, agricultural and enterprise electricity planning; Power supply and lightning protection design for industrial and civil construction projects; Supervision of construction of civil and industrial construction projects;
Geological survey of construction projects;
Consulting on verification, appraisal, planning of investment projects, engineering, construction drawings and total estimates of civil, industrial, transportation, irrigation, urban infrastructure and interior and exterior engineering projects; Construction quality inspection and construction testing;
Construction of civil, industrial, transportation, irrigation, technical infrastructure, underground works, electrical works and systems, telecommunications and other technical works, completion of construction works;
Drilling and breaking concrete, demolishing construction works, moving houses; Investment consulting (excluding travel);
Investment in hotel and restaurant service business. Food and beverage business. Travel business and tourist services (not including discotheques, bars, karaoke rooms);
Invest in real estate with ownership or lease. Real estate brokerage and auction (excluding land price consulting services);
Trading in civil, industrial, medical equipment, raw materials, coal, fuel; Producing and trading ceramic products, construction materials, iron and steel;
Trading in rail, road, waterway transport, and support activities for transport; Rental of transport vehicles, rental of construction equipment or demolition equipment with operator included;
Repair, installation, maintenance, servicing, supply of spare parts for machinery and equipment serving industry, agriculture, traffic, transportation, mining, mechanics, irrigation, hydropower, automation;
Exploiting and processing minerals, agricultural, forestry products, food, civil and industrial furniture, exploiting black metal ores for iron and steel smelting, exploiting stone, sand, gravel, clay and kaolin (except minerals banned by the State);
Trading and importing all kinds of goods, equipment, supplies, construction materials, healthcare, culture, sports, agriculture, forestry products, food, alcohol, alcoholic and carbonated beverages;
Real estate trading floor; Real estate valuation; Real estate consulting; Real estate advertising; Real estate management;
Financial services support activities: fiduciary and supervision services on a fee and contract basis.

4. The Company's normal business period

The Company's normal business period is 12 months.

5. Business structure

5.1. Total number of subsidiaries

Number of consolidated subsidiaries: 03 companies
Number of subsidiaries not allowed to consolidate: None.

5.2. The list of subsidiaries

Subsidiary name	Rate of interest	Rate of voting rights	Head office - Principle activities
SHF Joint Stock Company	98.00%	98.00%	Hanoi - Agriculture
Xuan La Tower Joint Stock Company	51.00%	51.00%	Hanoi - Real estate business

5.3. Associates, and Jointly - controlled entities are recorded under equity method

Subsidiary name	Rate of interest	Rate of voting rights	Head office - Principle activities
Song Hong Trading and Service Development Joint Stock Company	40.00%	40.00%	Hanoi - Trade and services

6. Number of employees at the end of the fiscal year or average number of employees during the fiscal year

As at 30/06/2026, the number of employees is: 29
As at 01/01/2026, the number of employees is: 29

7. Statement of ability to compare information on Financial Statements

The financial statements of the Company are prepared to ensure comparability.

II. Accounting period and accounting monetary unit

1. Accounting period

The Company's annual accounting period commences on 1 January and ends on 31 December.

2. Accounting monetary unit

The accounting currency is Vietnam Dong ("VND").

III. Accounting standards and Accounting system

1. Accounting System

The Company applies the Vietnamese Accounting Regime for enterprises prescribed under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance.

2. Accounting System

The consolidated financial statements have been prepared in compliance with Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance, which amends and supplements a number of articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Minister of Finance providing guidance on the preparation and presentation of consolidated financial statements.

The Ministry of Finance issued Circular No. 43/2026/TT-BTC dated 20 April 2026, amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Minister of Finance, which provides guidance on the preparation and presentation of consolidated financial statements. The Circular became effective from the date of its issuance and applies to the preparation and presentation of consolidated financial statements for financial years beginning on or after 1 January 2026.

The effects of the changes in accounting policies arising from the guidance set out in Circular No. 43/2026/TT-BTC dated 20 April 2026 have been applied prospectively. The Company has provided comparative disclosures in the financial statements for those line items affected by the changes introduced by Circular No. 43/2026/TT-BTC dated 20 April 2026 compared with Circular No. 202/2014/TT-BTC.

3. Announcement on compliance with Vietnamese standards and accounting system

The company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

IV. Accounting policies, accounting estimates and relevant legal regulations apply

1. Exchange rates applied in accounting system

Transactions denominated in foreign currencies are translated into Vietnam Dong (VND) at the actual exchange rates prevailing on the transaction dates or at historical exchange rates, as appropriate to the nature of the transactions. Actual exchange rates are the average transfer buying and selling rates quoted by the commercial bank with which the Company regularly transacts, or exchange rates approximating such rates in accordance with prevailing regulations. Historical exchange rates are determined using the specific identification method or the weighted average method.

For foreign currency purchase and sale transactions, the exchange rates stipulated in the contracts between the Company and the commercial banks are applied. At the end of the accounting period, monetary items denominated in foreign currencies are retranslated at the average transfer buying and selling exchange rate quoted by the commercial bank with which the Company regularly transacts. Foreign currency deposits are retranslated at the exchange rates quoted by the banks where the relevant accounts are maintained. Foreign currency-denominated receivables for which allowances for doubtful debts have been recognised are not retranslated to the extent of the amounts covered by such allowances.

Where a commercial bank does not quote an exchange rate for the foreign currency in which a transaction is denominated, the Company uses an intermediary currency for translation in accordance with prevailing regulations and applies such method consistently throughout the accounting period.

2. Recognition of cash and cash equivalents

Money includes cash, demand deposits at banks and other organizations, money in transit, foreign currency and other amounts as prescribed. Monetary gold (if any) is gold held for the purpose of storing value and does not include gold classified as inventory. Cash equivalents are short-term investments with a redemption period or maturity of no more than 03 months from the date of purchase, are easily convertible into a specified amount of cash and do not have much risk of conversion into cash.

3. Principles of accounting for financial investments

Held-to-maturity investments

Held-to-maturity investments comprise term deposits, valuable papers, bonds, preference shares classified as liabilities, loans and other investments held to maturity for interest-earning purposes, excluding derivative financial instruments. These investments are presented as current or non-current assets based on their remaining terms at the end of the reporting period.

At the end of the reporting period, the Company assesses whether there is any impairment of its held-to-maturity investments and recognizes an allowance for impairment losses, if necessary. Held-to-maturity investments denominated in foreign currencies are recognized and subsequently remeasured in accordance with the accounting policies for foreign exchange differences.

Investment in joint-ventures, associates

Investments in associates are recognized when the Company holds from 20% to less than 50% of the voting rights of the investees, having significant influence but not control over the financial and operating policy decisions of these companies. Investments in associates are accounted for in the consolidated financial statements using the equity method.

Under the equity method, the initial investments are recognized at cost and subsequently adjusted for the investor's share of post-acquisition changes in the net assets of the associates and joint ventures. The consolidated income statement reflects the Company's share of the post-acquisition results of operations of the associates and joint ventures as a separate line item.

Goodwill arising from investments in associates and joint ventures is included in the carrying amount of the investment. The Company does not amortize this goodwill; instead, it performs an annual impairment test to determine whether the goodwill is impaired.

The financial statements of the associates and joint ventures are prepared for the same reporting period as those of the Company, using consistent accounting policies. Appropriate consolidation adjustments are made to ensure that the accounting policies are applied consistently with those of the Company where necessary.

Investments in other entities

Investments in other entities comprise equity instruments in which the Company does not have control, joint control or significant influence over the investees, and other investments of a similar nature. These investments are accounted for at cost.

At the end of the reporting period, the Company assesses whether there is any impairment of its investments and recognizes an allowance for impairment losses, if necessary. The allowance is determined based on market value for investments whose fair value can be reliably determined, or based on the financial condition and performance of the investees for investments whose fair value cannot be reliably measured.

