

BGI GROUP JOINT STOCK COMPANY
REVIEWED INTERIM CONSOLIDATED
FINANCIAL STATEMENTS

For the period from 01/01/2025 to 30/6/2025



BGI GROUP JOINT STOCK COMPANY

Address: 3rd Floor, Vinaconex 7 Building, No. 61, Nguyen Van Giap Street,
Tu Liem Ward, Hanoi, Vietnam

TABLE OF CONTENTS

CONTENTS	PAGES
BOARD OF GENERAL DIRECTORS' REPORT	02 - 03
REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION	04 - 05
INTERIM CONSOLIDATED BALANCE SHEET	06 - 07
INTERIM CONSOLIDATED INCOME STATEMENT	08
INTERIM CONSOLIDATED CASH FLOW STATEMENT	09 - 10
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS	11 - 47

BOARD OF GENERAL DIRECTORS' REPORT

We, members of the Board of General Directors of BGI Group Joint Stock Company (hereinafter referred to as "the Company") present this report together with the Company's reviewed Interim Consolidated Financial Statements for the period from 01/01/2025 to 30/6/2025.

Board of Management and Board of General Directors

Members of Board of Management and Board of General Directors who held the Company during the period from 01/01/2025 to 30/6/2025 and to the date of this report, include:

Board of Management

Mr. Hoang Trong Duc	Chairman
Mr. Bui Viet Anh	Member
Mr. Hoang Anh Tu	Member
Mr. Phi Manh Hau	Member
Mr. Nguyen Ngoc Minh	Independent member

Board of General Directors

Mr. Bui Viet Anh	General Director
Mr. Hoang Anh Tu	Deputy General Director
Mr. Nguyen Duc Hung	Deputy General Director
Mr. Than Huy Toan	Deputy General Director

Respective responsibilities of Board of General Directors

Board of General Directors of the Company is responsible for preparing Interim Consolidated Financial Statements which give a true and fair view of the consolidated financial position, business operation results and cash flows of the Company in the period, in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and legal regulations relating to the preparation and presentation of the Interim Consolidated Financial Statements. In the preparation of these Interim Consolidated Financial Statements, Board of General Directors is required to:

- Select suitable accounting policies and then consistently apply them;
- Make judgments and estimates that are reasonable and prudent;
- State whether appropriate accounting standards are respected or any application of material misstatements that needs to be disclosed and justified in Interim Consolidated Financial Statements;
- Prepare the Interim Consolidated Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the Interim Consolidated Financial Statements so as to minimize risks and frauds.

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 that the Interim Consolidated Financial Statements comply with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and legal regulations relating to the preparation and presentation of the Interim Consolidated Financial Statements. Board of General Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

BOARD OF GENERAL DIRECTORS' REPORT

(continued)

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

For and on behalf of Board of General Directors,

BGI GROUP JOINT STOCK COMPANY



Hoang Anh Tu

Deputy General Director

(Power of Attorney No. 123/2025/UQ-BGI dated July 21, 2025)

Hanoi, August 26, 2025

No. 2808.03/-25/BC-TC/VAE

Hanoi, August 28, 2025

**REPORT ON REVIEW OF
INTERIM FINANCIAL INFORMATION**

**To: The Shareholders
 The Board of Management and Board of General Directors
 BGI Group Joint Stock Company**

We have reviewed the accompanying Interim Consolidated Financial Statements of BGI Group Joint Stock Company (hereinafter referred to as "the Company"), prepared on August 26, 2025, from page 06 to page 47, including: Interim Consolidated Balance Sheet as at 30/6/2025, Interim Consolidated Income Statement, Interim Consolidated Cash Flows Statement for the 6 month period then ended and Notes to the Interim Consolidated Financial Statements.

Board of General Director's responsibility

Board of General Directors of the Company is responsible for the preparation and fair presentation of the Interim Consolidated Financial Statements of Company in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and legal regulations relating to the preparation and presentation of the Interim Consolidated Financial Statements and for such internal control as Board of General Directors determines is necessary to enable the presentation of Interim Consolidated Financial Statements that are free from material misstatements whether due to fraud or error.

Respective responsibilities of Auditor's

Our responsibility is to express a conclusion on these Interim Consolidated Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagement (VSRE) 2410 – Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

The review of interim financial information involves conducting interviews, primarily with those responsible for financial and accounting matters, as well as performing analytical procedures and other review procedures. A review is substantially narrower in scope than an audit conducted in accordance with Vietnamese Standards on Auditing, and therefore 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.

Auditor's Conclusion

Base on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Consolidated Financial Statements do not give a true and fair view, in all material respects, of the financial position of the Company as at 30/6/2025, and of its interim income statement and interim cash flows for the 6 month period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese corporate accounting system, and the relevant statutory requirements on the preparation and presentation of Interim Consolidated Financial Statements.

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

(continued)

Emphasis of Matter

We draw the attention of readers to Note No. V.9 and V.11 of the Notes to the Interim Consolidated Financial Statements, the Company is currently mortgaging a part of the tangible fixed assets "Commercial and Service Office on the 3rd floor" and a part of the Investment Real Estate "3rd Floor Kindergarten" of the Public Service, Office and Housing Complex Building at No. 61, Nguyen Van Giap Street, Tu Liem Ward, Hanoi to mortgage for (i) the loan of BGI Construction Materials Joint Stock Company at the Vietnam Joint Stock Commercial Bank for Investment and Development, (ii) the loan of Mr. Pham Van Vu - Company's Chief Financial Officer and (iii) the loan of Mr. Hoang Xuan Truong - General Director of BGI Construction Materials Joint Stock Company at the Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ha Nam Branch.

Our conclusion is not modified in respect of this matter.

A red circular stamp from Vietnam Auditing and Evaluation Co., Ltd. is located on the left. The stamp contains the text: "CÔNG TY TRÁCH NHIỆM HỮU HẠN KIỂM TOÁN VÀ ĐÌNH GIÁ VIỆT NAM Đ. CẦU GIẤY - TP. HÀ NỘI". A blue ink signature is written over the stamp.

Nguyen Thi Hong Van
Deputy General Director – Audit Director
Audit Practising Registration Certificate
No. 0946-2023-034-1
For and on behalf of
VIETNAM AUDITING AND EVALUATION CO., LTD.

Form B 01a - DN/HN

INTERIM CONSOLIDATED BALANCE SHEET

As at 30/6/2025

Unit: VND

ASSETS	Codes	Notes	30/6/2025	01/01/2025
A. CURRENT ASSETS	100		555,991,853,368	419,421,340,393
I. Cash and cash equivalents	110	V.1.	4,607,443,913	16,556,791,348
1. Cash	111		3,807,443,913	15,956,791,348
2. Cash equivalents	112		800,000,000	600,000,000
II. Short-term financial investments	120	V.3.	-	480,000,000
1. Held-to-maturity investments	123		-	480,000,000
III. Short-term receivables	130		497,114,640,957	363,464,845,430
1. Short-term trade accounts receivable	131	V.4.	139,084,764,522	118,984,262,352
2. Advances to suppliers	132	V.5.	4,466,830,278	1,789,282,819
3. Short-term loans receivable	135	V.2.	20,756,888,888	-
4. Other short-term receivables	136	V.6.	351,686,643,942	262,208,100,932
5. Provision for short-term doubtful debts	137		(18,880,486,673)	(19,516,800,673)
IV. Inventories	140		51,519,577,751	36,879,771,631
1. Inventories	141	V.8.	51,519,577,751	36,879,771,631
V. Other current assets	150		2,750,190,747	2,039,931,984
1. Short-term prepayments	151	V.13.	234,986,006	142,732,827
2. VAT deductibles	152		2,501,784,722	1,879,391,487
3. Taxes and receivables to the State budget	153	V.16.	13,420,019	17,807,670
B. NON-CURRENT ASSETS	200		1,070,997,421,839	1,070,498,868,942
I. Long-term receivables	210		681,425,496,000	680,230,420,000
1. Other long-term receivables	216	V.6.	681,425,496,000	680,230,420,000
II. Fixed assets	220		33,884,676,269	37,755,113,656
1. Tangible fixed assets	221	V.9.	33,884,676,269	37,755,113,656
- Historical cost	222		73,101,575,818	73,101,575,818
- Accumulated depreciation	223		(39,216,899,549)	(35,346,462,162)
2. Intangible fixed assets	227	V.10.	-	-
- Historical cost	228		516,767,278	516,767,278
- Accumulated amortization	229		(516,767,278)	(516,767,278)
III. Investment property	230	V.11.	35,425,366,818	36,550,495,608
- Historical cost	231		56,256,439,778	56,256,439,778
- Accumulated depreciation	232		(20,831,072,960)	(19,705,944,170)
IV. Long-term assets in progress	240	V.12.	1,579,308,299	18,703,704
1. Construction in progress costs	242		1,579,308,299	18,703,704
V. Long-term financial investments	250	V.3.	318,410,677,265	315,709,003,947
1. Investments into joint-venture, associates	252		318,410,677,265	315,709,003,947
2. Investments into other entities	253		711,075,000	711,075,000
3. Provision for long-term financial investments	254		(711,075,000)	(711,075,000)
VI. Other non-current assets	260		271,897,188	235,132,027
1. Long-term prepayments	261	V.13.	244,089,961	198,711,466
2. Deferred tax assets	262	V.20.	27,807,227	36,420,561
TOTAL ASSETS (270 = 100 + 200)	270		1,626,989,275,207	1,489,920,209,335

(Notes from page 11 to page 47 are an integral part of these Interim Consolidated Financial Statement)

Form B 01a - DN/HN

INTERIM CONSOLIDATED BALANCE SHEET

As at 30/6/2025
(continued)

Unit: VND

RESOURCES	Codes	Notes	30/6/2025	01/01/2025
C. LIABILITIES	300		565,908,406,401	433,968,413,294
I. Current liabilities	310		468,736,981,643	376,325,466,136
1. Short-term trade accounts payable	311	V.14.	64,975,159,736	65,889,297,528
2. Short-term advances from customers	312	V.15.	182,003,346,722	146,746,627,882
3. Taxes and payables to the State budget	313	V.16.	864,839,072	1,438,566,383
4. Payables to employees	314		3,092,713,499	3,639,362,877
5. Short-term accrued expenses	315	V.17.	826,420,768	2,522,017,464
6. Other short-term payables	319	V.19.	34,181,271,020	34,035,807,551
7. Short-term loans and obligations under finance lease	320	V.18.	165,554,904,691	111,851,601,353
8. Welfare and bonus fund	322		17,238,326,135	10,202,185,098
II. Non-current liabilities	330		97,171,424,758	57,642,947,158
1. Long-term trade accounts payable	331	V.14.	16,801,517,849	16,801,517,849
2. Long-term accrued expenses	333	V.17.	29,754,090,909	29,754,090,909
3. Other long-term payables	337	V.19.	2,459,771,000	2,449,913,400
4. Long-term loans and obligations under finance lease	338	V.18.	48,156,045,000	8,637,425,000
D. OWNER'S EQUITY	400		1,061,080,868,806	1,055,951,796,041
I. Owner's equity	410	V.21.	1,061,080,868,806	1,055,951,796,041
1. Owner's contributed capital	411		960,908,700,000	960,908,700,000
- Ordinary shares with voting right	411a		960,908,700,000	960,908,700,000
2. Share premium	412		2,774,961,158	2,774,961,158
3. Treasury shares	415		(3,141,000)	(3,141,000)
4. Development and investment fund	418		7,724,293,614	7,724,293,614
5. Retained earnings	421		81,451,153,969	75,070,743,751
- Retained earnings accumulated to the prior year end	421a		67,737,602,714	60,772,765,995
- Retained earnings of the current period	421b		13,713,551,255	14,297,977,756
6. Non-controlling interest	429		8,224,901,065	9,476,238,518
II. Other funding sources and funds	430		-	-
TOTAL RESOURCES (440 = 300 + 400)	440		1,626,989,275,207	1,489,920,209,335

Hanoi, August 26, 2025

BGI GROUP JOINT STOCK COMPANY

Prepared by

Chief Accountant

Deputy General Director





Tran Quang Trung

Tran Quang Trung

Hoàng Anh Tu

(Power of Attorney No. 123/2025/UQ-BGI
dated July 21, 2025)

