

CÔNG TY
CỔ PHẦN
XÂY DỰNG
1369

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PHẦN XÂY DỰNG 1369
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CÔNG TY CỔ PHẦN

XÂY DỰNG 1369

1369 CONSTRUCTION
JOINT STOCK COMPANY

Số: 27/CBTT-C69.2026

No: 27/CBTT-C69.2026

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

THE SOCIALIST REPUBLIC OF VIETNAM

Độc lập - Tự do - Hạnh phúc

Independence - Freedom - Happiness

Hải Phòng, ngày 30 tháng 07 năm 2026

Hai Phong, July 30, 2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

Kính gửi: - Ủy ban Chứng khoán Nhà nước;
- Sở Giao dịch Chứng khoán Hà Nội.

To: - The State Securities Commission;

- HaNoi Stock Exchange.

Thực hiện quy định tại khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty Cổ phần Xây dựng 1369 thực hiện công bố thông tin báo cáo tài chính (BCTC) Tổng hợp quý 2 năm 2026 như sau:

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance providing guidance on information disclosure in the securities market, 1369 Construction Joint Stock Company hereby discloses the Combined Financial Statements for the Second Quarter of 2026 as follows:

1. Tên công ty/ Name of company: Công ty Cổ phần Xây dựng 1369/ 1369
CONSTRUCTION JOINT STOCK COMPANY

- Mã chứng khoán/ Stock symbol: C69.
- Địa chỉ trụ sở chính/ Address of headoffice: Số 37, 38 phố Dã Tượng, phường Lê Thanh Nghị, thành phố Hải Phòng/ No 37, 38 Da Tuong street, Le Thanh Nghi Ward, Hai Phong city.

- Điện thoại/ Telephone: 0220.3891.898

- Email: cpxd1369@1369.vn

- Website: <https://cpxd1369.com.vn/>

2. Nội dung thông tin công bố/ Disclosed information

- BCTC tổng hợp quý 2 năm 2026/ Combined Financial Statements for the Second

☐ **BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc) / Separate Financial Statements (for listed companies without subsidiaries and for superior accounting units with affiliated units)**

☐ **BCTC hợp nhất (TCNY có công ty con) / Consolidated Financial Statements (for listed companies with subsidiaries)**

☒ **BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng) / Combined Financial Statements (for listed companies with affiliated accounting units that maintain separate accounting systems)**

- Các trường hợp thuộc diện phải giải trình nguyên nhân/Cases requiring explanations:

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC được kiểm toán năm 2026)/ *The audit firm issues an opinion other than an unqualified opinion on the financial statements (for the 2026 audited financial statements):*

☐ **Có/Yes**

☐ **Không/No**

Văn bản giải trình trong trường hợp tích có:/ Explanation document in case of a

☐ **Có/Yes**

☐ **Không/No**

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được kiểm toán năm 2026):/ *Net profit after tax in the reporting period differs by 5% or more before and after the audit, or changes from loss to profit or vice versa (for the 2026 audited financial statements):*

☐ **Có/Yes**

☐ **Không/No**

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước:/ *Net profit after corporate income tax in the income statement of the reporting period changes by 10% or more compared to the same period of the previous year*

☒ **Có/Yes**

☐ **Không/No**

Văn bản giải trình trong trường hợp tích có:/ Explanation document in case of a:

☒ **Có/Yes**

☐ **Không/No**

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại:/ *Net profit after tax in the reporting period incurs a loss, changing from profit in the same period of the previous year to a loss in the current period or vice versa*

☐ **Có/Yes**

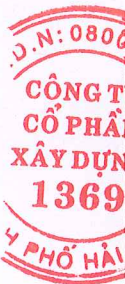
☐ **Không/No**

Văn bản giải trình trong trường hợp tích có:/ Explanation document in case of a:

☐ **Có/Yes**

☐ **Không/No**

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 30/07/2026 tại đường dẫn: <https://cpdx1369.com.vn/tai-lieu/bao-cao-tai-chinh/>. This information has been



published on the company's website on 30/07/2026 at the link: <https://cpxd1369.com.vn/tai-lieu/bao-cao-tai-chinh/>

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin công bố./ We hereby certify that the disclosed information is true and take full legal responsibility for the content of the disclosed information *th*

Tài liệu đính kèm: Attached documents:

- BCTC tổng hợp quý 2 năm 2026/
Combined Financial Statements for the
Second Quarter of 2026
- Văn bản giải trình số: 59/CVGT-C69.26/
Clarification document No.: 59/CVGT-
C69.26

PHÓ TỔNG GIÁM ĐỐC
DEPUTY GENERAL DIRECTOR



NGUYỄN THỊ THUÝ
NGUYEN THI THUY





**CÔNG TY CỔ PHẦN
XÂY DỰNG 1369
1369 CONSTRUCTION
JOINT STOCK COMPANY**
Số: 59/ CVGT-C69.26
No: 59/ CVGT-C69.26

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
THE SOCIALIST REPUBLIC OF VIETNAM**

Độc lập - Tự do - Hạnh phúc

Independence - Freedom - Happiness

Hải Phòng, ngày 30 tháng 07 năm 2026
Hai Phong, July 07, 2026

Kính gửi: - Ủy ban Chứng khoán Nhà nước;
- Sở Giao dịch Chứng khoán Hà Nội;
- Quý cổ đông.
To: - The State Securities Commission;
- HaNoi Stock Exchange;
- Dear shareholders.

1. Tên tổ chức: Công ty Cổ phần Xây dựng 1369/ *Name of company :1369 CONSTRUCTION JOINT STOCK COMPANY*
2. Mã chứng khoán: C69/ *Stock symbol: C69*
3. Địa chỉ trụ sở chính: Số 37, 38 phố Dã Tượng, phường Lê Thanh Nghị, thành phố Hải Phòng/ *Address of headoffice: No 37, 38 Dã Tượng street, Lê Thanh Nghị Ward, Hai Phong city.*
4. Điện thoại: 0220.3891.898/ *Telephone: 0220.3891.898*
5. Người thực hiện công bố thông tin: Bà Nguyễn Thị Thuý – Phó Tổng Giám đốc
Person responsible for disclosure: Mrs. Nguyen Thi Thuy - Deputy General Director
6. Loại thông tin công bố: định kỳ/*Type of disclosed information: Periodic.*
7. Nội dung công bố thông tin/*Disclosed information content:*
 - 7.1 Báo cáo tài chính tổng hợp quý 2 năm 2026 của Công ty Cổ phần Xây dựng 1369 được lập ngày 30/07/2026 bao gồm Báo cáo tình hình tài chính, Báo cáo kết quả hoạt động kinh doanh, Báo cáo lưu chuyển tiền tệ và thuyết minh Báo cáo tài chính/ *the Combined Financial Statements for the 30/07/2026, including the Financial Position Report, Income Statement, Cash Flow Statement, and Notes to the Financial Statements.*
 - 7.2 Nội dung giải trình: Giải trình chênh lệch lợi nhuận sau thuế TNDN tại Kỳ báo cáo tài chính quý 2 năm 2026 so với kỳ báo cáo quý 2 năm 2025/ *Explanation of the differences in corporate income tax net profit in the financial reporting period of the second quarter of 2026 compared to the financial reporting period of the second quarter of 2025.*

ĐV: VNĐ



STT	Các chỉ tiêu <i>Indicators</i>	Quý 2 năm 2025 <i>The Second Quarter 2025</i>	Quý 2 năm 2026 <i>The Second Quarter 2026</i>	Biến động <i>Change</i>	
				Giá trị <i>Value</i>	Tỷ lệ <i>Percentage</i>
1	Doanh thu bán hàng và cung cấp dịch vụ <i>Revenue from sales and service provision</i>	104.726.414.600	69.560.891.715	(35.165.522.885)	-33,6%
2	Lợi nhuận sau thuế tổng hợp <i>Combined profit after tax</i>	25.371.422.325	17.214.005.907	(8.157.416.418)	-32,2%