Accounting policies for other transactions relating to financial investments

For share swap transactions, the difference between the fair value of shares received and the carrying amount of shares exchanged is recognized in finance income or finance expenses.

Investments in the form of capital contributions or acquisitions of equity interests are recognized at cost, including the value of the investment and costs directly attributable to the transaction. Where capital contributions are made using non-monetary assets, the cost of the investment is determined based on the value agreed upon by the contributing parties or in accordance with relevant regulations.

Share dividends or bonus shares received are not recognized as finance income. Upon receipt of share dividends or bonus shares, the Company only records an increase in the number of shares held and recalculates the weighted average cost of the investment based on the total number of shares held after the share dividend or bonus share distribution.

4. Accounting policies for receivables

Receivables comprise trade receivables, internal receivables and other receivables. Receivables are monitored in detail by counterparties, maturities, original currencies and other relevant factors for management purposes.

At the end of the reporting period, foreign currency-denominated receivables are retranslated at the average remittance buying and selling exchange rate of the commercial bank with which the Company regularly transacts. Receivables are classified as current or non-current based on their remaining terms at the end of the reporting period.

The Company recognizes an allowance for doubtful debts for receivables that are considered impaired or are unlikely to be fully recoverable in accordance with prevailing regulations.

5. Accounting policies for inventories

Recognition of inventories

Inventories are stated at cost, which comprises purchase costs, conversion costs and other directly attributable costs incurred in bringing the inventories to their present location and condition. Where the net realizable value is lower than cost, inventories are stated at net realizable value.

Materials, equipment, spare parts and work in progress that are expected to be recovered or consumed after more than 12 months from the end of the reporting period or beyond the normal operating cycle are presented as non-current assets.

Inventory valuation method

The cost of inventories is determined using the weighted average method.

Inventory accounting method

The cost of inventories issued is determined on a transaction-by-transaction basis.

Allowance for inventory write-down

At the end of the reporting period, the Company recognizes an allowance for inventory write-down for inventories whose net realizable value is lower than cost, in accordance with prevailing regulations.

Basis for allocation of raw materials and supplies

Raw materials and supplies consumed are allocated to cost objects based on actual usage, consumption norms, production output or other appropriate allocation bases, ensuring that raw material and supply costs are reasonably and consistently attributed to the cost of products and services.

Accounting policies for inventories relating to onerous contracts

For onerous contracts relating to inventories, the Company assesses expected losses arising from the performance of such contracts at the end of the reporting period. Where the unavoidable costs of fulfilling the contractual obligations exceed the economic benefits expected to be received under the contract, the Company recognizes the resulting loss in accordance with prevailing regulations.

Inventories held for the purpose of fulfilling onerous contracts are measured at net realizable value. Any loss arising from the impairment of inventories is recognized before the determination and recognition of obligations arising from onerous contracts.

6. Accounting policies and depreciation/amortisation of tangible fixed assets (including perennial plants bearing recurring produce and working animals), intangible fixed assets, finance lease assets and investment property

Property, plant and equipment and intangible assets

Property, plant and equipment and intangible assets are stated at cost. During their useful lives, these assets are carried at cost less accumulated depreciation/amortisation and accumulated impairment losses (if any).

Routine maintenance and repair costs are recognized in the statement of profit or loss as incurred. Expenditures incurred subsequent to initial recognition that result in an increase in the future economic benefits expected to be derived from the assets are capitalized as part of the cost of the related assets.

Depreciation and amortisation are calculated using the straight-line method over the estimated useful lives of the assets. The Company reviews the useful lives and depreciation/amortisation methods periodically and adjusts them prospectively, if necessary, in accordance with prevailing regulations.

The depreciation period is determined based on the estimated useful life of the asset:

- Buildings	06-20 years
- Machine, equipment	10-15 years
- Transportation equipment	05-10 years
- Management equipment and tools	03-10 years

7. Accounting policies for deferred expenses

Deferred expenses comprise expenditures that have been incurred but relate to multiple accounting periods, including prepaid rentals, prepaid insurance, tools and supplies, major repairs and periodic maintenance of fixed assets, goodwill and other expenditures that are allocated to operating expenses over multiple periods in accordance with prevailing regulations.

Deferred expenses are amortized to operating expenses over periods and using methods that are appropriate to the nature of the expenditures and the pattern in which the related economic benefits are expected to be consumed. The Company maintains detailed records of each deferred expense item, including the amount incurred, the amount amortized and the unamortized balance.

Expenditures relating to one financial year or one operating cycle are classified as short-term deferred expenses. Expenditures expected to generate economic benefits over multiple accounting periods are classified as long-term deferred expenses and are amortized to profit or loss over the relevant periods.

8. Accounting policies for trade payables

Trade payables comprise obligations arising from the purchase of goods, services, assets and other transactions of a commercial nature with suppliers. Trade payables are monitored in detail by counterparty, settlement term, original currency and other relevant factors for management purposes.

At the end of the reporting period, trade payables are classified as current or non-current based on their remaining terms. Foreign currency-denominated payables are initially recognized at the actual transaction exchange rates or recorded exchange rates and are retranslated at the average remittance buying and selling exchange rate of the commercial bank with which the Company regularly transacts at the end of the reporting period.

Trade payables are recognized in accordance with the prudence principle when there is evidence that a payment obligation is likely to arise.

9. Accounting policies for dividends and profit distributions payable

Dividends and profit distributions payable are recognized as liabilities when the distribution of profits has been approved by the appropriate authority in accordance with the Company's Charter and applicable laws and regulations. The liability is measured at the amount payable to shareholders, capital contributors or owners.

The Company monitors the payment terms, settlement status and the financial year from which profits are appropriated for each dividend or profit distribution payable, where such information can be determined. Dividends and profit distributions approved after the end of the reporting period are not recognized as liabilities at the reporting date but are disclosed as events occurring after the reporting period.

10. Accounting policies for accrued expenses

Accrued expenses represent expenses relating to goods and services received or obligations incurred during the reporting period for which adequate supporting documentation for settlement is not available at the reporting date. Such expenses are recognized based on reasonable estimates and in accordance with the matching principle.

Accrued expenses are reviewed and reconciled against actual costs incurred. Any difference between the accrued amounts and the actual costs is recognized as an adjustment to expenses in the period in which the difference arises.

11. Accounting policies for deferred revenue

Deferred revenue comprises amounts received in advance that relate to multiple accounting periods, including rental income received in advance and other advance receipts that do not yet qualify for recognition in profit or loss for the current period.

Deferred revenue is initially recognized at the amount received and is subsequently recognized as revenue over the relevant periods based on the passage of time or the extent to which the related performance obligations have been fulfilled.

Deferred revenue does not include advances received from customers for goods or services not yet provided, nor revenue that has been recognized but not yet collected.

12. Accounting policies for deferred income tax

Deferred tax assets

Deferred tax assets are recognized for deductible temporary differences, tax losses and unused tax incentives carried forward to subsequent periods to the extent that it is probable that future taxable profits will be available against which such amounts can be utilized.

Deferred tax assets are measured using the corporate income tax rates expected to apply in the period when the assets are realized or the related liabilities are settled, based on tax laws and tax rates in effect at the reporting date.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the deferred tax assets to be utilized. Such reductions are reversed when sufficient evidence exists that future taxable profits will be available to recover the deferred tax assets.

Deferred tax liabilities

Deferred tax liabilities are recognized for taxable temporary differences arising from differences between the carrying amounts of assets or liabilities and their respective tax bases, except in cases where recognition is not required under applicable accounting standards.

Deferred tax liabilities are measured using the corporate income tax rates expected to apply in the period when the temporary differences reverse, based on tax laws and tax rates in effect at the reporting date.