(Notes from page 11 to page 47 are an integral part of these Interim Consolidated Financial Statement)

Form B 02a - DN/HN

INTERIM CONSOLIDATED INCOME STATEMENT

For the period from 01/01/2025 to 30/6/2025

Unit: VND

Items	Codes	Notes	From 01/01/2025 to 30/6/2025	From 01/01/2024 to 30/6/2024
1. Gross revenue from goods sold and services rendered	01	VI.1.	200,499,487,043	130,713,942,617
2. Deductions	02		-	-
3. Net revenue from goods sold and services rendered (10=01-02)	10		200,499,487,043	130,713,942,617
4. Cost of sales	11	VI.2.	171,764,941,205	105,965,764,648
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		28,734,545,838	24,748,177,969
6. Financial income	21	VI.3.	505,944,517	373,671,519
7. Financial expenses	22	VI.4.	5,284,171,782	4,350,073,422
- In which: Interest expense	23		5,284,171,782	4,350,073,422
8. Profit or loss in joint ventures, associates	24		2,701,673,318	3,336,655,956
9. Selling expenses	25	VI.7.	924,171,271	545,953,252
10. General and administration expenses	26	VI.7.	10,100,971,014	12,112,402,965
11. Operating profit {30 = 20 + (21 - 22) + 24 - (25 + 26)}	30		15,632,849,606	11,450,075,805
12. Other income	31	VI.5.	433,982,393	48,000
13. Other expenses	32	VI.6.	2,432,664,356	55,162,501
14. Profit from other activities (40 = 31 - 32)	40		(1,998,681,963)	(55,114,501)
15. Accounting profit before tax (50 = 30 + 40)	50		13,634,167,643	11,394,961,304
16. Current corporate income tax expenses	51	VI.9.	1,163,340,507	1,970,069,670
17. Deferred corporate income tax expenses	52	VI.10.	8,613,334	22,348,428
18. Net profit after corporate income tax (60 = 50 - 51 - 52)	60		12,462,213,802	9,402,543,206
19. Profit after tax attributable to the Parent company	61		13,713,551,255	8,631,745,986
20. Profit after tax attributable to non-controlling interests	62		(1,251,337,453)	770,797,220
21. Basic earning per share	70	VI.11.	143	90
22. Declining earnings per share	71	VI.12.	143	86

Hanoi, August 26, 2025

BGI GROUP JOINT STOCK COMPANY

Prepared by

Chief Accountant

Deputy General Director



Tran Quang Trung



Tran Quang Trung



Hoang Anh Tu

(Power of Attorney No. 123/2025/UQ-
BGI dated July 21, 2025)

(Notes from page 11 to page 47 are an integral part of these Interim Consolidated Financial Statement)

Form B 03a - DN/HN

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Under indirect method)

For the period from 01/01/2025 to 30/6/2025

Unit: VND

ITEMS	Codes	Notes	From 01/01/2025 to 30/6/2025	From 01/01/2024 to 30/6/2024
I. Cash flow from operating activities				
1. Profit before tax	01		13,634,167,643	11,394,961,304
2. Adjustments for				
- Depreciation of fixed assets and investment properties	02		4,995,566,177	6,742,121,602
- Provisions	03		(636,314,000)	3,146,278,412
- Gain, loss from investing activities	05		(505,944,517)	(373,671,519)
- Interest expense	06		5,284,171,782	4,350,073,422
3. Profit from operating activities before changes in working capital	08		22,771,647,085	25,259,763,221
- Increases/Decreases in receivables	09		(114,127,349,147)	(45,351,887,082)
- Increases/Decreases in inventories	10		(14,639,806,120)	(6,523,034,307)
- Increases/Decreases in payables (excluding interest payable, corporate income tax payable)	11		27,681,886,410	(10,898,800,411)
- Increases/Decreases in prepayments	12		(137,631,674)	40,780,997
- Interest expense paid	14		(5,007,756,619)	(4,333,682,217)
- Corporate income tax paid	15		(150,000,000)	(1,382,429,922)
- Other cash outflows	17		(297,000,000)	(108,500,000)
Net cash flow from operating activities	20		(83,906,010,065)	(43,297,789,721)
II. Cash flow from investing activities				
1. Cash recovered from lending, selling debt instruments of other entities	21		(1,560,604,595)	(1,723,323,911)
2. Cash outflows for lending, buying debt instruments of other entities	23		(25,856,888,888)	(6,000,000,000)
3. Cash recovered from lending, selling debt instruments of other entities	24		5,580,000,000	-
4. Interest earned, dividends and received profits	27		572,232,775	373,133,404
Net cash flow from investment activities	30		(21,265,260,708)	(7,350,190,507)
III. Cash flow from financial activities				
1. Proceeds from borrowing	33		216,303,369,262	73,281,132,664
2. Repayment of borrowing	34		(123,081,445,924)	(74,099,599,798)
Net cash flow from financial activities	40		93,221,923,338	(818,467,134)

(Notes from page 11 to page 47 are an integral part of these Interim Consolidated Financial Statement)

Form B 03a - DN/HN

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Under indirect method)

For the period from 01/01/2025 to 30/6/2025

(continued)

Unit: VND

ITEMS	Codes	Notes	From 01/01/2025 to 30/6/2025	From 01/01/2024 to 30/6/2024
Net cash flow in the period (50 = 20+30+40)	50		(11,949,347,435)	(51,466,447,362)
Cash and cash equivalents at the beginning of the period	60		16,556,791,348	65,465,553,569
Effect of changes in foreign exchange rates	61		-	-
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	V.1.	4,607,443,913	13,999,106,207

Hanoi, August 26, 2025

BGI GROUP JOINT STOCK COMPANY

Prepared by

Chief Accountant

Deputy General Director



Tran Quang Trung



Tran Quang Trung



Hoàng Anh Tu

(Power of Attorney No. 123/2025/UQ-
BGI dated July 21, 2025)

(Notes from page 11 to page 47 are an integral part of these Interim Consolidated Financial Statement)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

I. Operational characteristics of enterprise**1. Structure of ownership**

BGI Group Joint Stock Company (hereinafter referred to as “Company”), formerly No.7 Construction Joint Stock Company, established and operated under the Business Registration Certificate No. 0100105743 dated 19/02/2002 issued by Hanoi Authority for Planning and Investment. The Company has made 23 times of changes in its Business Registration Certificate.

Under the 23rd amended Business Registration Certificate dated 26/12/2023 due to the change of Charter capital, the Charter capital is **VND 960,908,700,000** *(In word: Nine hundred sixty billion, nine hundred and eight million, seven hundred thousand Vietnamese Dongs)*.

Shares of the Company are listed on the Hanoi Stock Exchange (HNX) under securities code of VC7.

2. Business domain

The company operates in the field of construction and real estate business.

3. Business lines

- Undertaking construction contracts for civil, industrial, postal, irrigation, road traffic works at all levels, airports, ports, bridges, urban and industrial park infrastructure works, power lines, 110KV transformer stations;
- Construction of foundation leveling, weak soil treatment for water supply and drainage construction works;
- Installation of technological and pressure pipes for refrigeration, interior decoration;
- Real estate business;
- Production and trade of purified water;
- Production, installation of concrete components, steel structures, and engineering systems;
- Buying - selling all kinds of machinery and equipment (elevators, air conditioners, ventilation, fire protection, water supply and drainage) and completing construction works.

The Company's Head Office: 3rd Floor, Vinaconex 7 Building, No. 61, Nguyen Van Giap Street, Tu Liem Ward, Hanoi, Vietnam.

4. Normal course of production and business

Normal operating cycle of the Company will last no more than 12 months or more than 12 months, in particular:

- For office rental services not exceeding 12 months;
- For construction and investment cooperation activities over 12 months;

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)***5. Structure of enterprise**

Details of Subsidiaries which are consolidated into these Interim Consolidated Financial Statements for the period from 01/01/2025 to 30/6/2025 as follows:

- | | | |
|----|--|---|
| 1. | BGI Construction Materials Joint Stock Company | Address: Da Le Craft Village Industrial Park, Thanh Thuy Ward, Hue City, Vietnam
Main operating activities: Manufacture of concrete and products from cement and plaster
Proportion of contribution: 70.92 %
Voting right proportion: 70.92% |
| 2. | BGI Construction Joint Stock Company | Address: 3rd Floor, Vinaconex 7 Building, No. 61, Nguyen Van Giap Street, Tu Liem Ward, Hanoi
Main operating activities: Construction
Proportion of contribution: 89.90%
Voting right proportion: 89.90% |

Details of the significant associates reflected in the Company's consolidated financial statements using the equity method for the period from 01/01/2025 to 30/6/2025 as follows:

- | | | |
|----|-----------------------------------|---|
| 1. | IUC Group Joint Stock Company | Address: 3rd Floor, Vinaconex 7 Building, No. 61, Nguyen Van Giap Street, Tu Liem Ward, Hanoi
Main operating activities: Construction, real estate business
Proportion of contribution: 39.47%
Voting right proportion: 39.47% |
| 2. | IUC Hoa Binh Hill Company Limited | Address: Sub-zone 3, Luong Son commune, Phu Tho province, Vietnam
Main operating activities: Real estate business
Proportion of contribution: 30.00%
Voting right proportion: 30.00% |

6. Disclosure of information comparability in the Interim Consolidated Financial Statements

The respective information and figures presented in the Interim Consolidated Financial Statements of the Company for the period from 01/01/2025 to 30/6/2025 are comparative.

7. Number of employees

Number of employees of the Parent Company and its subsidiaries as at 30/6/2025: 113 people.

II. Accounting period, currency used in accounting**1. Accounting period**

The Company's accounting period begins on 01/01 and ends on 31/12 every year.

These Interim Consolidated Financial Statements are prepared for the period from 01/01/2025 to 30/6/2025.

2. Currency used in accounting

The currency used in accounting is Vietnam dong ("VND") accounted under the principle of historical cost, in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and the legal regulations related to the preparation and presentation of Interim Consolidated Financial Statements.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)*

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

III. Applied accounting regime and standards**1. Applied accounting regime and standards**

The Company applies Vietnamese Accounting regime and Vietnamese Accounting Standards for enterprises promulgated under the Circular No. 200/2014/TT-BTC dated 22/12/2014 by Ministry of Finance guiding the Accounting Regime for Enterprises and Circular No. 53/2016/TT-BTC dated 21/03/2016 by Ministry of Finance regarding amendment to some articles of Circular No. 200/2014/TT-BTC; prepares and presents the Interim Consolidated Financial Statements in accordance with Circular No. 202/2014/TT-BTC dated 22/12/2014 by Ministry of Finance.

2. Statement on the compliance to Accounting Standards and Accounting regime

The Company's Interim Consolidated Financial Statements are prepared and presented in accordance with Vietnamese Accounting Standards and current Vietnamese Accounting regime for enterprises and the laws and regulations in relation to the preparation and presentation of Interim Consolidated Financial Statements.

IV. Significant accounting policies**1. Basis for the consolidation of Interim Consolidated Financial Statements**

The Interim Consolidated Financial Statements include Interim Separate Financial Statements of the Company and Interim Financial Statements of companies under the control of the Company (subsidiaries) prepared for the period from 01/01/2025 to 30/6/2025. The control means the Company is able to control financial policies and operations of investee companies in order to get economic benefits from these companies.

Business performance of subsidiaries which have been acquired or disposed in the period is presented in the Interim Consolidated Income Statement from acquisition date or as at disposal date of investment in subsidiaries.

Where necessary, the Interim Financial Statements in subsidiaries are adjusted so accounting policies which are being applied in the Company and subsidiaries are the same.

All transactions and balances between companies in the same Group are canceled out upon consolidating the Interim Financial Statements.

Non - controlling interest

Non - controlling interest in net assets of subsidiaries are determined as a separate item from the part of owner's equity of shareholders of the parent company Non- controlling interest (NCI) consists of value of non- controlling interest as at the initial consolidated date and changes in NCI in the total equity changes from the consolidated date. Loss amounts incurred at subsidiaries must be allocated corresponding to the ownership of non-controlling, in case of those loss amounts are greater than the ownership of non-controlling in net assets of subsidiaries.