- Doanh thu bán hàng và cung cấp dịch vụ đạt 69,6 tỷ đồng, Giảm 33,6% so với cùng kỳ năm trước

- Lợi nhuận sau thuế công ty mẹ đạt 17,2 tỷ đồng, giảm 32,2% so với cùng kỳ

Nguyên nhân chính do:

Lợi nhuận sau thuế giảm so với cùng kỳ chủ yếu do doanh thu hoạt động kinh doanh bất động sản giảm theo tiến độ bàn giao dự án. Tuy nhiên, biên lợi nhuận gộp của hoạt động bất động sản được cải thiện, đồng thời doanh thu hoạt động xây dựng tăng, góp phần bù đắp một phần sự sụt giảm doanh thu. Bên cạnh đó, năm trước Công ty ghi nhận khoản lợi nhuận từ thanh lý khoản đầu tư, trong khi năm nay không phát sinh, là nguyên nhân chủ yếu làm lợi nhuận giảm so với cùng kỳ.

- Revenue from sales and services amounted to VND 69.6 billion, representing a 33.6% decrease compared with the same period of the previous year.

- Profit after tax attributable to the parent company amounted to VND 17.2 billion, representing a 32.2% decrease compared with the same period of the previous year.

The main reasons are as follows:

Profit after tax decreased compared with the same period last year, mainly due to a decline in revenue from the real estate business, reflecting the project handover schedule. However, the gross profit margin of the real estate segment improved, while revenue from construction activities increased, partially offsetting the decline in revenue. In addition, the Company recognized a gain from the disposal of an investment in the corresponding period of the previous year, whereas no such gain was recorded in the current period. This was the principal factor contributing to the year-on-year decrease in profit after tax.

Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày 04/05/2026 tại đường dẫn: <http://www.cpxd1369.com.vn> /This information has been published on the company's website on 30/07/2026 at the link: <http://www.cpxd1369.com.vn>.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố. /We hereby certify that the disclosed information is true and take full legal responsibility for the content of the disclosed information. *th*

Nơi nhận:/ Recipients:

- Như kính gửi/As stated above
- Lưu VT/Filed in the archives.

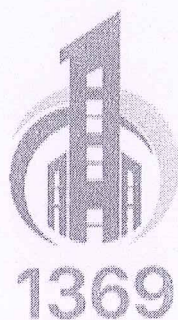
PHÓ TỔNG GIÁM ĐỐC
DEPUTY GENERAL DIRECTOR



NGUYỄN THỊ THUY
NGUYEN THI THUY



1369 CONSTRUCTION JOINT STOCK COMPANY



COMBINED FINANCIAL STATEMENTS

FOR Q2/2026

*Hai Phong,
July 30, 2026*



LIST

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STATEMENT OF FINANCIAL POSITION