The carrying amount of deferred tax liabilities is reviewed at the end of each reporting period and adjusted to reflect changes in the related taxable temporary differences.

13. Accounting policies for borrowings and finance lease liabilities

Borrowings and finance lease liabilities are initially recognized at the proceeds received, net of directly attributable transaction costs, if any. Such costs are amortized to finance expenses over the term of the related borrowings using an appropriate method. Borrowing costs are capitalized in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs.

Borrowings and finance lease liabilities are classified as current or non-current based on their remaining contractual maturities at the reporting date. Finance lease liabilities are recognized at the present value of the minimum lease payments or the fair value of the leased asset, whichever is lower.

Foreign currency-denominated borrowings and finance lease liabilities are retranslated at the applicable exchange

14. Accounting policies for borrowing costs and capitalization of borrowing costs

Borrowing costs are recognized as expenses in the period in which they are incurred, except for borrowing costs that are directly attributable to the acquisition, construction or production of qualifying assets, which are capitalized in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs.

Capitalized borrowing costs include interest expenses, discounts or premiums arising on the issuance of bonds, and other costs directly attributable to borrowings. For specific borrowings obtained for the construction of property, plant and equipment or investment property, borrowing costs are capitalized during the construction period, including cases where the construction period is less than twelve months.

The Company does not capitalize borrowing costs arising from borrowings used to construct assets or projects for customers.

The capitalization rate for general borrowings is determined in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs, based on the weighted average borrowing costs applicable to the borrowings outstanding during the period. The capitalization rate applied during the period was ...%.

15. Accounting policies for equity**15.1. Accounting policies for contributed capital, share premium, conversion option of convertible bonds, and other components of equity**

Contributed capital is recognized at the amount actually contributed and is reflected at the par value of issued shares. Share premium represents the difference between the issue price and the par value of shares, net of related issuance costs.

The conversion option of convertible bonds is recognized as an equity component, determined at the issuance date based on the difference between the proceeds of the convertible bonds and the fair value of the liability component. Upon maturity or conversion of the bonds, the value of the conversion option is transferred in accordance with prevailing regulations.

Other components of equity include amounts supplemented from retained earnings, assets received as grants, donations or gifts, differences arising from common control transactions, revaluation surplus of assets, and other items recognized directly in equity in accordance with applicable regulations.

15.2. Accounting policies for foreign exchange differences

Foreign exchange differences arise from foreign currency transactions, the remeasurement of monetary items denominated in foreign currencies at the end of the reporting period, and the translation of financial statements from foreign currencies into Vietnamese Dong.

Foreign exchange differences arising during the period and from the remeasurement of foreign currency monetary items at the end of the period are recognized in profit or loss as finance income (if gains) or finance expenses (if losses) in order to determine the results of operations for the period.

15.3. Accounting policies for retained earnings

Retained earnings represent the profit after tax remaining after the allocation to reserves, dividend distribution, profit appropriation, or loss handling as approved by the competent authority and in accordance with applicable laws and regulations.

Retained earnings also include retrospective adjustments arising from changes in accounting policies or correction of material prior-period errors. The recognition and appropriation of retained earnings are based on the Company's financial performance and lawful profit distribution decisions.

16. Accounting policies for revenue recognition and other income**16.1. Revenue from sale of goods and rendering of services****Revenue from sale of goods**

The Company only records sales revenue when the following conditions are simultaneously met:

- Has transferred most of the risks and benefits associated with ownership of products and goods to the buyer;
- No longer holds the right to manage the goods as the owner or the right to control the goods;
- Revenue is determined relatively reliably;
- Has or will receive economic benefits from the sales transaction;
- Identify the costs related to the sales transaction.

Revenue from rendering of services

The Company recognizes revenue from rendering of services only when all of the following conditions are satisfied:

- The revenue can be measured reliably. Where the contract allows the customer to return the service under specific conditions, revenue is recognized only when such conditions no longer exist and the customer no longer has the right to return the services provided;
- 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 reporting date can be measured reliably;
- The costs incurred for the transaction and the costs to complete the service can be measured reliably.

Accounting policies for construction contract revenue

Construction contract revenue comprises:

- The contract revenue initially agreed in the contract;
- Variations, incentive payments, claims and other amounts that can be reliably measured;
- Cost reimbursements from customers or third parties that are not included in the contract price.

Construction contract revenue is recognized as follows:

- For contracts based on the percentage of completion method with stage payments, revenue is recognized based on the stage of completion at the reporting date when the outcome of the contract can be reliably estimated;
- For contracts based on measurement of work performed, revenue and costs are recognized based on the work completed and certified by the customer during the period.

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

- Revenue is recognized only to the extent of contract costs incurred that are probable of recovery;
- Contract costs are recognized as expenses in the period in which they are incurred.

Accounting policies for revenue from sale of investment property

The company recognizes revenue from the sale of real estate when the following conditions are simultaneously met:

- The investment property has been completed and handed over to the buyer, and the significant risks and rewards associated with ownership have been transferred;
- The Company no longer retains managerial involvement or control over the property;
- The revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Where customers undertake their own interior finishing works, revenue is recognized when the Company completes and hands over the structural works to the customer.

For land lot sales (land subdivision), revenue is recognized when the land parcel has been handed over under an irrevocable contract, provided that:

- The risks and rewards associated with land use rights have been transferred to the buyer;
- The revenue can be measured reliably;
- The costs related to the transaction can be measured reliably;
- It is probable that the economic benefits will flow to the Company.

Revenue from sale of real estate (tourism apartments, serviced apartments or similar products)

The Company determines and recognizes revenue based on the substance of the contract and the rights and obligations of the parties involved, in accordance with Vietnamese Accounting Standards and applicable accounting regulations.

Depending on the nature of the transaction, the Company considers and separates the distinct components within

- Sale component;
- Lease component;
- Financing component (if any);
- Other relevant components.

Revenue for each component is recognized in accordance with the accounting policies applicable to its respective nature. The Company discloses in the financial statements the accounting policies applied, the nature of the contracts, and the accounting methods adopted.

16.2. Finance income

Finance income includes:

- Interest income such as bank deposit interest, loan interest, deferred payment interest, installment sale interest, bond interest, treasury bill interest and other interest income;
- Dividends and profit distributions arising after the investment date;
- Gains from disposal or liquidation of financial investments;
- Foreign exchange gains, including gains from remeasurement of foreign currency monetary items and gains from foreign currency trading;
- Other finance income.

Finance income is recognized in accordance with the following principles:

- For disposal of financial investments, income is recognized as the difference between the selling price and carrying amount;
- For foreign currency transactions, income is recognized on a net gain basis;
- Deposit interest is recognized on a time proportion basis and excludes interest arising from temporary investment of separately capitalized borrowings;
- Loan interest and deferred/ installment sale interest are recognized only when collectability is probable and the related principal is not subject to impairment provisions;
- Bond interest, dividends and profit distributions are recognized only for amounts arising after the investment date;
- Dividends received in the form of shares are not recognized as finance income and do not increase the carrying amount of the investment, unless otherwise required by law.

16.3. Other income

Other income reflects income arising outside normal operating activities and includes:

- Gains from disposal or liquidation of property, plant and equipment;
- Gains from revaluation of assets, materials and goods when contributing capital or making investments;
- Income from sale and leaseback transactions;
- Tax refunds or reductions recognized after prior recognition;
- Penalties and compensation received from customers or third parties;
- Recovery of previously written-off doubtful debts;
- Payables that are no longer payable due to unidentified creditors or no longer existing obligations;
- Bonuses, gifts, grants and other forms of donations received;
- Value of promotional goods received without repayment obligation;
- Other income arising outside the Company's normal business activities.