Investment in associates

An associate is an entity in which the Company has significant influence and that is neither a subsidiary nor a joint venture of the Company. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies. Generally, the Company is presumed to have significant influence if it owns more than 20% of the voting rights of the investee. The Company's investments in associates are accounted for using the equity method.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)**(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)*

Under the equity method, the investment is initially recorded in the interim consolidated balance sheet at cost and adjusted thereafter for post-acquisition changes in the Company's share of the net assets of the associates. Goodwill arising on the investment in the associate is included in the carrying amount of the investment. The Company does not amortize this goodwill but assesses it annually for impairment. The Interim Consolidated Income Statement reflects the Company's share of the results of operations of the associates after the acquisition date.

When the Company's share of losses of an associate exceeds its interest in an equity accounted associate, the carrying amount of the investment is reduced to zero and the recognition of future losses is discontinued except to the extent that the Company has an obligation or has made payments on behalf of the associate.

2. Estimates

The preparation of Interim Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of Interim Consolidated Financial Statements requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the Interim Consolidated Financial Statements and the reported amounts of revenues and expenses during the period. Although these accounting estimates are based on the management's best knowledge, actual results may differ from those estimate.

3. Principle of recognizing cash

Cash comprise cash on hand, cash in bank, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

4. Accounting principle for financial investments***a) Held-to-maturity investments***

Held-to maturity investments consist of investment amounts that the Company intends and is able to hold to the maturity date. Held-to-maturity investments include: term deposits in banks.

Held-to maturity investments are recognized starting from the acquisition date and initial value of such held-to-maturity investments are determined under purchase price and expenses related to transactions of purchasing investment amounts. Interest proceeds from held-to-maturity investments after purchase date are recognized on the Interim Consolidated Income Statement on the basis of estimates. Interest before the Company holds the investments shall be deducted from historical cost at purchase time.

Held-to-maturity investments are determined as historical cost minus provisions for doubtful and bad debts.

When there is definite evidence that part or all of the investment may not be recovered and the amount of loss can be measured reliably, the loss is recognized in financial expenses for the period and reduced. direct investment value.

b) Lending

Lending is determined at cost less allowances for doubtful debts.

Provision for doubtful debts on lending is made based on the expected level of possible loss.

c) Investments into other entities

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

Investments in equity instruments of other entities are initially recorded at cost, including the purchase price or capital contribution plus direct costs related to the investment. Dividends and profits from periods before the investment is purchased are recorded as a reduction in the value of the investment itself. Dividends and profits from periods after the investment is purchased are recorded as revenue. Dividends received in shares are only recorded as the number of shares increased, not the value of the shares received.

Provision for losses on investments in equity instruments of other entities is made at the time of preparing the interim consolidated financial statements. When the investments have a decline compared to the original price, the Company makes provisions as follows:

- + For investments whose fair value cannot be determined at the reporting date, provisions are made at an amount equal to the difference between the actual capital contributions of the parties at other entities and the actual equity multiplied by the Company's capital contribution ratio compared to the total actual capital contributions of the parties at other entities.

Increase or decrease in the provision for investment losses in equity instruments of other entities that need to be set up at the closing date of the Interim Consolidated Financial Statements is recorded in financial expenses.

5. Accounting principle for receivables

Receivables are presented as net book value less allowance for doubtful and bad debts.

Classification of receivables is made on the following principle:

- Trade accounts receivable consist of receivables with their commercial nature arising from transactions with their purchasing-selling nature between the Company and buyers who are independent entities from the Company.
- Other receivables consist of receivables with their non-commercial nature, not related to transactions with their purchasing-selling nature.

Allowance for doubtful and bad debts is made for each doubtful or bad debt based on age of each debt amounts or estimated loss that may incur because debtors are insolvent under liquidation, bankruptcy or similar hardship.

Increase, decrease in provision for bad and doubtful debts to be made at the cut-off date for Interim Consolidated Financial Statements shall be recognized into general administration expenses.

6. Principle for recognizing inventories

Inventories are recognized at the lower price between historical cost and net realizable value. Historical cost of inventories consists of expenses of acquisition, processing and other directly related expenses (if any) incurred to bring inventories to their present location and condition.

Net realizable value is determined as the estimated selling price of inventories during the normal business period minus the estimated costs to complete and necessary estimated costs to sell.

Inventory value is calculated using the weighted average method on a monthly basis and is accounted for using the perpetual inventory method.

As at 30/6/2025, the Company had no inventories that need to make provision.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS *(continued)**(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)***7. Principle for fixed asset recognition and depreciation****7.1 Principle for tangible fixed asset recognition and depreciation**

Tangible fixed assets are recognized at their historical cost, presented in the Interim Consolidated Balance Sheet under the items of historical cost, accumulated depreciation and carrying amount.

The historical cost of procured tangible fixed assets includes their purchase price (excluding trade discount or other discount), taxes and directly related costs to bring such assets into the ready-for-use state.

Historical cost of fixed assets which are constructed by contractors includes value of completed and handover works, directly-related costs and stamp duty.

The historical cost of procured tangible fixed assets include actual price of tangible fixed assets which are self-constructed or self-made and their installation and commissioning expense.

The expenses incurred after the initial recognition of tangible fixed assets are recorded as the increases of historical cost of assets when these expenses are sure to increase economic benefits in the future. The incurred expenses which do not satisfy the above conditions are recognized into production and business operation expense in the period.

The Company applied straight-line depreciation method to tangible fixed assets. Tangible fixed assets are accounted and classified into groups by their nature and purpose of utilization in the Company's production and business operation, including:

Type of fixed assets	Depreciation duration <years>
Building and structures	02 - 25
Machinery, equipment	05 - 10
Means of transportation	06 - 10
Managerial equipment, tools	03 - 06

Gains and losses arising from the liquidation or sale of assets are the difference between the proceeds from the liquidation and the carrying amount of the assets and are recorded in the Interim Consolidated Income Statement.

7.2 Principle for intangible fixed asset recognition and amortization

Intangible fixed assets are recognized at their historical cost, presented in the Interim Consolidated Balance Sheet under the items of historical cost, accumulated amortization and carrying amount.

Historical cost of acquired intangible fixed assets consists of their total purchase price to bring the assets to their state of ready-to-use. The costs arising after initial recognition of intangible fixed assets are recorded as production costs in the period excluding specific costs of a specific intangible asset, enabling an increase in the future economic benefits.

When an intangible fixed asset is sold or disposed, historical cost and accumulated depreciation are written off and gain or loss from disposal is recognized into income or expense in the period.

Intangible assets of the Company include software programs and Vinaconex brand.

Software programs

Costs in relation to translation software programs are not an integral part of the relevant capitalized hardware. Historical costs of computer softwares is the whole expenditure paid by the Company until the softwares are put into use. Computer softwares are amortized on straight line basis in 03 years.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

Vinaconex brand

Historical costs of Vinaconex brand is all expenses that the Company has spent up to the time the brand is put into use. The Vinaconex brand is amortized using the straight-line method in 5 years.

8. Principle of investment property recognition and depreciation***Principle for investment property recognition***

Investment properties of the Company is the land use right, right to building, a part of building or infrastructure under possession of the Company or under finance lease to be used to gain benefits from lease or appreciation. Investment properties are presented at historical cost less accumulated depreciation. Cost of an investment property means the amount of expenses paid or the fair value of other consideration given to acquire an investment property at the time of its acquisition or construction.

Subsequent expenditure relating to an investment property that has already been recognized should be recorded into expenses, except when it is probable that future economic benefits will flow to the enterprise in excess of the originally assessed standard of performance of the existing investment property, then an increase in the cost of the investment property shall be recorded.

At the sale of investment properties, historical cost and accumulated depreciation is written off and gain/loss is recorded into income or expense in the period.

The transfer from owner-occupied property or inventory to investment property shall be made only when the owner finishes using that property and leasing it to other party for operation or upon completion of construction stage. Investment property shall be converted into owner-occupied property or inventory when the owner begins to use this property or held for sale purpose. The transfer of use purpose between investment property and owner-occupied property or inventory does not change the net book value of the transferred asset or the historical cost of the property at its transfer date.

Investment properties held for rental purposes are depreciated using the straight-line method over their estimated useful lives. The depreciation years of investment properties are as follows:

Type of fixed assets	Years
Building	25

9. Principle for recognition and allocation of prepayment expenses

Prepayment expenses consist of actual expenses incurred but related to the business performance of many accounting periods. Prepayment expenses include: tools, instruments issued for use awaiting for allocation; prepaid insurance cost and other expenses awaiting for allocation.

Tools, instruments: Tools and instruments which were exported for use and allocated into expenses on straight-line basis from 1 to 3 years.

10. Accounting principle for liabilities

Liabilities are amounts payable to suppliers and other subjects. Liabilities comprise trade accounts payable and other payables. Liabilities are not recorded at lower amounts than payment obligation.

Classification of liabilities is made on the following principle:

- Trade accounts payable comprises liabilities with their commercial nature arising from purchasing goods, services, assets and the suppliers are independent from buyers.
- Other amounts payable comprise amounts payable with their non-commercial nature, not related to transactions of purchasing, selling and supplying goods, services.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

Liabilities are monitored by details of each item and due date.

11. Principle for recognizing loans

Loans are recognized on the basis of receipts, bank vouchers, loan agreement.

Loans are monitored by details of each item and due date.

12. Principle for recognition and capitalization of borrowing costs***Principle for recognition of borrowing costs***

Borrowing costs are recognized into operation and production costs in the period if arising, unless they are capitalized in accordance with Accounting Standard “Borrowing Costs”. As a result, borrowing costs which directly relate to procurement, construction investment or production of properties that need a quite long period to be completed for putting into operation or business shall be plus in historical cost of property until such property would be put into use or business. The incomes arising from the temporary investment of loans are deducted from the historical cost of related assets. For a separate loan for the construction of fixed assets and investment property, borrowing cost is capitalized even if the construction period is less than 12 months.

13. Principle for recognizing accrued expense

The Company's payable accrued expenses are the construction costs of the Apartment project at 136 Ho Tung Mau, , the construction costs of the Package: Leveling the ground, traffic roads, rainwater drainage system, wastewater drainage - Project Area A - An Van Duong New Urban Area, Hue City; the costs of pre-deducting the construction of the project Area A Hue; interest expenses and other expenses are actual expenses that have arisen in the reporting period but have not been paid due to lack of invoices or insufficient accounting records and documents, recorded in the production and business expenses of the reporting period. The interest expense payable is determined based on the contract, loan agreement and actual loan term.

Accrued expenses on production and business expenses in the period are calculated strictly with reasonable and reliable evidence on the expenses to be accrued in the period to ensure the accounting expenses payable to be accounted will match the actual costs incurred.

14. Principle for recognizing owner's equity

Capital investment of the Company's owners is recognized by shareholders' actual capital contribution.

Share premium is recorded as the difference between the issue price and the par value of shares when first issued, additional issued, the difference between the reissue price and the book value of treasury stock.

Treasury stock are shares that the Company buys back from its own shares, the payment including transaction-related expenses, is recorded as treasury shares and reflected as a deduction in equity. When reissued, the difference between the reissue price and the book value of the treasury stock is recorded in the item “Share premium”.

Retained earnings are the profit amounts from enterprise's business operation after deducting CIT expense this year and the retroactive adjustments due to changes in accounting policies and the retroactive adjustment of material misstatements in the previous years.

Profit after corporate income tax is allocated to shareholders right after funds are made for under the Corporation Article of the Company as well as legal regulations and upon approval of the Annual General Meeting.

Dividend will be recognized as a payable upon approval by the Annual General Meeting of shareholders.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

15. Principle and method of recognizing revenue, other income

Revenue of the Company includes revenue from goods sold, revenue from services rendered, revenue from loan interest, real estate revenue and revenue from interest on bank deposits.