As of June 30, 2026

Unit: VND

Items	Code	Note	End of period 30/06/2026	Beginning of period 01/01/2026
A - CURRENT ASSETS	100		816.469.637.846	749.128.506.447
I. Cash and cash equivalents	110	V.1	14.645.162.586	19.845.416.515
1. Cash	111		12.578.460.112	19.845.416.515
2. Cash equivalents	112		2.066.702.474	-
II. Short-term financial investments	120	V.2	123.248.419.861	131.452.561.643
3. Held to maturity investment	123		123.248.419.861	131.452.561.643
III. Short-term receivables	130		23.335.521.126	24.946.603.489
1. Short-term trade receivables	131	V.4	15.807.535.480	19.142.177.477
2. Short-term prepayments to suppliers	132	V.5	7.116.616.100	5.492.050.438
5. Other short-term receivables	135	V.6a	411.369.546	312.375.574
IV. Inventories	140		648.790.133.788	571.831.226.339
1. Inventories	141	V.7	648.790.133.788	571.831.226.339
V. Other current assets	160		6.450.400.485	1.052.698.461
1. Short-term prepaid expenses	161		481.732.399	177.309.856
2. Deductible VAT	162		5.859.040.086	875.388.605
3. Taxes and other receivables from the State Treasury	163		109.628.000	-
B - NON-CURRENT ASSETS	200		540.799.963.051	517.919.742.205
I. Long-term receivables	210		19.661.650.000	19.465.000.000
5. Other long-term receivables	215	V.6b	19.661.650.000	19.465.000.000
II. Fixed assets	220	V.9	22.343.192.791	17.282.574.209
1. Tangible fixed assets	221		22.343.192.791	17.282.574.209
Historical cost	222		59.534.654.372	52.645.646.223
Accumulated depreciation (*)	223		(37.191.461.581)	(35.363.072.014)
IV. Investment properties	240	V.10	546.875.027	765.625.025
Historical cost	241		3.500.000.000	3.500.000.000
Accumulated depreciation (*)	242		(2.953.124.973)	(2.734.374.975)
V. Long-term assets in progress	250		-	185.000.000

2. Construction- in - progress	252		-	185.000.000
VI. Long-term financial investments	260	V.2-3	493.934.192.900	477.900.056.012
1. Investments in subsidiaries	261		281.100.000.000	281.100.000.000
2. Investments in joint ventures, associates	262		120.250.000.000	120.250.000.000
3. Investments in other entities	263		77.300.000.000	79.100.000.000
4. Impairment allowance for long-term investments in other entities (*)	264		(5.087.450.937)	(2.549.943.988)
5. Held to maturity investment	265	V.2	20.371.643.837	-
VII. Other non-current assets	270		4.314.052.333	2.321.486.959
1. Long-term prepaid expenses	271	V.8	4.314.052.333	2.321.486.959
TOTAL ASSETS (280 = 100 + 200)	280		1.357.269.600.897	1.267.048.248.652
C - LIABILITIES	300		666.707.225.906	568.838.793.700
I. Current liabilities	310		434.341.472.974	302.733.788.700
1. Short-term trade payables	311	V.11	15.812.816.250	16.856.615.177
2. Short-term advances from customers	312	V.12	20.040.039.067	27.514.607.166
3. Dividends and profit payable	313	V.13	37.079.983.200	-
4. Short-term taxes and amounts payable to the State	314	V.14	13.553.382.792	15.533.307.580
5. Payables to employees	315		922.005.377	661.545.462
6. Short-term accrued expenses	316	V.15	2.291.513.697	1.375.913.642
9. Short-term deferred revenue	319		70.500.000	130.954.545
10. Other short-term payables	320	V.16	148.227.283.995	93.825.500.260
11. Short-term borrowings and financial leases	321	V.17a	195.945.226.830	146.528.149.398
13. Reward and welfare funds	323	V.18	398.721.766	307.195.470
II. Long-term liabilities	330		232.365.752.932	266.105.005.000
4. Long-term accrued expenses	334	V.15b	174.684.932	-
9. Long-term borrowings and financial leases	339	V.17b	232.191.068.000	266.105.005.000
D - OWNER'S EQUITY	400	V.19	690.562.374.991	698.209.454.952
1. Owner's equity contributions	411		617.999.720.000	617.999.720.000

Common shares with voting rights	411a		617.999.720.000	617.999.720.000
8. Investment and development fund	418		3.500.000.000	3.000.000.000
10. Retained earnings	420		69.062.654.991	77.209.734.952
- Retained earnings accumulated to the end of the previous period	420a		38.729.751.752	77.209.734.952
- Retained earnings of the current period	420b		30.332.903.239	-
TOTAL EQUITY (440 = 300 + 400)	440		1.357.269.600.897	1.267.048.248.652