17. Accounting policies for revenue deductions

Revenue deductions include trade discounts, sales discounts and sales returns.

Revenue deductions arising in the same period as the related revenue are recorded as a reduction of revenue for that period.

Where such deductions relate to revenue recognized in prior periods but arise before the issuance of the financial statements, they are recorded as a reduction of revenue of the reporting period.

Where such deductions arise after the issuance of the financial statements, they are recorded as a reduction of revenue in the period in which they occur.

18. Accounting policies for cost of goods sold

Cost of goods sold is recognized in line with revenue generated in the period and includes the cost of goods, finished products, services, investment property and other direct costs related to business operations.

The Company applies the principle of prudence in recognizing cost of goods sold. Inventory losses, direct materials costs, direct labour costs and overheads exceeding normal capacity are not included in inventory valuation but are recognized immediately in cost of goods sold in the period.

Inventory shrinkage and losses, net of any compensation received, are recognized in cost of goods sold.

Allowance for decline in value of inventories and provisions for onerous contracts are recognized in cost of goods sold based on the difference between net realizable value and cost of inventories.

Reversals of inventory write-downs and tax amounts included in the cost of purchased inventories but subsequently refunded under regulations are recorded as reductions of cost of goods sold.

19. Accounting policies for finance costs

Finance costs include interest expenses, bond issuance costs, foreign exchange losses, losses on disposal of financial investments, impairment provisions for investments, provisions for decline in value of trading securities, settlement discounts and other costs related to financing activities.

Borrowing costs and bond issuance costs that do not qualify for capitalization are recognized in finance costs and amortized over the term of the related borrowings or bonds.

Interest expense on convertible bonds is determined using the effective interest method and recognized in finance costs in the period incurred.

Dividends on preference shares classified as liabilities are recognized as finance costs in accordance with the substance of the transaction.

20. Accounting policies for selling expenses and general and administrative expenses

Selling expenses comprise costs incurred directly in connection with sales activities and rendering of services, including staff costs, advertising and marketing expenses, commissions, transportation, storage, packaging, warranty costs, and other related expenses.

General and administrative expenses include general overhead costs of the enterprise such as management staff costs, office supplies and materials, depreciation of property, plant and equipment, taxes and fees, provisions for doubtful debts, outsourced services, and other administrative expenses.

Selling expenses and general and administrative expenses are recognized in profit or loss in the period in which they are incurred in accordance with the matching principle between revenue and expenses.

21. Accounting policies for disposal of property, plant and equipment and investment property

Property, plant and equipment and investment property are derecognized upon disposal, sale, or when no future economic benefits are expected from their use or disposal.

Gains or losses arising from the disposal or sale of assets are determined as the difference between the net proceeds and the carrying amount of the assets.

Such gains or losses are recognized in profit or loss in the period in which they arise.

22. Accounting policies for current corporate income tax (including global minimum tax top-up) and deferred corporate income tax**Current corporate income tax**

Current corporate income tax expense is determined based on taxable income for the year and the applicable corporate income tax rates in accordance with prevailing tax laws.

Current corporate income tax expense includes additional corporate income tax under global minimum tax regulations.

The additional corporate income tax arising from global minimum tax rules is recognized in accordance with applicable regulations; the Company also recognizes corresponding deferred tax assets where applicable.

Deferred corporate income tax expense

Deferred corporate income tax expense arises from the recognition of deferred tax liabilities or the reversal of previously recognized deferred tax assets.

Deferred corporate income tax income arises from the recognition of deferred tax assets or the reversal of previously recognized deferred tax liabilities.

Deferred corporate income tax is determined based on temporary differences between the carrying amounts of assets and liabilities and their tax bases in accordance with applicable regulations.

23. Accounting policies and other principles**23.1. Related parties**

Enterprises and individuals are considered related parties if they directly or indirectly, through one or more intermediaries, control the Company, are controlled by the Company, or are under common control with the Company. This includes parent companies, subsidiaries and associates. Related parties also include associates, individuals who directly or indirectly hold voting rights in the Company and have significant influence over the Company, key management personnel including directors and officers of the Company, close members of the families of such individuals, as well as entities controlled or significantly influenced by such individuals.

In assessing each related party relationship, attention is given to the substance of the relationship rather than merely its legal form.

24. Principles and methods of preparing consolidated financial statements**24.1. Basis for consolidation of financial statements**

Consolidated financial statements are prepared based upon consolidating separate financial statements of the Company and its subsidiaries under its control as at 31 December annually. Control rights is in practice when the company has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

Financial statements of subsidiaries are prepared for the same fiscal as the company, using consistent accounting policies. If necessary, financial statements of subsidiaries may be adjusted to ensure the consistence between accounting policies applied at the company and its subsidiaries.

Operation results of subsidiaries which were purchased or liquidated in the period are presented on consolidated financial statements since the purchasing or liquidated dates.

Balance, main income and expense, including unrealized profits from intra-group transactions are eliminated in full from consolidated financial statements.

Non-controlling interest reflecting profits or losses and net assets which are not held by shareholders of the company will be presented in a separate item on consolidated statement of financial position and consolidated statement of comprehensive income.

24.2. Goodwill

Goodwill presented on consolidated financial statements is the surplus between its purchase cost and benefit of the company in total fair value of assets, liabilities and contingent liabilities of subsidiaries, associates or joint ventures at the investment date. Goodwill is treated as intangible fixed assets, amortized under straight-line basis with estimated useful life not beyond 10 years.

When selling subsidiaries, associates and joint ventures, the carrying amount of goodwill which is not fully amortised is accounted into profit/loss of the selling transaction.

24.3. Gain on bargain purchase

A gain on bargain purchase represents the excess of the Company's interest in the aggregate fair value of the identifiable assets, liabilities and contingent liabilities of a subsidiary, an associate or a jointly controlled entity at the acquisition date over the acquisition consideration. A gain on bargain purchase is recognised immediately in the statement of profit or loss.

V. Supplementary disclosures for items presented in the Statement of Financial Position

Unit: VND

1. Cash and cash equivalents

Cash and cash equivalents held by the Company that are not restricted in use

	30/06/2026	01/01/2026
Cash on hand	137,389,648	747,486,392
Demand deposits	27,486,492,084	59,039,780,299
Cash equivalents	101,622,328,766	456,500,000,000
	129,246,210,498	516,287,266,691

As at June 30, 2026, cash equivalents are deposits with terms of less than 03 months deposited at Tien Phong Commercial Joint Stock Bank - Headquarter Business Center and Joint Stock Commercial Bank for Investment and Development of Vietnam with an interest rate of 4.7%/year.

2. Financial investments

2.1. Investments held to maturity

	30/06/2026		01/01/2026
	Original cost	Provisions	Giá gốc
Short-term			
Term deposits (1)	487,816,460,852	-	816,460,852
Loans to related parties	120,816,166,574	-	119,800,000,000
Lai Hanh Trang Phuong (2)	120,816,166,574	-	119,800,000,000
Principal	119,800,000,000	-	119,800,000,000
Interest	1,016,166,574	-	-
	608,632,627,426	-	120,616,460,852

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- (1) Deposits with terms not exceeding 12 months are deposited at the Joint Stock Commercial Bank for Investment and Development of Vietnam and Tien Phong Commercial Joint Stock Bank with interest rates from 4.2%/year to 8.6%/year.
- (2) (*) Loan contract No. 01/HDVT/XLTW dated November 20, 2025 between Xuan La Tower Joint Stock Company and Ms. Lai Hanh Trang Phuong, loan amount to Ms. Lai Hanh Trang Phuong: 119,800,000,000 VND, loan term: 12 months, interest rate: within 3 months from the first disbursement date, the interest rate is 0%/year, after At the end of the grace period, the loan interest rate in this Contract is applied according to the principle equal to the deposit interest rate of BIDV Bank for a term of 12 months at the time of loan/extension plus a margin of 1% - 3%, the purpose of borrowing money is: to serve investment activities and financial needs.