Sales revenue

Revenue from selling goods, finished goods is recognized upon simultaneously meeting the following five (5) conditions as follows:

- The Company has transferred the majority of risks and benefits associated with the right to own the products or goods to the buyer;
- The Company no longer holds the right to manage the goods as the goods owner, or the right to control the goods;
- Turnover is determined with relative certainty. In case the contract specifies that buyers have the right to return goods or products that were bought under specific terms, the revenue is only recognized when these specific terms no longer exist and the buyers have no right to return goods or products (except for the case that customers can return goods as exchange to other goods or services);
- The Company gained or will gain economic benefits from the sale transaction; and
- It is possible to determine the costs related to the goods sale transaction.

Revenue from services rendered

Revenue from a service rendered is recognized when the outcome of such transaction is determined reliably. In case such transaction of services rendered is related to many periods, the revenue is recognized in the period corresponding to the completed work item as at the cut-off date of the Interim Financial Statements for such period. Revenue from service provision is determined when it satisfies all the four (4) conditions below:

- Turnover is determined with relative certainty. In case the contract specifies that buyers have the right to return services that were bought under specific terms, the revenue is only recognized when these specific terms no longer exist and the buyers have no right to return services rendered;
- It is possible to obtain economic benefits from the service provision transaction;
- The work volume completed on the cut-off date of the Financial Statements can be determined; and
- The costs incurred from the transaction and the costs of its completion can be determined.

Revenue from sales of real estate

Revenue from selling properties invested by the Company is recognized upon simultaneously meeting the following five (5) conditions as follows:

- Real estates were fully completed and the risks and benefits associated with the right to own the real estates were transferred to the buyer;
- The Company no longer holds the right to manage the properties as property owner, or the right to control the properties;
- Turnover is determined with relative certainty;
- The Company gained or will gain economic benefits from the property sale transaction;
- It is possible to determine the costs related to the property sale transaction.

Interest income

Interest amounts are recognized on accrual basis, being determined on balances of deposits and actual interest rate in the period.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

16. Principle and method of recognizing financial expense

Financial expense recognized in Interim Consolidated Income Statement is the total financial expense incurred in the period, without offset with revenue from financial income, including interest expenses and other financial expense.

17. Tax liabilities***Value added tax (VAT)***

The Company declares and calculates VAT under the guidelines of current value added tax law.

Corporate income tax

Corporate income tax presents the total amount of current tax payable and deferred tax.

Current tax payable is calculated on taxable profit in the period. Taxable income differs from net profit presented in the Income Statement because taxable income does not include assessable incomes or expenses or deductible one in other years (including losses carried forward, if any) and it further excludes items that are non-taxable or non-deductible.

The Company applies the corporate income tax rate of 20% on taxable profits.

Deferred income tax is computed by the difference between book value and income tax base of assets or liabilities on the Interim Consolidated Financial Statements and recognized in the Interim Consolidated Financial Statements. Deferred income tax payable is recorded for all the temporary differences while deferred tax asset is only recorded when it is certain to have sufficient assessable income in the future for deduct the differences between the carrying amount and the income tax base of items of assets or liabilities in the Interim Consolidated Financial Statements.

Deferred income tax is measured at estimated tax rate applicable for the year when assets are recovered or liabilities are paid. Deferred tax is recognized into the Interim Income Statement and only recorded into owner's equity when such tax is related to items straight recorded in owner's equity.

Deferred tax asset and liability which are payable will be set off when the Company has a legal right to set off the current deferred tax asset and current deferred tax liability and when deferred tax asset and liability related to the corporate income tax are managed by the same tax agency and the Company intends to pay the current corporate income tax on net value basis.

The corporate income tax of the Company is determined in conformity with current tax regulations. However, these regulations may change from time to time and the final determination of corporate income tax depending on the tax check results of the competent tax authorities.

Other taxes

Other taxes and fees are declared and paid to the local tax authorities in compliance with the current regulations of the State.

18. Segment reporting

A segment is a distinguishable component of the Company that is engaged either in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment) that is subject to risks and returns that are different from those of other business segments. The Board of Directors and the Board of Management consider that the Company operates mainly in the construction industry and operates mainly in one geographical segment of Vietnam. Therefore, the Company does not present segment reports by business segment and by geographical segment in accordance with Vietnamese Accounting Standard No. 28 - Segment reporting.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

V. Additional information of items presented in Interim Consolidated Balance Sheet**1. Cash and cash equivalents**

	30/6/2025	01/01/2025
	VND	VND
Cash	3,807,443,913	15,956,791,348
Cash on hand	28,237,541	48,739,840
Cash in bank	3,599,964,131	15,908,051,508
Cash in transit	179,242,241	-
Cash equivalents	800,000,000	600,000,000
Bank deposits with original maturity of not more than 3 months	800,000,000	600,000,000
Total	4,607,443,913	16,556,791,348

2. Loans receivable

Unit: VND

	30/6/2025		01/01/2025	
	Amount	Provision	Amount	Provision
a) Short-term				
IUC Group Joint Stock Company (*)	20,756,888,888	-	-	-
Total	20,756,888,888	-	-	-

(*) Loans to IUC Group Corporation with terms from 03 - 12 months, interest rate 7% - 7.5%/year, loans without collateral.

b) *Receivables from loans to related parties: Details are presented in Note VIII.2***3. Financial investments****a) Held to maturity investment**

Unit: VND

	30/6/2025		01/01/2025	
	Cost	Book value	Cost	Book value
Long-term				
Military Commercial Joint Stock Bank - Dong Anh Branch (*)	-	-	480,000,000	480,000,000
Total	-	-	480,000,000	480,000,000

(*) Deposit at Military Commercial Joint Stock Bank - Dong Anh Branch has a term of 5 months, interest rate of 3.6%/year, interest paid at the end of the term.

BGI GROUP JOINT STOCK COMPANY

Address: 3rd Floor, Vinaconex 7 Building, No. 61,
 Nguyen Van Giap Street, Tu Liem Ward, Hanoi, Vietnam

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01/01/2025 to 30/6/2025

Form B 09a - DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

b) Capital contribution into other entities

Unit: VND

	30/6/2025		01/01/2025	
	Cost	Cumulative Adjustment	Cost	Cumulative Adjustment
Investments into associates				
IUC Group Joint Stock Company	296,000,000,000	19,700,852,559	296,000,000,000	16,998,057,369
IUC Hoa Binh Hill Company Limited	2,730,000,000	(20,175,294)	2,730,000,000	(19,053,422)
Total	298,730,000,000	19,680,677,265	298,730,000,000	16,979,003,947
				315,709,003,947
Investments into other entities				
Vietnam Construction and Interior Decoration Joint Stock Company	300,000,000	(300,000,000)	-	(300,000,000)
Handic Consulting Joint Stock Company	411,075,000	(411,075,000)	-	(411,075,000)
Total	711,075,000	(711,075,000)	-	(711,075,000)
				-

(*) As at 30/6/2025, the Company has no basis to determine the fair value of investments in other entities for disclosure in the Interim Consolidated Financial Statements for the period from 01/01/2025 to 30/6/2025 because there is no market price for these investments or there is not enough information necessary to determine the fair value. The fair value of these investments may differ from the carrying value.

Significant transactions between the Company and its associates during the period

- IUC Group Joint Stock Company: revenue from office rental and construction revenue and loans with this company.
- IUC Hoa Binh Hill Company Limited: the Company did not have any transactions in the period.

Form B 09a - DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)***4. Trade accounts receivable**

Unit: VND

	30/6/2025		01/01/2025	
	Amount	Provision	Amount	Provision
a) Short-term				
Lan Anh Construction Trading Service Sport Joint Stock Company	2,042,075,000	(2,042,075,000)	2,642,075,000	(2,642,075,000)
Vietnam Bank for Agriculture and Rural Development	7,846,969,361	-	7,846,969,361	-
Nam MeKong Group Joint Stock Company	5,620,556,823	(5,620,556,823)	5,620,556,823	(5,620,556,823)
PTSC Offshore Services Joint Stock Company	14,054,789,926	-	14,054,789,926	-
Fecon South Joint Stock Company	-	-	407,714,562	-
Hai Dang Construction and Trading Company Limited	-	-	4,897,216,590	-
KTP Construct Investment Company Limited	1,883,250,907	-	3,107,872,177	-
IUC Group Joint Stock Company	62,235,707,956	-	47,126,115,164	-
Key Group Equipment and Technological Construction Corporation	12,415,467,611	-	-	-
Others	32,985,946,938	(7,505,265,672)	33,280,952,749	(7,541,579,672)
Total	139,084,764,522	(15,167,897,495)	118,984,262,352	(15,804,211,495)

b) Trade accounts receivable from related parties: Details are presented in Note VIII.2**5. Advances to suppliers****Short-term**

	30/6/2025 VND	01/01/2025 VND
Dai Loc Phat Trading Service Company Limited	1,000,000,000	-
Line Group Company Limited	-	406,476,958
Others	3,466,830,278	1,382,805,861
Total	4,466,830,278	1,789,282,819

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

6. Other receivables

Unit: VND

	30/6/2025		01/01/2025	
	Amount	Provision	Amount	Provision
a) Short-term	351,686,643,942	(3,712,589,178)	262,208,100,932	(3,712,589,178)
Advances	37,272,123,096	-	38,969,859,541	-
<i>Nguyen Duc Hung</i>	<i>6,900,000,000</i>	-	<i>35,251,776,890</i>	-
<i>Do Hoang Tung (1)</i>	<i>21,341,141,857</i>	-	-	-
<i>Ha Quoc Trung</i>	<i>3,616,018,252</i>	-	<i>26,208,252</i>	-
<i>Others</i>	<i>5,414,962,987</i>	-	<i>3,691,874,399</i>	-
Mortgages, collaterals	3,266,445,351	-	3,220,025,167	-
<i>Tien Phong</i>	<i>345,842,124</i>	-	<i>381,371,940</i>	-
<i>Commercial Joint Stock Bank - Hanoi Branch (2)</i>				
<i>Term-deposits (3)</i>	<i>2,515,653,227</i>	-	<i>2,515,653,227</i>	-
<i>Others</i>	<i>404,950,000</i>	-	<i>323,000,000</i>	-
Accrued interest receivable	346,464,259	-	412,752,517	-
<i>Accrued interest on bank deposits</i>	<i>5,566,822</i>	-	-	-
<i>Accrued interest from other parties</i>	<i>340,897,437</i>	-	<i>412,752,517</i>	-
Other receivables	310,801,611,236	(3,712,589,178)	219,605,463,707	(3,712,589,178)
<i>General Department of Technology - Ministry of Public Security</i>	<i>1,717,485,566</i>	<i>(1,717,485,566)</i>	<i>1,717,485,566</i>	<i>(1,717,485,566)</i>
<i>Sai Dong Real Estate Joint Stock Company (4)</i>	<i>174,460,000,000</i>	-	<i>169,240,000,000</i>	-
<i>IUC Group Joint Stock Company (5)</i>	<i>50,859,416,282</i>	-	<i>46,625,720,641</i>	-
<i>Viet Yen Real Estate Company Limited (6)</i>	<i>81,740,000,000</i>	-	-	-
<i>Others</i>	<i>2,024,709,388</i>	<i>(1,995,103,612)</i>	<i>2,022,257,500</i>	<i>(1,995,103,612)</i>
b) Long-term	681,425,496,000	-	680,230,420,000	-
Other receivables	681,425,496,000	-	680,230,420,000	-
<i>IUC Group Joint Stock Company (5)</i>	<i>680,230,420,000</i>	-	<i>680,230,420,000</i>	-
<i>Sai Gon - Hue Investment Corporation (7)</i>	<i>1,195,076,000</i>	-	-	-
Total	1,033,112,139,942	(3,712,589,178)	942,438,520,932	(3,712,589,178)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

(1) Advance payment according to Decision No. 03-2025/QD/HDQT dated February 24, 2025 of the Board of Management to serve investment in the Company's Projects. As of August 5, 2025, Mr. Do Hoang Tung has refunded VND 13,430,000,000.

(2) Guarantee Deposit Contract implementing , advance payment guarantee at Tien Phong Commercial Joint Stock Bank - Hanoi Branch for Contract No. 35/HDXD-VEC/2024 signed on May 4, 2024 between Vietnam Expressway Corporation - One Member Limited Liability Company (VEC) and the Joint Venture of HUD1 Investment and Construction Joint Stock Company - BGI Group Joint Stock Company (HUD1 - BGI Joint Venture).