Prepared by



Nguyen Thi Doan

Chief Accountant



Tran Thi Tuyet

Hai Phong, July 30, 2026

Legal Representative



Le Tuan Nghia

1369 Construction Joint Stock Company
Address: No. 37, 38, Da Tuong Street, Le Thanh Nghi Ward
Hai Phong City

Form No. B02-DN
(Issued under Circular No. 99/2025/TT-BTC
dated October 27, 2025, of the Ministry of Finance)

Statement of Profit and Loss

As of June 30, 2026

Unit: VND

Items	Co de	Note	Current period	Previous period	Year-to-date accumulated as of the end of this period	Year-to-date accumulated as of the end of last period
1. Revenue from sales of goods and provision of services	1	VI.1	69.560.891.715	104.726.414.600	130.193.580.426	144.578.277.652
2. Revenue deductions	2		-	-	-	-
3. Net revenue from sales of goods and provision of services (10 = 01 - 02)	10		69.560.891.715	104.726.414.600	130.193.580.426	144.578.277.652
4. Cost of goods sold	11	VI.2	47.818.731.560	83.350.045.474	90.807.268.257	120.513.766.600
5. Gross profit from sales of goods and provision of services (20 = 10 - 11)	20		21.742.160.155	21.376.369.126	39.386.312.169	24.064.511.052
6. Gain/Loss on disposal of investment property	21		-	-	-	-
7. Financial income	22	VI.3	7.074.137.616	15.671.161.977,00	11.020.325.949	21.655.809.549,00
8. Financial expenses	23	VI.4	4.864.466.969	2.679.650.730	6.586.669.428	3.908.463.018
Of which: Loan Interest expenses	24		2.255.384.741	1.403.269.306	4.003.512.320	2.621.657.216
9. Selling expenses	25	VI.5	48.156.943	145.062.483	72.783.410	159.875.187
10. Administrative expenses	26	VI.6	3.176.789.185	2.743.540.234	6.450.776.808	4.623.960.623
11. Net Operating profit {30 = (20+21+22)-(23+25+26)}	30		20.726.884.674	31.479.277.656	37.296.408.472	37.028.021.773
12. Other income	31		48.424.720	324.075.283	50.706.332	336.150.377
13. Other expenses	32		296.552.136	62.464.473	330.881.810	71.197.590
14. Other profit (40 = 31 - 32)	40		(248.127.416)	261.610.810	(280.175.478)	264.952.787
15. Total accounting profit before tax (50 = 30 + 40)	50		20.478.757.258	31.740.888.466	37.016.232.994	37.292.974.560

16. Current corporate income tax expense	51	V.14	3.264.751.351	6.369.466.141	6.683.329.755	7.503.669.733
17. Deferred corporate income tax expense	52		-	-	-	-
18. Profit after tax (60 = 50 - 51 - 52)	60		17.214.005.907	25.371.422.325	30.332.903.239	29.789.304.827
19. Basic earnings per share (*)	70					
20. Diluted earnings per share (*)	71					

Prepared by



Nguyen Thi Doan

Chief Accountant



Tran Thi Tuyet

Hai Phong, July 30, 2026

Legal Representative



Le Tuan Nghia

CASH FLOW STATEMENT

(Indirect method) (*)