2.2. Equity investments in other entities

	30/06/2026		01/01/2026	
	Original cost	Value under the equity method	Original cost	Value under the equity method
Investments in associates				
Song Hong Trading and Service Development Joint Stock Company	400,000,000	470,775,303	400,000,000	469,235,130
	400,000,000	470,775,303	400,000,000	469,235,130
Other long-term investments				
Incomex Investment And Consultants Joint Stock Company	900,000,000	-	900,000,000	-
Van Khoi Thanh Corporation	3,000,000,000	-	3,000,000,000	-
Green Town Viet Nam Joint Stock Company (1)	97,710,000,000	-	97,710,000,000	-
Morningstar Trading and Manufacture Joint Stock Company (2)	32,063,737,963	-	32,063,737,963	-
	133,673,737,963	-	133,673,737,963	-

- (1) As of 30/06/2026, the charter capital of Green Town Vietnam Joint Stock Company is VND 1,329,500,000,000, of which Song Hong Construction Joint Stock Company owns 7.35%.
- (2) As of 30/06/2026, the charter capital of Sao Mai Production and Trading Joint Stock Company is VND 480,000,000,000, of which Song Hong Construction Joint Stock Company owns 5.46% with a purchase price of VND 32,063,737,963.

As there is no specific guidance on determining the fair value of financial investments, the Company determines the fair value of financial investments at the balance sheet date at the carrying amount.

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3. Receivables

	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
Short-term				
Other parties				
Da Nang City Construction Projects Management Board (Multi-purpose Performance Hall - Superstructure) SongHong Joint Stock Corporation (Central Organizing Committee)	2,539,424,000	2,539,424,000	2,539,424,000	2,539,424,000
Other	1,130,471,101	1,130,471,101	1,130,471,101	1,130,471,101
Related parties				
Song Hong Trading and Service Development Joint Stock Company	1,426,612,740	-	1,426,612,740	-
	395,200,000	-	-	-
	5,491,707,841	3,669,895,101	5,096,507,841	3,669,895,101

4. Advances for suppliers

	30/06/2026	01/01/2026
Short-term		
Other parties		
Song Hong Technical Infrastructure Construction Joint Stock Company	1,000,000,000	1,000,000,000
A.D.C.I Architecture Design and Construction Investment Corporation	2,527,653,600	2,527,653,600
Consultant and Inspection Joint Stock Company of Construction Architectural, Engineering and Environmental Consulting NDC Joint Stock Company	126,480,182	420,151,882
CDC Construction Joint Stock Company	84,000,000	84,000,000
Phuc Hung Holdings Construction Joint Stock Company	26,403,029,683	5,687,191,587
Bao Chau Architecture Construction and Trading company limited	-	2,281,003,291
TDME Mechanical and Electrical Joint stock company	14,793,064,600	-
Van Xuan PCCC Company Limited	17,224,234,163	-
Thang Long Elevator Equipment Group company limited	9,459,483,900	-
Others	5,090,400,000	-
	6,672,976,766	1,522,699,343
	83,381,322,894	13,522,699,703

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5. Other receivables

	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
5.1. Short-term				
Other parties				
Advances	414,332,823	-	589,562,150	-
Other	5,416,581,062	-	48,579,197,833	-
Accrued interest income	3,245,161	-	1,540,368,449	-
Dividends receivable (Green Town Viet Nam Joint Stock Company)	-	-	36,514,227,000	-
Others	5,413,335,901	-	10,524,602,384	-
Related parties				
Mr.Pham Tien Thanh	22,175,356,189	-	34,330,179,189	-
	28,006,270,074	-	83,498,939,172	-

6. Bad debt

	30/06/2026		01/01/2026	
	Original value	Recoverable amount	Original value	Recoverable amount
Song Hong Technical Infrastructure Construction Joint Stock Company	1,000,000,000	-	1,000,000,000	-
Da Nang City Construction Projects Management Board (Multi-purpose Performance Hall - Superstructure)	2,539,424,000	-	2,539,424,000	-
Incomex Construction Joint Stock Company (Multipurpose Performer Leveling Section)	25,727,715	-	25,727,715	-
SongHong Joint Stock Corporation (Central Organizing Committee)	1,130,471,101	-	1,130,471,101	-
	4,695,622,816	-	4,695,622,816	-

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7. Inventories

	30/06/2026		01/01/2026	
	Original value	Provision	Original value	Provision
Production and business work in progress	463,753,384,382	-	410,021,163,516	-
	463,753,384,382	-	410,021,163,516	-
<i>(*)</i> : Contain				
Xuan La Market Shopping Center Project	246,304,133,529	-	223,080,188,207	-
The project of a complex of commercial centers, offices and apartments at Vinh Tuy Bridge	214,469,647,628	-	184,205,372,084	-
Other works	2,979,603,225	-	2,735,603,225	-
	463,753,384,382	-	410,021,163,516	-

8. Tangible fixed assets

Appendix No. 01

9. Intangible fixed assets

Items	Copyrights and patents (*)	Total
Original cost		
As at 01/01/2026	330,000,000	330,000,000
As at 30/06/2026	330,000,000	330,000,000
Accumulated depreciation		
As at 01/01/2026	-	-
As at 30/06/2026	-	-
Net carrying amount		
As at 01/01/2026	330,000,000	330,000,000
As at 30/06/2026	330,000,000	330,000,000

(*) Auction fee for personalized license plate 30K-591.99 and registration fee for personalized license plate 30K-595.19

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10. Biological assets

Other biological assets, excluding mature bearer livestock

	30/06/2026		01/01/2026	
	Original value	Recoverable amount	Original value	Recoverable amount
Seasonal crops or crops grown for a single harvest				
Non-current seasonal crops or crops grown for a single harvest	432,291,000	432,291,000	347,291,000	1,211,873,000
	432,291,000	432,291,000	347,291,000	1,211,873,000

11. Investment properties

11.1. Investment property for rent

Appendix No.02

12. Long-term assets in progress

12.1 Construction in progress

	30/06/2026		01/01/2026	
	Original value	Recoverable amount	Original value	Recoverable amount
Construction in progress				
Project: Ha Dong Project	39,831,769	-	39,831,769	-
Project: Kim Lien Project Phase II	204,713,273	-	204,713,273	-
Project: Dong Anh Project	17,834,760	-	17,834,760	-
Project: Liberation Project	19,981,818	-	19,981,818	-
	282,361,620	-	282,361,620	-

13. Prepaid expenses

13.1. Short-term

	30/06/2026	01/01/2026
Tools and equipment in use	5,035,000	12,587,500
Selling expenses pending allocation	72,429,112,703	-
	72,434,147,703	12,587,500

13.2. Long-term

Tools and equipment in use and others	-	54,927,185,230
Selling expenses pending allocation	1,635,082,779	1,283,064,467
	1,635,082,779	56,210,249,697

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14. Payables to suppliers

	30/06/2026	01/01/2026
Short-term		
Other parties		
Cua Viet Investment Joint Stock Company	391,896,255	391,896,255
Consultant and Inspection Joint Stock Company of Construction Technology and Equipment	32,154,913	80,946,240
DC.Luxury Architecture and Investment Joint Stock Company	93,573,761	93,573,761
Phuc Hung holdings Construction Joint Stock company	5,212,851,976	-
Others	316,086,955	318,717,181
Related parties		
Song Hong Trading and Service Development Joint Stock Company	-	89,000,000
	6,046,563,860	974,133,437

15. Advances from customers

	30/06/2026	01/01/2026
Short-term		
Other parties		
Advances from customers - Vinh Tuy Project Phase 2	937,393,453,922	534,106,251,152
Nguyen Hai Tung (*)	20,000,000,000	20,000,000,000
	957,393,453,922	554,106,251,152

(*) Collection of the 1st and 2nd installments under Share Transfer Agreement No. 1009/2025/HDCN dated 10 September 2025 between Song Hong Construction Joint Stock Company and Mr. Nguyen Hai Tung regarding the transfer of 262,500 shares in Morningstar Trading and Manufacture Joint Stock Company.