(3) Deposit Contracts are mortgaged at Tien Phong Commercial Joint Stock Bank - Hanoi Branch:

- Term deposit contract No. HDTG/30052024/016/1417851800A dated May 30, 2024, amount of VND 778,995,000, term of 01 month, interest rate of 2.6%/year, contract automatically renewed. This deposit contract is used to secure all Credit Contracts signed between the Company and Tien Phong Commercial Joint Stock Bank under the Asset Pledge Contract No. 245/2024/HDBD/THNC dated May 30, 2024.

- Term deposit contract No. HDTG/30052024/016/1417851800B dated May 30, 2024, amount of VND 1,736,658,227, term of 06 months, interest rate of 3.9%/year, interest compounded and automatically renewed. This deposit contract is used as collateral to secure all credit contracts signed between the Company and Tien Phong Commercial Joint Stock Bank under the Asset Pledge Contract No. 261/2024/HDBD/THNC dated June 12, 2024.

(4) Investment trust in "Bich Dong Town New Urban Area Project, Viet Yen District, Bac Giang Province" under contract No. 089/2021/HDUT dated September 8, 2021 between BGI Group Joint Stock Company (entrustor) and Sai Dong Real Estate Joint Stock Company (trustee) to contribute capital to the project enterprise and invest capital in the project through transferring the trust capital to the account of the Project enterprise.

(5) IUC Group Joint Stock Company's receivables include:

- The Joint Venture Bidding Agreement dated May 20, 2020 between BGI Group Joint Stock Company and IUC Group Joint Stock Company and the Investment Cooperation Contract dated October 26, 2020 between the two parties agreed to assign IUC Group Joint Stock Company to represent the Joint Venture, in the name and on behalf of the Joint Venture to decide and implement the Residential Area Renovation Project at lots CTR11, CTR 12 and exploit the interwoven land fund in Area A - An Van Duong New Urban Area in Thua Thien Hue. As of June 30, 2025, the Company has contributed VND 240,050,840,000 to implement the Project under the Joint Venture Agreement from the additional Charter Capital in 2021.

- Cooperation Contract No. 1207/2023/HDHT/BGI-IUC dated July 12, 2023 between BGI Group Joint Stock Company and IUC Group Joint Stock Company to implement the Project using land in the Eastern Urban Area of Thuy Duong - Thuan An Road, belonging to Area E - An Van Duong New Urban Area in Thua Thien Hue. As of June 30, 2025, the Company has contributed VND 480,179,580,000 to implement the Project under the above Cooperation Contract from the additional Charter Capital in 2023.

- Profit from investment cooperation as of June 30, 2025.

(6) Investment trust in "Bich Dong Town New Urban Area Project, Viet Yen District, Bac Giang Province" according to Official Dispatch No. 67/2025/CV-BGI dated April 14, 2025 of BGI Group Joint Stock Company on behalf of Sai Dong Real Estate Joint Stock Company to directly pay the increased capital contribution to Viet Yen Real Estate Company Limited.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)*

(7) The deposit made by BGI Construction Materials Joint Stock Company to Sai Gon - Hue Investment Corporation under the principle agreement No. 2805/2025/TTNTTLD/SGH-BGI dated 28 May 2025 on the sublease of land with infrastructure, with a lease term of 10 years.

c) **Other receivables as related parties:** Details are presented in Note VIII.2

7. Bad debts

Unit: VND

	30/6/2025		01/01/2025	
	Cost	Recoverable value	Cost	Recoverable value
Total value of overdue receivables				
Trade accounts receivable	15,360,551,095	192,653,600	15,960,551,095	156,339,600
Lan Anh Construction Trading Service Sport Joint Stock Company	2,042,075,000	-	2,642,075,000	-
Cam Lam Investment Company Limited	2,537,228,181	-	2,537,228,181	-
Nguyen Hong Quan	2,127,840,000	-	2,127,840,000	-
Nam Mekong Group Joint Stock Company	5,620,556,823	-	5,620,556,823	-
Others	3,032,851,091	192,653,600	3,032,851,091	156,339,600
Other receivables	3,712,589,178	-	3,712,589,178	-
Total	19,073,140,273	192,653,600	19,673,140,273	156,339,600

8. Inventories

Unit: VND

	30/6/2025		01/01/2025	
	Cost	Provision	Cost	Provision
Materials	1,592,890,270	-	2,053,575,846	-
Work in progress (*)	45,959,448,666	-	29,625,681,635	-
Goods on consignment	3,967,238,815	-	5,200,514,150	-
Total	51,519,577,751	-	36,879,771,631	-

(*) Work in progress includes work in progress costs of POLYCO Office project, Kim Lien Lake renovation and other projects.

BGI GROUP JOINT STOCK COMPANY

Address: 3rd Floor, Vinaconex 7 Building, No. 61,
 Nguyen Van Giap Street, Tu Liem Ward, Hanoi, Vietnam

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01/01/2025 to 30/6/2025

Form B 09a - DN/HN**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)**

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

9. Increases, decreases of tangible fixed assets

Unit: VND

Items	Buildings and architectural objects	Machinery, equipment	Means of transportation	Managerial equipment, tools	Total
<i>Historical cost</i>					
Balance as at 01/01/2025	13,516,128,827	25,491,314,708	32,094,706,786	1,999,425,497	73,101,575,818
Balance as at 30/6/2025	13,516,128,827	25,491,314,708	32,094,706,786	1,999,425,497	73,101,575,818
<i>Accumulated depreciation</i>					
Balance as at 01/01/2025	5,062,113,099	14,191,403,516	15,760,292,766	332,652,781	35,346,462,162
Charge for the period	307,331,675	1,716,283,465	1,843,373,442	3,448,805	3,870,437,387
Balance as at 30/6/2025	5,369,444,774	15,907,686,981	17,603,666,208	336,101,586	39,216,899,549
<i>Net book value</i>					
As at 01/01/2025	8,454,015,728	11,299,911,192	16,334,414,020	1,666,772,716	37,755,113,656
As at 30/6/2025	8,146,684,053	9,583,627,727	14,491,040,578	1,663,323,911	33,884,676,269

The net book value of tangible fixed assets used as mortgages and pledges to secure loans is VND 33,274,774,836 (As at 31/12/2024: VND 36,587,390,016). Of which, the net book value as at 30/6/2025 of tangible fixed assets mortgaged for loans of Mr. Hoang Xuan Truong - General Director of BGI Construction Materials Joint Stock Company is VND 8,146,684,053.

Historical cost of fixed assets which has been fully depreciated but still in use: VND 11,787,380,539 (As at 31/12/2024: VND 9,482,640,305)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)***10. Increases, decreases of intangible fixed assets**

Unit: VND

Items	Vinaconex brand	Computer Software and Other fixed assets	Total
<i>Historical cost</i>			
Balance as at 01/01/2025	450,000,000	66,767,278	516,767,278
Balance as at 30/6/2025	450,000,000	66,767,278	516,767,278
<i>Accumulated amortization</i>			
Balance as at 01/01/2025	450,000,000	66,767,278	516,767,278
Balance as at 30/6/2025	450,000,000	66,767,278	516,767,278
<i>Net book value</i>			
As at 01/01/2025	-	-	-
As at 30/6/2025	-	-	-

- Historical cost of fixed assets which has been fully depreciated but still in use: VND 516,767,278 (As at 31/12/2024: VND 516,767,278)

11. Increases, decreases of investment properties*Investment properties for lease*

Unit: VND

Items	01/01/2025	Increase in period	Decrease in period	30/6/2025
<i>Historical cost</i>	56,256,439,778	-	-	56,256,439,778
Building	56,256,439,778	-	-	56,256,439,778
<i>Accumulated depreciatio.</i>	19,705,944,170	1,125,128,790	-	20,831,072,960
Building	19,705,944,170	1,125,128,790	-	20,831,072,960
<i>Net book value</i>	36,550,495,608			35,425,366,818
Building	36,550,495,608			35,425,366,818

The Company's investment real estate includes: Office at Building H10, No. 2, Lane 475 Nguyen Trai, Thanh Liet Ward, Hanoi; Office on the 1st and 2nd floors of Building 1A and Office on the 2nd floor of Building 2A at 136 Ho Tung Mau, Phu Dien Ward, Hanoi; Office on the 3rd floor at Apartment Building No. 19 Dai Tu, Dinh Cong Ward, Hanoi; Kindergarten on the 3rd floor at No. 61, Group 15, Tu Liem Ward, Hanoi.

The Company has mortgaged investment real estate with net book value as at 30/6/2025 of VND 35,425,366,818 (As at 31/12/2024: VND 36,550,495,608) to secure the bank loan. In which, net book value as at 30/6/2025 of the investment real estate mortgaged for the loan of BGI Construction Materials Joint Stock Company is VND 1,943,075,202.

Fair value of investment property

Under regulations of Vietnamese Accounting Standard No. 05 - Investment Properties, fair value of the investment property as at 30/6/2025 shall be presented. However the Company has not currently determined this fair value so fair value of the investment property as at 30/6/2025 has not been presented on Notes to Interim Separate Financial Statements. For determination of such fair value, the Company must hire an independent consultant to assess the fair value of such investment property. At present, the Company has not found a suitable consultant for performance of this work.

Form B 09a - DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

12. Construction in progress costs

	30/6/2025	01/01/2025
	VND	VND
Construction of concrete mixing station infrastructure in Hue	925,278,763	18,703,704
Construction of concrete mixing station infrastructure in Chan May, Hue City	654,029,536	-
Total	1,579,308,299	18,703,704

13. Prepayment expense

	30/6/2025	01/01/2025
	VND	VND
a) Short-term	234,986,006	142,732,827
Issued tools and instruments awaiting for allocation	188,690,341	94,592,990
Insurance cost awaiting for allocation	14,165,665	11,966,668
Other short-term prepayment expenses	32,130,000	36,173,169
b) Long-term	244,089,961	198,711,466
Issued tools and instruments awaiting for allocation	244,089,961	163,324,673
Other long-term prepayment expenses	-	35,386,793
Total	479,075,967	341,444,293

14. Trade accounts payable

Unit: VND

	30/6/2025		01/01/2025	
	Historical cost	Amount able to be paid off	Historical cost	Amount able to be paid off
a) Short-term	64,975,159,736	64,975,159,736	65,889,297,528	65,889,297,528
Phu Minh Tri Trading and Service Company Limited	7,293,417,921	7,293,417,921	4,785,766,377	4,785,766,377
Ngoc Ha Construction Company Limited	-	-	3,223,057,095	3,223,057,095
Viettel Construction Joint Stock Corporation	10,351,988,449	10,351,988,449	19,815,899,165	19,815,899,165
Constech Equipment Service Technical Company Limited	4,265,041,839	4,265,041,839	-	-
HT Construction Materials and Trading Company Limited	1,324,436,079	1,324,436,079	1,520,030,352	1,520,030,352

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)*

Mekong No. 1 Construction Investment Joint Stock Company	1,449,734,412	1,449,734,412	1,673,536,582	1,673,536,582
Minh An TCS Company Limited	5,646,820,510	5,646,820,510	7,972,918,100	7,972,918,100
Others	34,643,720,526	34,643,720,526	26,898,089,857	26,898,089,857
b) Long-term	16,801,517,849	16,801,517,849	16,801,517,849	16,801,517,849
Vina A1 Construction Investment and Technology Development Joint Stock Company	1,253,618,879	1,253,618,879	1,253,618,879	1,253,618,879
Vina 11 Investment and Construction Joint Stock Company	1,131,248,676	1,131,248,676	1,131,248,676	1,131,248,676
Others	14,416,650,294	14,416,650,294	14,416,650,294	14,416,650,294
Total	81,776,677,585	81,776,677,585	82,690,815,377	82,690,815,377

*c) Trade accounts payable as related parties: Details are presented in Note VIII.2***15. Advances from customers**

	30/6/2025 VND	01/01/2025 VND
a) Short-term		
Berjaya - Handico12 Company Limited	9,004,364,365	9,004,364,365
IUC Group Joint Stock Company	136,012,220,554	128,090,335,135
Viet Yen Real Estate Company Limited	20,552,752,800	-
Dat Phuong glass Joint Stock Company	6,743,433,600	-
Others	9,690,575,403	9,651,928,382
Total	182,003,346,722	146,746,627,882

*b) Advances from customers as related parties: Details are presented in Note VIII.2***16. Taxes and payables to the State budget**

	30/6/2025 VND	01/01/2025 VND
a) Payables		
Value added tax	386,802,526	961,290,252
Corporate income tax	415,105,082	460,188,486
Personal income tax	62,931,464	17,087,645
Total	864,839,072	1,438,566,383

Form B 09a - DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)***b) Receivables**

Corporate income tax	13,420,019	13,420,019
Personal income tax	-	4,387,651
Total	13,420,019	17,807,670

17. Accrued expenses

	30/6/2025	01/01/2025
	VND	VND
a) Short-term	826,420,768	2,522,017,464
Interest payable	453,607,649	296,974,953
Accrued expenses construction costs of Ben Luc Toll Station	283,924,234	2,225,042,511
Other payable expenses	88,888,885	-
b) Long-term	29,754,090,909	29,754,090,909
Accrued expenses construction costs of the Apartment project at 136 Ho Tung Mau	29,754,090,909	29,754,090,909
Total	30,580,511,677	32,276,108,373

BGI GROUP JOINT STOCK COMPANY

Address: 3rd Floor, Vinaconex 7 Building, No. 61,
Nguyen Van Giap Street, Tu Liem Ward, Hanoi, Vietnam

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01/01/2025 to 30/6/2025

Form B 09a - DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

18. Loans and obligations under finance lease

Unit: VND

	30/6/2025		In the period		01/01/2025	
	Amount	Amount able to be paid off	Increase	Decrease	Amount	Amount able to be paid off
a) Short-term	165,554,904,691	165,554,904,691	145,808,884,262	92,105,580,924	111,851,601,353	111,851,601,353
a1) Short-term borrowing	163,642,544,691	163,642,544,691	145,048,369,262	91,345,065,924	109,939,241,353	109,939,241,353
Joint Stock Commercial Bank for Investment and Development of Vietnam - Van Phuc Branch Hanoi (1)	88,869,482,610	88,869,482,610	82,142,537,557	38,982,431,662	45,709,376,715	45,709,376,715
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hoa Binh Branch (2)	39,916,065,834	39,916,065,834	28,421,758,133	35,294,800,612	46,789,108,313	46,789,108,313
Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch (3)	17,981,014,705	17,981,014,705	19,320,799,705	13,979,541,325	12,639,756,325	12,639,756,325
Military Commercial Joint Stock Bank (4)	9,909,981,542	9,909,981,542	12,598,273,867	2,688,292,325	-	-
Individuals (5)	6,966,000,000	6,966,000,000	2,565,000,000	400,000,000	4,801,000,000	4,801,000,000
Han Thi Ha	3,885,000,000	3,885,000,000	1,365,000,000	400,000,000	2,920,000,000	2,920,000,000
Nguyen Thi Bao Thoa	2,181,000,000	2,181,000,000	1,200,000,000	-	981,000,000	981,000,000
Nguyen Thi Hong Van	500,000,000	500,000,000	-	-	500,000,000	500,000,000
Pham Thi Mai Phuong	400,000,000	400,000,000	-	-	400,000,000	400,000,000
a2) Long-term loans on due date	1,912,360,000	1,912,360,000	760,515,000	760,515,000	1,912,360,000	1,912,360,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hoa Binh Branch (6)	1,912,360,000	1,912,360,000	760,515,000	760,515,000	1,912,360,000	1,912,360,000

BGI GROUP JOINT STOCK COMPANY

Address: 3rd Floor, Vinaconex 7 Building, No. 61,
 Nguyen Van Giap Street, Tu Liem Ward, Hanoi, Vietnam

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01/01/2025 to 30/6/2025

Form B 09a - DN/HN**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)**

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

b) Long-term	48,156,045,000	48,156,045,000	71,255,000,000	31,736,380,000	8,637,425,000	8,637,425,000
Long-term loans	48,156,045,000	48,156,045,000	71,255,000,000	31,736,380,000	8,637,425,000	8,637,425,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hoa Binh Branch (6)	7,266,045,000	7,266,045,000	-	1,371,380,000	8,637,425,000	8,637,425,000
Individuals (7)	40,890,000,000	40,890,000,000	71,255,000,000	30,365,000,000	-	-
<i>Hoang Trong Duc</i>	<i>40,890,000,000</i>	<i>40,890,000,000</i>	<i>71,255,000,000</i>	<i>30,365,000,000</i>	<i>-</i>	<i>-</i>
Total	213,710,949,691	213,710,949,691	217,063,884,262	123,841,960,924	120,489,026,353	120,489,026,353

(1) Loan under Credit Limit Contract No. 01/2025/177579/HDTD signed on June 3, 2025 for the purpose of supplementing working capital, guaranteeing, and opening L/C. The maximum credit limit is VND 150,000,000,000. The credit limit is 12 months from the date of signing the credit limit contract or until May 31, 2026, whichever comes first. The collateral for the loan is the mortgaged real estate including (i) Office space on the 3rd floor, Apartment Building No. 19 Dai Tu according to Real Estate Mortgage Contract No. 01/2018/177579/HDBD dated March 5, 2018; (ii) 1st Floor, Building 1A, Residential Area for Sale 136 Ho Tung Mau under Real Estate Mortgage Contract No. 01/2019/177579/HDBD dated December 30, 2019; (iii) 2nd Floor, Building 1A, Residential Area for Sale 136 Ho Tung Mau under Real Estate Mortgage Contract No. 02/2020/177579/HDBD dated January 21, 2020 and (iv) 3rd Floor Office, Building H10 Thanh Xuan under Real Estate Mortgage Contract No. 01/2023/177579/HDBD dated October 17, 2023.

(2) Loan from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hoa Binh Branch according to the contracts:

2.1 *Loan contract between BGI Group Joint Stock Company and Joint Stock Commercial Bank for Foreign Trade - Hoa Binh Branch according to the following contract:*

Loan under Loan Agreement No. 221.1/24/5446715/HM/VCBHB-BGI signed on September 23, 2024, attached to Credit Agreement No. 221/24/5446715/CTD/VCBHB-BGI signed on the same day. The loan limit does not exceed VND 20,000,000,000 with a loan limit maintenance period of 12 months from the date of signing the contract. The loan term of each debt is a maximum of 10 months from the date of loan disbursement and is recorded on the Debt Receipt. The interest rate is specified for each loan. The collateral for the loan includes (i) 01 LEXUS LX570 car according to the Vehicle Mortgage Agreement No. 69/2021/HDTC/VCBHB-BGIGROUP dated March 26, 2021; Contract to amend and supplement the mortgage contract of Means of Transport No. 69.1/2021/HDTC/VCBHB-BGIGROUP dated June 24, 2021; (ii) Ownership of the Commercial Service Construction Works - 2nd Floor, Building 2A, Residential Area for Sale 136 Ho Tung Mau according to the Mortgage Contract of Property Attached to Land No. 34.1/22/5446715/HDTC-BGIGROUP dated May 19, 2022 and (iii) Property rights, debt collection rights arising from the General Construction Contract No. 02/2021/HDTTTC/IUC-BGI signed in August 2021 between IUC Group Joint Stock Company and BGI Group Joint Stock Company.

BGI GROUP JOINT STOCK COMPANY

Address: 3rd Floor, Vinaconex 7 Building, No. 61,
Nguyen Van Giap Street, Tu Liem Ward, Hanoi, Vietnam

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01/01/2025 to 30/6/2025

Form B 09a - DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

2.2 Loan contract between BGI Construction Materials Joint Stock Company and Joint Stock Commercial Bank for Foreign Trade - Hoa Binh Branch:

- Credit Contract No. 105/24/21816717/HDCTD/VLXDBGI signed on June 11, 2024. The validity period of this Credit Limit is 12 months from the date of signing this contract and expires on June 14, 2025. The credit limit is 20 billion VND (In which: short-term loan credit limit is 14 billion VND, medium-term loan credit limit is 7,694,000,000 VND and New fixed asset investment loan is 1.3 billion VND) at all times, the credit balance does not exceed 20 billion VND, the loan interest rate is recorded on each debt receipt. Measures to secure property mortgage according to Article 4.1 of credit contract No. 105/24/21816717/HDCTD/VLXDBGI signed on June 11, 2024. The credit limit of this contract is through some or all of the agreements according to Article 2.1.4 of credit contract No. 105/24/21816717/HDCTD/VLXDBGI signed on June 11, 2024.
- Loan limit contract No. 105.1/24/21816717/HMNH/VLXDBGI signed on June 11, 2024, the maximum loan limit at any time during the loan limit maintenance period does not exceed VND 14 billion, the Loan limit specified in Point 2.1.1, Clause 2.1 of this Article also includes: Credit contract No. 73/2023/CTD/VCBHB-VLXD BGI dated April 28, 2023 and Loan limit contract No. 73/2023/CVHM/VCBHB-VLXD BGI dated April 28, 2023 signed between the Bank and the customer; Loan Limit Maintenance Period is: 12 months from the date of signing this Contract; The maximum Loan term of each debt is: 06 months from the next day of the loan disbursement date and is recorded on each Debt Receipt; The purpose of the Customer's loan is: To finance legal, reasonable and valid short-term credit needs to serve production and business activities according to the customer's business plan but not including short-term needs to serve fixed asset investment activities; The loan interest rate is determined at the time of loan disbursement according to the Bank's loan interest rate announcement in each period and is recorded on each Debt Receipt.

2.3 Loan contract between BGI Construction Joint Stock Company and Joint Stock Commercial Bank for Foreign Trade - Hoa Binh Branch:

Loan contract under limit No. 77.1/24/22277556/HDCTD/CPXDBGI dated April 12, 2024, loan limit is 20 billion VND including outstanding loan under loan contract under limit No. 45/2023/CVHM/VCBHB-XDBGI dated March 27, 2023. The effective term of the contract is 12 months from the date of signing. The maximum loan term is 06 months from the next day of loan disbursement. The loan interest rate is determined at the time of loan disbursement according to the Bank's notice. The purpose of the loan is to serve production and business activities but does not include fixed asset investment activities. The collateral is all inventories, circulating goods and debt claims, property rights arising from commercial contracts, ownership of commercial services - 2nd floor, building 2A, Residential area for sale 136 Ho Tung Mau, Phu Dien Ward, Hanoi according to the Certificate of Land Use Rights, House Ownership Rights and other assets attached to land No. CN 767144, Certificate issuance registration number: CT-DA 01374 issued by the Department of Natural Resources and Environment of Hanoi City on June 21, 2018.

- (3) Loan from Vietnam Joint Stock Commercial Bank for Investment and Development - Hanoi Branch according to the contracts:

3.1 Loan contract between BGI Construction Materials Joint Stock Company and Vietnam Joint Stock Commercial Bank for Investment and Development - Hanoi Branch:

Credit limit contract No. 01/2025/14052370/HDTD dated June 16, 2025, credit limit is 24 billion VND (including the entire outstanding loan balance of the old credit limit contract), the purpose is to supplement working capital, guarantee, open L/C to serve the short-term production and business needs of the Company licensed according to the provisions of the Law, credit limit term: 12 months from the date of signing the contract, the term and interest rate of the loan are determined according to each specific Credit Contract, the collateral is the Kindergarten Item of the Commercial and Service Office project on the 3rd floor, address 61 Nguyen Van Giap, Group 15, Tu Liem Ward, Hanoi City owned by BGI Group Joint Stock Company.