16. Dividends and profit payable

	30/06/2026	01/01/2026
Dividends and profit payable	728,027,926	553,559,801
	728,027,926	553,559,801

17. Taxes and payables to the state budget

	31/12/2025	Already paid	Payables	01/01/2025
Value-added tax	(853,511,537)	47,192,374,215	39,528,416,936	6,810,445,742
Business income tax	(8,824,536,507)	5,503,082,259	967,563,537	(4,289,017,785)
Personal income tax	147,423,700	2,285,833,448	1,923,579,133	509,678,015
Fees, Charges and Other	(10,000,000)	10,000,000		
	(9,540,624,344)	54,991,289,922	42,419,559,606	3,031,105,972

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	31/12/2025	01/01/2025
17.1. Payables		
Value added tax payable	5,896,101,858	6,810,445,742
Business income tax	949,841,544	100,424,629
Personal income tax	147,423,700	509,678,015
	6,993,367,102	7,420,548,386
17.2. Receivables	31/12/2025	01/01/2025
Special consumption tax on imported goods	6,749,613,395	-
Business income tax	9,774,378,051	4,389,442,414
Fees, Charges and Other	10,000,000	-
	16,533,991,446	4,389,442,414
18. Deferred revenue	30/06/2026	01/01/2026
Short-term		
Lease of premises	412,250,000	427,236,363
	412,250,000	427,236,363
19. Other payables	30/06/2026	01/01/2026
19.1. Short-term		
Other parties		
Trade union fees	474,514	91,210,354
Social insurance, health insurance and unemployment insurance	1,127,263	1,127,262
Short-term deposits received	1,800,000,000	3,450,302,182
Other payables	100,787,013,130	160,040,365,745
+ Interest payable on loans	7,344,301,234	6,415,504,659
+ Catalan Land Joint Stock Company (1)	91,270,100,000	91,270,100,000
+ Thanh Xuan Joint Stock Company (Must be returned to business cooperation) (2)	-	55,860,000,000
+ Other payables payable	2,172,611,896	6,494,761,086
Other receivables (surplus)	99,086,495	99,086,495
	102,687,701,402	163,682,092,038

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for the period from 01/01/2026 to 30/06/2026**19.2. Long-term****Other parties**

Long-term deposits, collateral received	630,900,800	615,480,800
	630,900,800	615,480,800

(1) Business cooperation contract No. 0701/HDHT dated 07/01/2022 signed between Song Hong Construction Joint Stock Company and Catalan Real Estate Joint Stock Company on business cooperation in the project of Xuan La commercial center, market, supermarket, office for lease, with a scale of 2075 m2 of land in Xuan La ward, Tay Ho District, Hanoi and Contract Appendix No. 01-0701/2022/PL-HDHT dated 28/04/2022. Contribution of Song Hong Construction Joint Stock Company: Commercial advantages on the project land, parts of the work performed, expenses paid to state management agencies, all other costs and financial obligations related to the project that the company has implemented up to the time of signing the contract with the amount of VND 26,000,000,000 copper. Catalan Real Estate Joint Stock Company's contribution includes: All land use levies, financial obligations and late payment interest that Song Hong Joint Stock Company has not yet paid into the state budget according to the notice of the tax authority up to the time of payment, all expenses to complete the legal procedures of the project, expenses for construction of works and expenses for putting works into operation and use, and other expenses for project implementation until the project is completed, handed over and put into use. The two parties will share profits according to the capital contribution ratio of the project.

(2) Business cooperation contract dated 18/02/2022 on the investment in construction and business of the project of a complex of shopping malls, offices and apartments at Vinh Tuy Bridge in Long Bien Ward, Long Bien District, Hanoi - the complex of shopping malls and offices from the 1st floor to the 5th floor. The total expected investment for the shopping mall and office complex from the 1st floor to the 5th floor is VND 160,997,000,000. Song Hong Construction Joint Stock Company contributed VND 90,437,000,000, equivalent to 56.18%, Thanh Xuan Joint Stock Company contributed VND 70,560,000,000, equivalent to 43.82%. Profits are divided according to the proportion of capital contribution. As at 30 June 2026, the Company had returned the entire capital contribution under the cooperation agreement at the request of Thanh Xuan Joint Stock Company.

20. Loans and debts**20.1. Short-term borrowings**

	30/06/2026	Decrease	Increase	01/01/2026
Short-term borrowings	154,435,840,000	29,000,228,714	-	183,436,068,714
Banks				
Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch	-	24,626,228,714		24,626,228,714
Organizations and individuals				
Toyota Financial Services Vietnam Company Limited	-	4,374,000,000	-	4,374,000,000
Catalan Land Joint Stock Company (1)	93,235,840,000	-	-	93,235,840,000
Related parties				
Mrs. Ngo Thi Phuong (2)	61,200,000,000	-	-	61,200,000,000
Current portion of long-term borrowings	22,050,000,000	-	-	22,050,000,000
BIDV - Hoa Binh Branch (3)	22,050,000,000	-	-	22,050,000,000
	176,485,840,000	29,000,228,714	-	205,486,068,714

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- (1) Loan Agreement No. 1706/2025/HDV dated 17 June 2025 between Catalan Real Estate Joint Stock Company and Song Hong Construction Joint Stock Company. Maximum loan amount: VND 100,000,000,000. Purpose: To support business and production activities. Term: 1 year. Interest rate: Equal to BIDV's 12-month VND deposit rate for individual customers at the time of mobilization plus a margin not exceeding 2% per annum. As at 30/06/2026, the outstanding principal balance is VND 93,235,840,000.
- (2) Loan Agreement No. 1211/2025/HDV-SH dated 12 November 2025 between Ms. Ngo Thi Phuong and Song Hong Construction Joint Stock Company. Loan amount: VND 61,200,000,000. Purpose: To pay for the subscribed shares to establish Xuan La Tower Joint Stock Company. Term: 1 year. Interest rate: Equal to BIDV's 12-month VND deposit rate plus a margin not exceeding 2% per annum. In case of full or partial early repayment before the interest calculation date, the loan shall be interest-free.
- (3) Includes:
- Loan Agreement No. 2022/HDV-BLA dated 17 February 2022 and its Appendix No. 02/2022/HDV-BLA dated 21 February 2022 between BIM Real Estate JSC and Song Hong Construction JSC. Loan amount: VND 77,910,000,000. Purpose: To purchase additional shares offered to existing shareholders of Green Town Vietnam JSC. Maturity date: 31 December 2026. Interest rate: Equal to Vietcombank's 12-month VND deposit rate for individual customers at the time of mobilization plus a margin of 4% per annum. As at 30/06/2026, the outstanding principal balance is VND 7,350,000,000.
 - Loan Agreement No. 03/2023/HDV/BLA-SH dated 10 March 2023 between BIM Real Estate JSC and Song Hong Construction JSC. Loan amount: VND 70,560,000,000. Purpose: To support business and production activities. Maturity date: 31 December 2026. Interest rate: Equal to Vietcombank's 12-month VND deposit rate for individual customers at the time of mobilization plus a margin of 4% per annum. As at 30/06/2026, the outstanding principal balance is VND 14,700,000,000.
- Collateral: Pledged as security for these loans are 977,100 shares in Green Town Vietnam JSC (par value of VND 100,000/share).