BGI GROUP JOINT STOCK COMPANY

Address: 3rd Floor, Vinaconex 7 Building, No. 61,
Nguyen Van Giap Street, Tu Liem Ward, Hanoi, Vietnam

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01/01/2025 to 30/6/2025

Form B 09a - DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

3.2 Loan contract between BGI Construction Joint Stock Company and Vietnam Joint Stock Commercial Bank for Investment and Development - Hanoi Branch:

Limited loan contract No. 01/2025/14495064/HDTD dated May 16, 2025, the loan limit is 26 billion VND, including short-term loan balance, guarantee balance, and L/C issuance balance of the Company according to the limited loan contract No. 01/2024/14495064/HDTD dated September 10, 2024. The effective term of the contract is 12 months from the date of signing, the loan interest rate is determined at the time of loan disbursement according to each specific credit contract. The purpose of the loan is to supplement working capital, guarantee, and open L/C to serve the Company's short-term production and business needs. The collateral is the entire balance of deposits from production and business activities in VND and foreign currencies of the Company at Banks and other credit institutions, secured by revenue from economic contracts as a source of payment for principal and interest.

(4) Credit contract No. 259358.24.031.32733156.TD dated December 5, 2024, credit limit is 50 billion VND, in which the maximum loan limit and payment guarantee at any time does not exceed 20 billion VND including outstanding loan balance under credit contract No. 200643.24.031.32733156.TD dated October 1, 2024. The contract is effective until November 6, 2025, the loan interest rate is determined at the time of loan disbursement according to each specific credit contract. The purpose of the loan is to serve the Company's construction and installation production and business activities. The collateral is Deposit Contract No., account number 6596800191421, deposited on September 13, 2024 at MB; Goods, debt claims of the Company under mortgage contract No. 200660.24.031.32733156. BD dated October 1, 2024.

(5) Personal loan according to loan contract, interest rate from 1.5%/year to 8.8%/year, loan term 12 months, loan purpose for production and business activities.

(6) Long-term loan from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hoa Binh Branch according to the contracts:

6.1 Loan contract between BGI Group Joint Stock Company and Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hoa Binh Branch:

Loan under medium and long-term single-loan contract No. 52/TDH/VCBHB-VC7 signed on February 8, 2021 between Construction Joint Stock Company No. 7 (now BGI Group Joint Stock Company) and Vietnam Joint Stock Commercial Bank for Foreign Trade - Hoa Binh Branch. Credit term is 84 months from the next day of loan disbursement. Credit limit is VND 5,400,000,000. Current loan interest rate is 8%/year and fixed within 2 years from the date of disbursement. After the fixed interest rate period, the adjusted loan interest rate will be applied. Amended and supplemented contract for medium and long-term single-loan contract No. 52/TDH/VCBHB-VC7 dated March 23, 2021, amending the borrower from Construction Joint Stock Company No. 7 to BGI Group Joint Stock Company. Contract to amend and supplement the Medium and Long-term Loan Contract No. 52/TDH/VCBHB-VC7 dated March 26, 2021, the loan security measure is 01 LEXUS LX570 car according to the Vehicle Mortgage Contract No. 69/2021/HĐTC/VCBHB-BGIGROUP dated March 26, 2021.

6.2 Loan contract between BGI Construction Materials Joint Stock Company and Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hoa Binh Branch:

Medium and long-term single-loan contract No. 105.2/24/21816717/TDH/VLXDBGI signed on June 11, 2024, the total maximum loan amount is 1.3 billion VND. The loan term is 84 months from the day following the first loan disbursement date. The purpose of the loan is to finance legal, reasonable and valid short-term credit needs to invest in fixed assets, which are 01 tractor and dump semi-trailer. The fixed loan interest rate in the current term is 8.2%/year and is fixed within 01 year from the first disbursement date. The loan interest rate after the fixed period is determined according to the medium and long-term loan interest rate according to the bank's regulations in each period, the base interest rate (+) margin is 3.0%/year. Collateral according to vehicle mortgage contract No. 105.1/2024/HĐTC/VCBHB-VLXD BGI signed on June 28, 2024.

Form B 09a - DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)*

- (7) Personal loan under loan contract No. 01/2025/HDVV dated April 15, 2025, interest rate 5%/year, loan term 36 months, loan purpose serving the Company's production, business and investment activities.

c) *Loans with related parties: Details are presented in Note VIII.2*

19. Other payables

	30/6/2025 VND	01/01/2025 VND
a) <i>Short-term</i>	34,181,271,020	34,035,807,551
Trade union fee, insurances	966,863,017	744,073,539
Collaterals, deposits received	36,314,000	36,314,000
Other payables	33,174,127,877	33,255,420,012
<i>Project maintenance cost</i>	<i>1,033,304,241</i>	<i>1,033,304,241</i>
<i>Nam Son Invest Urban Joint Stock Company (1)</i>	<i>28,600,000,000</i>	<i>28,600,000,000</i>
<i>IUC Group Joint Stock Company - interest payable</i>	-	82,958,905
<i>Mr. Han Thanh Cong (2)</i>	<i>3,015,000,000</i>	<i>3,015,000,000</i>
<i>Others</i>	<i>525,823,636</i>	<i>524,156,866</i>
Credit Balance Account 141	3,966,126	-
b) <i>Long-term</i>	2,459,771,000	2,449,913,400
Collaterals, deposits received	459,771,000	449,913,400
ARCHI Vien Nam Joint Stock Company (3)	2,000,000,000	2,000,000,000
Total	36,641,042,020	36,485,720,951

- (1) This is the investment trust received from Nam Son Invest Urban Joint Stock Company under the trust contract No. 069/2021/HDUT dated September 6, 2021 to implement the Bich Dong Town New Urban Area Investment Project, Viet Yen District, Bac Giang Province. The percentage of investment capital that Nam Son Invest Urban Joint Stock Company entrusts is 10% of the total investment capital (the total investment capital of the project is the investment level stated in Decision No. 636/QD-UBND dated June 25, 2021 on approving the investment policy of the Bich Dong Town New Urban Area Project, Viet Yen District, Bac Giang Province.)
- (2) Mr. Han Thanh Cong paid the Performance Guarantee for the construction contract of Package A8: "Construction of architectural structure (toll station, executive office,...) of the Ben Luc - Long Thanh Expressway Construction Project (Toll Station No. 6)".
- (3) ARCHI Vien Nam Joint Stock Company deposits according to Joint Venture Agreement No. 2403/2021/TTLD/ARCHI-VINAHUD-BGI dated March 24, 2021.

c) *Other payables as related parties: Details are presented in Note VIII.2*

20. Deferred tax assets

	30/6/2025 VND	01/01/2025 VND
Corporate income tax rate used to determine the value of deferred income tax assets	20%	20%
Deferred tax assets related to deductible temporary differences	27,807,227	36,420,561
Deferred tax assets	27,807,227	36,420,561

BGI GROUP JOINT STOCK COMPANY

Address: 3rd Floor, Vinaconex 7 Building, No. 61,
Nguyen Van Giap Street, Tu Liem Ward, Hanoi, Vietnam

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01/01/2025 to 30/6/2025

Form B 09a - DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

21. Owner's equity
a) Movement in owner's equity

Unit: VND

Items	Owner's contributed capital	Share premium	Treasury stock	Retained earnings	Non-controlling interest	Total
Balance as at 01/01/2024	960,908,700,000	2,774,961,158	(3,141,000)	62,373,074,273	10,186,610,549	1,036,240,204,980
Profit in the previous year	-	-	-	14,297,977,756	798,427,969	15,096,405,725
Appropriated Welfare and bonus fund	-	-	-	(1,600,308,278)	-	(1,600,308,278)
Other decrease	-	-	-	-	(1,508,800,000)	(1,508,800,000)
Balance as at 31/12/2024	960,908,700,000	2,774,961,158	(3,141,000)	75,070,743,751	9,476,238,518	1,048,227,502,427
Profit in this period	-	-	-	13,713,551,255	(1,251,337,453)	12,462,213,802
Appropriated Welfare and bonus fund (*)	-	-	-	(7,333,141,037)	-	(7,333,141,037)
Balance as at 30/6/2025	960,908,700,000	2,774,961,158	(3,141,000)	81,451,153,969	8,224,901,065	1,053,356,575,192

(*) Appropriated Welfare and bonus fund according to Resolution of the 2025 Annual General Meeting of Shareholders No. 12/2025/NQ-DHDCD dated June 24, 2025.

b) Details of owner's equity

	30/6/2025	01/01/2025
	VND	VND
Shareholders' equity	960,908,700,000	960,908,700,000
Total	960,908,700,000	960,908,700,000

Form B 09a - DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

c) Capital transactions with owners, dividend distribution and shared profit

	From 01/01/2025 to 30/6/2025 VND	From 01/01/2024 to 30/6/2024 VND
Owner's contributed capital		
Contribution at the beginning of the period	960,908,700,000	960,908,700,000
Increase in the period	-	-
Decrease in the period	-	-
Contribution at the period end	960,908,700,000	960,908,700,000
Paid dividend, shared profit	-	-

d) Shares

	30/6/2025 Shares	01/01/2025 Shares
Number of shares registered for issue	96,090,870	96,090,870
Number of shares issued to the public	96,090,870	96,090,870
- Ordinary shares	96,090,870	96,090,870
- Preferred shares	-	-
Number of shares buyback	314	314
Number of outstanding shares in circulation	96,090,556	96,090,556
- Ordinary shares	96,090,556	96,090,556
- Preferred shares	-	-

*An ordinary share has par value of VND 10,000***e) Dividends**

According to Resolution No. 12/2025/NQ-DHDCD of the 2025 Annual General Meeting of Shareholders dated June 24, 2025, the Company's General Meeting of Shareholders approved the expected dividend rate of 5% (paid in shares).

On July 4, 2025, in Resolution No. 14/2025/NQ-HDQT of the Company's Board of Management, the Board of Management decided to implement the plan to issue shares to pay dividends in 2024, approved by the 2025 Annual General Meeting of Shareholders on June 24, 2025: Implementation rate: 5%/number of outstanding shares; Number of shares expected to be issued: 4,804,527 shares (equivalent to VND 48,045,270,000).

According to Resolution of the Board of Management No. 16/2025/NQ-HDQT dated August 7, 2025, on changing the form of dividend payment in 2024 from the form of issuing shares to pay dividends to the form of dividend payment in cash. Implementation rate: 5% (equivalent to VND 48,045,270,000).

According to Resolution of the Board of Management No. 17/2025/NQ-HDQT dated August 14, 2025 and Notice No. 143/2025/TB-BGI dated August 14, 2025, the last registration date to collect shareholders' opinions in writing to approve the change in the form of dividend payment in 2024 is September 8, 2025.

f) Funds of the Company

Unit: VND

Items	01/01/2025	Increase in the period	Decrease in the period	30/6/2025
Investment and Development fund	7,724,293,614	-	-	7,724,293,614
Total	7,724,293,614	-	-	7,724,293,614

Form B 09a - DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

VI. Additional information for items presented in Interim Consolidated Income Statement**1. Gross revenue from goods sold and services rendered**

	From 01/01/2025 to 30/6/2025 VND	From 01/01/2024 to 30/6/2024 VND
a) Revenue		
Revenue from construction and other services	137,792,701,595	108,859,162,472
Revenue from real estate business	3,837,734,437	3,409,045,181
Revenue from goods sold and services rendered	35,084,258,744	-
Revenue from investment cooperation	23,784,792,267	18,445,734,964
Total	200,499,487,043	130,713,942,617

b) Revenue from related parties: Details are presented in Note VIII.2**2. Cost of sales**

	From 01/01/2025 to 30/6/2025 VND	From 01/01/2024 to 30/6/2024 VND
Cost of construction and other services	116,703,531,583	94,551,232,461
Cost of real estate business	1,383,321,565	1,269,377,957
Cost of goods sold and services rendered	37,092,469,200	-
Cost of investment cooperation	16,585,618,857	10,145,154,230
Total	171,764,941,205	105,965,764,648

3. Financial income

	From 01/01/2025 to 30/6/2025 VND	From 01/01/2024 to 30/6/2024 VND
a) Financial income		
Interest from bank deposits, loan receivables	505,944,517	223,734,880
Other financial income	-	149,936,639
Total	505,944,517	373,671,519

b) Financial income with related parties: Details are presented in Note VIII.2**4. Financial expenses**

	From 01/01/2025 to 30/6/2025 VND	From 01/01/2024 to 30/6/2024 VND
a) Financial expenses		
Interest expense	5,284,171,782	4,350,073,422
Total	5,284,171,782	4,350,073,422

b) Financial expenses with related parties: Details are presented in Note VIII.2

Form B 09a - DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)***5. Other income**

	From 01/01/2025 to 30/6/2025 VND	From 01/01/2024 to 30/6/2024 VND
Collect and pay for fire protection installation	20,000,000	-
Investment trust fee	397,222,222	-
Other income	16,760,171	48,000
Total	433,982,393	48,000

6. Other expenses

	From 01/01/2025 to 30/6/2025 VND	From 01/01/2024 to 30/6/2024 VND
Administrative penalty and late payment fees	81,989,133	28,207,241
Investment trust fee	2,342,222,222	-
Other expenses	8,453,001	26,955,260
Total	2,432,664,356	55,162,501

7. Selling expenses and general and administration expenses

	From 01/01/2025 to 30/6/2025 VND	From 01/01/2024 to 30/6/2024 VND
a) Selling expenses incurred in the period	924,171,271	545,953,252
Investment cooperation expenses	924,171,271	545,953,252
b) General and administration expenses incurred in the period	10,737,285,014	12,712,402,965
Staff expenses	6,285,740,562	4,728,827,570
Material cost management	485,264,148	482,348,702
Office equipment expenses	72,824,067	86,995,721
Depreciation and amortization	986,568,197	1,008,778,560
Taxes, fees and charges	431,002,858	175,992,673
Provision expenses	98,170,000	3,746,278,412
External services expenses	269,916,961	219,202,372
Other expenses in cash	1,124,915,634	1,149,676,286
Investment cooperation expenses	982,882,587	1,114,302,669
c) Deduction from general administration expenses	(636,314,000)	(600,000,000)
Reversal of provisions for doubtful debts	(636,314,000)	(600,000,000)
Total	11,025,142,285	12,658,356,217

Form B 09a - DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

8. Production cost by nature

	From 01/01/2025 to 30/6/2025 VND	From 01/01/2024 to 30/6/2024 VND
Raw materials and consumables	159,825,082,061	92,771,990,995
Labour	14,132,101,851	11,148,014,790
Depreciation and amortization	4,995,566,177	6,742,121,602
Out-sourced services	5,077,987,143	5,342,928,473
Other monetary expenses	1,768,878,261	1,930,717,731
Total	185,799,615,493	117,935,773,591

9. Current corporate income tax expenses

	From 01/01/2025 to 30/6/2025 VND	From 01/01/2024 to 30/6/2024 VND
Corporate income tax expense calculated on current taxable incomes	1,163,340,507	1,970,069,670
Adjust corporate income tax expense of previous years into current income tax expense of this year	-	-
Total current corporate income tax expense	1,163,340,507	1,970,069,670

10. Deferred corporate income tax expense

	From 01/01/2025 to 30/6/2025 VND	From 01/01/2024 to 30/6/2024 VND
Deferred corporate income tax expense arising from taxable temporary differences	8,613,334	-
Deferred income tax expense arises from the reversal of deferred income tax assets	-	22,348,428
Total deferred corporate income tax expense	8,613,334	22,348,428

Form B 09a - DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)***11. Basic earning per share**

	From 01/01/2025 to 30/6/2025	From 01/01/2024 to 30/6/2024
	VND	VND
Accounting profit after corporate income tax	13,713,551,255	8,631,745,986
Adjustments to increase or decrease accounting profits to determine profits or losses allocated to shareholders owning ordinary shares:	-	-
<i>Decreased amount</i>	-	-
Profit or loss allocated to shareholders owning ordinary shares (*)	13,713,551,255	8,631,745,986
Average number of ordinary shares outstanding during the period	96,090,556	96,090,556
Basic earnings per share	143	90

(*) In the operating period from January 1, 2025 to June 30, 2025, the profit allocated to shareholders owning common shares used to calculate basic earnings per share has not been deducted by the Company from the bonus and welfare fund because the Company has not yet planned to set up the fund.

12. Declining earnings per share

	From 01/01/2025 to 30/6/2025	From 01/01/2024 to 30/6/2024 (Restated)
	VND	VND
Accounting profit after corporate income tax	13,713,551,255	8,631,745,986
Adjustments to increase or decrease accounting profits to determine profits or losses allocated to shareholders owning ordinary shares:	-	-
<i>Increased amount</i>	-	-
Profit or loss allocated to shareholders owning ordinary shares (i)	13,713,551,255	8,631,745,986
Average number of ordinary shares outstanding during the per	96,090,556	96,090,556
Number of shares expected to be issued (ii)	-	4,804,527
Declining earnings per share	143	86

VII. Additional information for items presented in the Interim Consolidated Cash Flow Statement**1. Non-cash transactions affect future Cash Flow Statements**

	From 01/01/2025 to 30/6/2025	From 01/01/2024 to 30/6/2024
	VND	VND
Offsetting other receivables with other payables	82,958,905	-

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

2. Proceeds of borrowings in the period

	From 01/01/2025 to 30/6/2025	From 01/01/2024 to 30/6/2024
	VND	VND
Proceeds of borrowings under regular agreements	216,303,369,262	73,281,132,664
Total	216,303,369,262	73,281,132,664

3. Repayment of borrowings in the period

	From 01/01/2025 to 30/6/2025	From 01/01/2024 to 30/6/2024
	VND	VND
Repayment of borrowing under regular agreements	123,081,445,924	74,099,599,798
Total	123,081,445,924	74,099,599,798

VIII. Other information

1. Subsequent events after the Balance Sheet date

According to Resolution No. 12/2025/NQ-DHDCD of the 2025 Annual General Meeting of Shareholders dated June 24, 2025 and Resolution No. 14/2025/NQ-HDQT of the Company's Board of Management dated July 4, 2025, the Company has approved the plan to issue shares to pay dividends in 2024 at a rate of 5%, corresponding to the right exercise ratio of 100:5 (shareholders owning 100 shares at the time of closing the list of dividend rights will receive 5 new shares). The number of shares expected to be issued is 4,804,527 shares. Expected issuance time: In 2025, after receiving written approval from the State Securities Commission.

According to Resolution of the Board of Management No. 16/2025/NQ-HDQT dated August 7, 2025, on changing the form of dividend payment in 2024 from the form of issuing shares to pay dividends to the form of dividend payment in cash. Implementation rate: 5% (equivalent to VND 48,045,270,000).

According to Resolution of the Board of Management No. 17/2025/NQ-HDQT dated August 14, 2025 and Notice No. 143/2025/TB-BGI dated August 14, 2025, the last registration date to collect shareholders' opinions in writing to approve the change in the form of dividend payment in 2024 is September 8, 2025.

The Board of General Directors confirms that, according to the Board of General Directors, in all material respects, other than the above event, there is no unusual events that has arisen since the balance sheet date which affects the financial position and operation of the Company that requires adjustment or disclosure in the Interim Consolidated Financial Statements for the period from 01/01/2025 to 30/6/2025.

2. Transactions and balances with related parties

Related parties of the Company include: Key members, individuals who are related to key members and other related parties.

Form B 09a - DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)*

Loan principal recovery	4,600,000,000	-
IUC Group Joint Stock Company	4,600,000,000	-
Borrowings	71,255,000,000	-
Mr. Hoang Trong Duc	71,255,000,000	-
Payment of borrowings	30,365,000,000	-
Mr. Hoang Trong Duc	30,365,000,000	-
Loan interest	319,121,000	115,320,000
IUC Group Joint Stock Company	319,121,000	115,320,000
Financial income	-	149,936,639
IUC Group Joint Stock Company	-	149,936,639
Interest expense	601,152,053	82,958,905
IUC Group Joint Stock Company	-	82,958,905
Mr. Hoang Trong Duc	601,152,053	-

c) Balances with related parties

	30/6/2025	01/01/2025
	VND	VND
Trade accounts receivable	62,327,794,312	44,126,115,164
IUC Group Joint Stock Company	62,327,794,312	44,126,115,164
BGI Homes Investment Joint Stock Company	34,015,401	-
Loan receivable	20,756,888,888	-
IUC Group Joint Stock Company	20,756,888,888	-
Interest from loan receivables	104,735,342	339,478,714
IUC Group Joint Stock Company	104,735,342	339,478,714
Advances	6,900,000,000	35,649,422,620
Mr. Nguyen Duc Hung	6,900,000,000	35,251,776,890
Mr. Nguyen The Dong	-	397,645,730
Other receivables	813,170,733,719	728,623,111,444
IUC Group Joint Stock Company	731,430,733,719	726,929,414,444
Mr. Nguyen Thanh Cong	-	256,137,000
Mr. Khuc Ngoc Thanh	-	1,437,560,000
Viet Yen Real Estate Company Limited	81,740,000,000	-
Long-term trade accounts payable	1,131,248,676	1,131,248,676
Vina 11 Investment and Construction Joint Stock Company	1,131,248,676	1,131,248,676

Form B 09a - DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)*(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)*

Advances from customers	156,564,973,354	125,090,335,135
IUC Group Joint Stock Company	136,012,220,554	125,090,335,135
Viet Yen Real Estate Company Limited	20,552,752,800	-
Borrowings	40,890,000,000	-
Mr. Hoang Trong Duc	40,890,000,000	-
Other payables	-	82,958,905
IUC Group Joint Stock Company	-	82,958,905

d) Income of key management members

The income of key management members during the period is as follows:

	From 01/01/2025 to 30/6/2025 VND	From 01/01/2024 to 30/6/2024 VND
Income of Board of General Directors	1,160,703,563	653,487,204
Income of Board of Management and other management members	1,031,922,364	608,322,486
Income of Board of Supervisors members	258,932,146	45,000,000
Total (*)	2,451,558,073	1,306,809,690

(*) Details of each member are as follows:

Name	Position	From 01/01/2025 to 30/6/2025 VND	From 01/01/2024 to 30/6/2024 VND
Income of Board of General Directors		1,160,703,563	653,487,204
Mr. Bui Viet Anh	General Director	57,000,000	30,000,000
Mr. Nguyen Duc Hung	Deputy General Director	360,872,313	267,929,000
Mr. Hoang Anh Tu	Deputy General Director	451,121,803	315,558,204
Mr. Than Huy Toan	Deputy General Director	291,709,447	40,000,000
Income of Board of Management and other management members		1,031,922,364	608,322,486
Mr. Hoang Trong Duc	Chairman	496,377,678	339,385,200
Mr. Phi Manh Hau	Member of Board of Management (Appointed on 25/6/2024)	240,111,514	666,667
Mr. Pham Van Vu	Chief Financial Officer	47,523,810	29,285,714

Form B 09a - DN/HN

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

(These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements)

Mr. Nguyen Ngoc Minh	Member of Board of Management (Appointed on 25/6/2024)	34,500,000	666,667
Mr. Nguyen Cao Quy	Member of Board of Management (Resigned on 25/6/2024)	-	29,333,333
Mr. Nguyen Thanh Cong	Member of Board of Management (Resigned on 25/6/2024)	-	29,333,333
Mr. Tran Quang Trung	Chief Accountant	213,409,362	179,651,572
Income of Board of Supervisors members		258,932,146	45,000,000
Mr. Nguyen Doan Dung	Head of Board of Supervisors	21,000,000	21,000,000
Mr. Nguyen Hung Cuong	Member of Board of Supervisors	12,000,000	12,000,000
Mr. Nguyen The Dong	Member of Board of Supervisors (Appointed on 25/6/2024)	225,932,146	266,667
Mr. Khuc Ngoc Thanh	Member of Board of Supervisors (Resigned on 25/6/2024)	-	11,733,333
Total		2,451,558,073	1,306,809,690

3. Comparative information

Comparative figures are the figures of the Interim Consolidated Financial Statements for the period from 01/01/2024 to 30/6/2024 and the Consolidated Financial Statements for the year ended 31/12/2024 of BGI Group Joint Stock Company reviewed and audited by Vietnam Auditing and Evaluation Co., Ltd.

Hanoi, August 26, 2025

BGI GROUP JOINT STOCK COMPANY

Prepared by



Tran Quang Trung

Chief Accountant



Tran Quang Trung

Deputy General Director



Hoàng Anh Tu

(Power of Attorney No. 123/2025/UQ-BGI
dated July 21, 2025)