20.2. Long-term borrowings

	30/06/2026	Decrease	Increase	01/01/2026
Long-term borrowings	72,844,703,064	89,988,143,887	31,836,527,105	130,996,319,846
Banks				
Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch (5)	-	89,988,143,887	-	89,988,143,887
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Xuan Branch (3)	50,794,703,064		31,836,527,105	18,958,175,959
Organizations and individuals	-			-
BIM Land Joint Stock Company (2)	22,050,000,000	-	-	22,050,000,000
Current portion of long-term borrowings	22,050,000,000	-	-	22,050,000,000
BIM Land Joint Stock Company (2)	22,050,000,000	-	-	22,050,000,000
Long-term borrowings	94,894,703,064	89,988,143,887	31,836,527,105	153,046,319,846

- (3) Credit Agreement No. 01/2025/134835 dated 29 August 2025 between Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) and Song Hong Construction Joint Stock Company. Total credit limit for loan drawdowns and LC issuance is VND 356,000,000,000. Commitment term: Maximum 144 months from the first disbursement date. Interest rate: Applied to each specific debt acknowledgment. Purpose: To implement the Xuan La Commercial Center, Market, Supermarket, and Office for Lease Project in Hanoi. The loan is secured by Mortgage Agreement No. 01/2025/134835/HDBD dated 29 August 2025 between the bank and Song Hong Construction Joint Stock Company.

21. Owner's equity

21.1. Increase and decrease in owner's equity

Appendix No. 03

21.2. The details of the owner's equity

	30/06/2026		01/01/2026	
	Rate (%)	Value	Rate (%)	Value
Pham Hung	17.01%	34,014,490,000	17.01%	34,014,490,000
Thanh Long Investment One Member Limited Liability Company	16.85%	33,701,000,000	16.85%	33,701,000,000
Vo Ngoc Hung	8.16%	16,324,000,000	8.16%	16,324,000,000
HANSHIN Engineering & Construction Co., Ltd	5.99%	11,970,000,000	5.99%	11,970,000,000
Tru Hoai Nam	5.00%	9,990,000,000	5.00%	9,990,000,000
Other shareholders	47.00%	94,000,510,000	47.00%	94,000,510,000
	100%	200,000,000,000	100%	200,000,000,000

21.3. Capital transactions with owners and distribution of dividends and profits

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Owner's Equity		
Opening balance	200,000,000,000	200,000,000,000
Closing balance	200,000,000,000	200,000,000,000

21.4. Stock

	30/06/2026	01/01/2026
Quantity of registered issuing stocks	20,000,000	20,000,000
Quantity of Authorized issuing stocks		
Common stocks	20,000,000	20,000,000
Preferred shares (classified as equity)		
Number of Repurchased Shares (Treasury Shares)		
Common stocks	2,428,000	2,428,000
Preferred shares (classified as equity)		
Quantity of Outstanding Stocks		
Common stocks	17,572,000	17,572,000
	10,000	10,000
Par value of Stocks		

SONG HONG CONSTRUCTION JOINT STOCK COMPANYNo. 164 Lo Duc, Hai Ba Trung Ward,
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	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Opening balance	59,393,050,556	609,258,377
Profit after tax attributable to non-controlling interests	375,661,924	3,903,895
Other increase	354,439	-
Closing balance	59,769,066,919	613,162,272

VI. Supplementary disclosures for items presented in the Statement of Profit or Loss

Unit: VND

1. Total revenues from sale of goods and rendering of services

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Revenue from service provision	3,572,971,271	3,159,738,725
	3,572,971,271	3,159,738,725

2. Cost of good sold

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Cost of service provision	1,961,328,115	1,934,341,152
	1,961,328,115	1,934,341,152

3. Financial incomes

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Interests of bank deposits and loans	9,698,693,534	401,243,180
	9,698,693,534	401,243,180

4. Financial expenses

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Interests of borrowing	1,177,219,708	940,356,987
	1,177,219,708	940,356,987

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5. Selling and general administrative expenses

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
General administrative expenses		
Management staff	1,793,226,007	1,543,843,309
Depreciation expenses	1,356,550,698	1,048,146,618
Expenses from external services	774,023,766	1,179,848,928
Other expenses by cash	1,539,236,866	856,360,480
	5,463,037,337	4,628,199,335

6. Other income

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Fines and compensation received	305,831,889	57,000,000
	305,831,889	57,000,000

7. Other expense

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Remaining value of fixed assets and costs of liquidation and sale of fixed assets	616,179,954	-
Tax penalties and administrative penalties	-	-
Other	238,242,700	6,441,556
	854,422,654	6,441,556

8. Business and productions cost by items

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Labour cost	4,800,563,502	3,142,724,469
Depreciation Expenses of Fixed Assets	2,990,402,329	2,085,863,810
Outsourced service expenses	49,390,854,195	47,345,520,708
Other expenses	3,974,766,292	919,238,898
	61,156,586,318	53,493,347,885

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9. Income Tax**9.1. Current corporate income tax expense**

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Expenses for corporate income tax calculated on taxable income in the current period	967,563,537	48,798,684
Current corporate income tax expense	967,563,537	48,798,684

The corporate income tax expense for the financial year has been estimated based on taxable income and may be subject to adjustments upon examination by the tax authorities.

10. Earnings per Share

	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
Profit after tax	2,779,803,592	(3,942,891,562)
Adjustment	-	(4,950,000,000)
Bonus and Welfare Fund	-	(4,950,000,000)
Distributed profit for shareholders	2,779,803,592	(8,892,891,562)
Average quantity of authorized issuing stocks	17,572,000	17,572,000
	158	(506)

The basic earnings per share for the previous period were recalculated by deducting the amount reserved for the reward and welfare fund when determining the profit for calculating basic earnings per share, according to the guidance in Circular 99/2025/TT-BTC dated 27/10/2025, of the Ministry of Finance. The recalculation of the reserve for the reward and welfare fund resulted in the basic earnings per share for the same period last year decreasing from -224 VND/share to -506 VND/share.

VII. Other information

Unit: VND

1. Potential debts, commitments, and other financial information

There are no potential liabilities arising from events that have occurred that may affect the information presented in the Financial Statements over which the Company has no control or has not been recorded.

2. Events after the reporting period

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the financial statements.

3. Information on related parties

3.1. List of related parties

<u>Related parties</u>	<u>Relationship</u>
Mr. Pham Tien Thanh Key Managing Member	Deputy General Director Major shareholder

During the period, the Company entered into the following significant transactions with related parties

<u>Related parties/ Contents</u>	<u>01/01/2026 to 30/06/2026</u>
Song Hong Trading and Service Development Joint stock company	
Car park rental revenue	2,148,733,634
Fees for operation management and other services to be paid	311,894,444

3.2. Outstanding balances with related parties up to the reporting date are as follows

Balances with related parties at the balance sheet date are presented in Note V.

3.3. Transactions with other related parties are as follows

<u>Remuneration to members of Board of Management and Board of Directors</u>	<u>01/01/2026 to 30/06/2026</u>	<u>01/01/2025 to 30/06/2025</u>
Remuneration to members of Board of		
Mr Pham Hung Chairman	611,342,000	390,000,000
Mrs Pham Quynh Trang General Director, Board Member	445,224,909	284,506,546
Mrs Nong Thu Trang Deputy General Director	383,787,746	233,234,909
Mr Pham Quang Huy Member	234,662,605	143,290,181
Mr Tru Hoai Nam Member	40,000,000	30,000,000
Mr Pham Tien Thanh Deputy General Director	383,051,654	232,227,273
Income of the Supervisory Board		
Mrs Mai Hong Linh Head of Committee	40,000,000	30,000,000
Mrs Tran Thi Thuy Linh Member	213,293,123	101,931,817
Mrs Nguyen Hoai Thu Member	217,655,609	134,530,727

4. Segment statements

The Company does not prepare segment statements because of not satisfying 1 in 3 conditions about preparing segment statements upon business field or geographical area required in Circular No. 20/2006/TT-BTC dated on 26 March 2006 of Ministry of Finance guiding performance of accounting standards promulgated under Decision No. 12/2005/QĐ-BTC dated on 15 February 2005 of Ministry of Finance.

5. Comparative information

Comparative figures are figures on the consolidated financial statements for the accounting period from 01/01/2025 to 30/06/2025 and the financial statements for the fiscal year ended 31/12/2025, which have been reviewed and

Certain comparative figures have been reclassified to conform with Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the Accounting Regime for Enterprises, in order to be comparable with the current period's presentation.

Appendix No. 04

6. Information on going - concern

There are no events that raise significant doubt about the Company's ability to continue as a going concern, and the Company has no intention or necessity to cease operations or significantly curtail the scale of its operations.

Hanoi, August 25, 2026

General Director

Prepared by

Chief Accountant



Nguyen Thi Ha Thu



Luong Thi Anh Phuong



Pham Quynh Trang

SONG HONG CONSTRUCTION JOINT STOCK COMPANY

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Appendix No. 01

8. Tangible fixed assets

Items	Buildings	Mean of Transportation	Machinery, Equipment	Total
Original cost				
As at 01/01/2026	47,338,038,090	14,314,076,501	1,842,630,603	63,494,745,194
Purchase in the period	-	9,858,544,000	-	9,858,544,000
Liquidating, disposed	-	(9,598,203,455)	-	(9,598,203,455)
As at 30/06/2026	47,338,038,090	14,574,417,046	1,842,630,603	63,755,085,739
Accumulated depreciation				
As at 01/01/2026	13,439,089,116	3,050,982,289	1,760,545,091	18,250,616,496
Depreciation in period	888,937,540	1,055,440,950	18,845,573	1,963,224,063
Liquidating, disposed	-	(2,236,568,955)	-	(2,236,568,955)
As at 30/06/2026	14,328,026,656	1,869,854,284	1,779,390,664	17,977,271,604
Net carrying amount				
As at 01/01/2026	33,898,948,974	11,263,094,212	82,085,512	45,244,128,698
As at 30/06/2026	33,010,011,434	12,704,562,762	63,239,939	45,777,814,135

Cost of fully depreciated tangible fixed assets but still in use: 2,904,376,239

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Separate Financial Statements
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Appendix No.02

10. Investment properties

Investment property for rent

Items	30/06/2026	Decreases during the period	Increases during the period	01/01/2026
Original cost	32,899,342,540		14,556,810,000	18,342,532,540
House	28,572,661,783		13,802,538,631	14,770,123,152
+ Floor G1, Building D1 Vinh Tuy	23,393,745,263		13,802,538,631	9,591,206,632
+ Floor G2,3, Building D1 Vinh Tuy	5,178,916,520		-	5,178,916,520
Land use rights	4,326,680,757		754,271,369	3,572,409,388
+ Floor G1, Building D1 Vinh Tuy	3,085,791,358		754,271,369	2,331,519,989
+ Floor G2,3, Building D1 Vinh Tuy	1,240,889,399		-	1,240,889,399
Accumulated depreciation	3,365,246,723		524,913,077	2,840,333,646
House	3,365,246,723	-	524,913,077	2,840,333,646
+ Floor G1, Building D1 Vinh Tuy	2,263,581,106	-	421,691,537	1,841,889,569
+ Floor G2,3, Building D1 Vinh Tuy	1,101,665,617	-	103,221,540	998,444,077
Land use rights	-	-	-	-
+ Floor G1, Building D1 Vinh Tuy	-	-	-	-
+ Floor G2,3, Building D1 Vinh Tuy	-	-	-	-
Net carrying amount	29,534,095,817	-		15,502,198,894
House	25,207,415,060	-		11,929,789,506
+ Floor G1, Building D1 Vinh Tuy	21,130,164,157	-		7,749,317,063
+ Floor G2,3, Building D1 Vinh Tuy	4,077,250,903	-		4,180,472,443
Land use rights	4,326,680,757	-		3,572,409,388
+ Floor G1, Building D1 Vinh Tuy	3,085,791,358	-		2,331,519,989
+ Floor G2,3, Building D1 Vinh Tuy	1,240,889,399	-		1,240,889,399

SONG HONG CONSTRUCTION JOINT STOCK COMPANY

No. 164 Lo Duc, Hai Ba Trung Ward,
Hanoi city

Consolidated Financial Statements
for the period from 01/01/2026 to 30/06/2026

Appendix No. 03

21. Owner's equity

21.1. Increase and decrease in owner's equity

	Owner's Equity	Share capital surplus	Treasury shares	Development investment fund	Retained earnings	Non-controlling Interests	Total
As at 01/01/2025	200,000,000,000	22,123,458,400	(22,127,942,200)	40,009,766,120	39,727,406,041	609,258,377	280,341,946,738
Profit/(loss) in period	-	-	-	-	(3,942,891,562)	3,903,895	(3,938,987,667)
Earnings distribution	-	-	-	-	(582,804,686)	-	(582,804,686)
As at 30/06/2025	200,000,000,000	22,123,458,400	(22,127,942,200)	40,009,766,120	35,201,709,793	613,162,272	275,820,154,385
As at 01/01/2026	200,000,000,000	22,123,458,400	(22,127,942,200)	40,009,766,120	58,679,419,697	59,393,050,556	358,077,752,573
Profit/(loss) in period	-	-	-	-	2,779,803,592	375,661,924	3,155,465,516
Other increase	-	-	-	-	-	354,439	354,439
Earnings distribution (*)	-	-	-	-	(49,372,000,000)	-	(49,372,000,000)
Other decrease	-	-	-	-	(354,439)	-	(354,439)
As at 30/06/2026	200,000,000,000	22,123,458,400	(22,127,942,200)	40,009,766,120	12,086,868,850	59,769,066,919	311,861,218,089

(*) The company distributes profits according to the Resolution of the General Meeting of Shareholders No. 01/NQ-GDHCĐ dated 21/04/2026.

Deduction of reward funds and welfare funds	4,950,000,000
Payment of remuneration for the board of	492,000,000
Dividend payment	43,930,000,000
Total	49,372,000,000

SONG HONG CONSTRUCTION JOINT STOCK COMPANY

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Consolidated Financial Statements
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Appendix No. 04

5. Comparative information

Data presented according to Circular 43/2026/TT-BTC

Items	Code	Reprepared
5.1. Statement of Financial Position		
Short-term financial investments	120	120,616,460,852
Short-term held-to-maturity investments	123	120,616,460,852
Short-term receivables	130	-
Inventories	140	410,021,163,516
Inventories	141	410,021,163,516
Long-term biological assets	230	347,291,000
Seasonal crops or crops harvested once	237	347,291,000
Dividends and profit payable	313	553,559,801
Other short-term payables	320	163,682,092,038
Short-term borrowings and finance lease liability	321	205,486,068,714

Data according to 2025 Financial Report

Items	Code	Prepared	Difference
Short-term financial investments	120	816,460,852	119,800,000,000
Investments held to maturity	123	816,460,852	119,800,000,000
Short-term accounts receivable	130	119,800,000,000	(119,800,000,000)
Short-term Loans receivables	135	119,800,000,000	(119,800,000,000)
Inventories	140	410,368,454,516	(347,291,000)
Inventories	141	410,368,454,516	(347,291,000)
			347,291,000
			347,291,000
			553,559,801
Short-term other payables	319	225,435,651,839	(61,753,559,801)
Short-term loans and debts	320	144,286,068,714	61,200,000,000