For the three-month period ended June 30, 2026

Unit: VND

Items	Code	Note	Year-to-date accumulated as of the end of current period	Year-to-date accumulated as of the end of previous period
I. Cash flows form operating activities				
1. Profit before tax	1		37.016.232.994	37.292.974.560
2. Adjustments for:				
Depreciation of fixed assets and investment properties	2	V.9-10	2.047.139.565	2.299.414.707
Provisions	3	V.3	2.537.506.949	1.276.381.424
Exchange rate gains and losses due to the revaluation of foreign currency-denominated monetary items	4	VI.4	8.213.566	(94.230)
Gains and losses from investment activities	5		(10.982.187.765)	(21.016.355.537)
Interest expense	6		4.003.512.320	2.621.657.216
Other adjustments	7		-	-
3. Profit from operating activities before changes in working capital	8		34.630.417.629	22.473.978.140
Increase/decrease in receivables	9		161.152.882	52.843.663.599
Increase/decrease in inventories	10		(76.958.907.449)	(416.301.015.506)
Increase/decrease in payables (excluding interest payables and income tax payables)	11		46.434.813.085	447.536.229.918
Increase/decrease in prepaid expenses	12		(2.296.987.917)	(290.689.850)
Increase/decrease in trading securities	13		-	-
Interest paid	14		(2.913.227.333)	(2.707.403.632)
Income taxes paid	15	V.14	(9.622.884.515)	(3.818.702.327)
Other cash receipts from operating activities	16		-	-
Other cash payments for operating activities	17	V.18	(208.473.704)	(101.400.000)
Net cash flow from operating activities	20		(10.774.097.322)	99.634.660.342
II. Cash Flow from Investing Activities				
1. Payments for purchasing, constructing fixed assets and other long-term assets	21		(11.416.689.967)	(714.027.273)
2. Proceeds from the sale, disposal of fixed assets and other long-term assets	22		858.181.818	529.074.074
3. Cash flows for lending, buying debt instruments of other entities	23		(29.800.000.000)	(33.400.000.000)
4. Cash recovered from lending, selling debt instruments of other entities	24		20.400.000.000	-
5. Cash flows for investing in other entities	25	V.3	(66.500.000.000)	(136.100.000.000)
6. Withdrawals of investments in other entities	26		70.349.000.000	82.120.000.000
7. Interests earned, dividends and profits received	27		6.180.185.710	-
Net cash flows from investing activities	30		(9.929.322.439)	(87.564.953.199)

III. Cash Flows from Financing Activities				
1. Proceeds from issuing shares, receiving capital contributions from owners	31		-	-
2. Payments to return capital to owners and repurchase shares issued by the company	32		-	-
3. Proceeds from borrowings	33		73.494.701.808	89.180.207.561
4. Payments for loan principal repayments	34		(57.991.561.376)	(89.853.330.696)
5. Payments for financial leased assets	35		-	-
6. Dividends and profits paid to the owners	36		-	-
Net cash flows from financing activities	40		15.503.140.432	(673.123.135)
Net cash flow for the period (50 = 20+30+40)	50		(5.200.276.329)	11.396.584.008
Cash and cash equivalents at the beginning of the period	60	V.1	19.845.416.515	4.988.962.519
Effect of fluctuations in foreign exchange rates	61		25.400	94.230
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	V.1	14.645.162.586	16.385.640.757

Prepared by



Nguyen Thi Doan

Chief Accountant



Tran Thi Tuyet

Hai Phong, July 30, 2026

Legal Representative



Le Tuan Nghia

1369 CONSTRUCTION JOINT STOCK COMPANY

Address: No 37, 38 Da Tuong street, Le Thanh Nghi ward, Hai Phong city.

COMBINED FINANCIAL STATEMENTS FOR Q2/2026

*Notes to the Combined Financial Statements for Q2/2026***Notes to the Combined Financial Statements for Q2/2026****I. Characteristics of Operations****1. Form of Capital Ownership**

1369 Construction Joint Stock Company (hereinafter referred to as the "Company") is a joint-stock company.

2. Business Sectors

The Company's business sectors include construction, trading, service and real estate business

3. Business Activities

The Company's main business activities include:

- Construction of industrial and irrigation projects;
- Wholesale of processed stone minerals;
- Renting and leasing construction machinery and equipment;
- Real estate business and leasing of investment properties;
- Import and export, and general trading activities.

4. Normal Production and Business Cycle

The Company's normal production and business cycle does not exceed 12 months. For real estate activities, the ordinary production and business cycle typically exceeds 12 months.

5. Company's group structure***List of Subsidiary***

Company's name	Headquarters Address	Business activities	Ownership ratio	Equity Interest Ratio	Voting Rights Ratio
1369 Industrial Park Joint Stock Company	Hamlet 7, Giao Binh Commune, Ninh Binh Province, Vietnam	Construction, trading and services	70,00%	70,00%	70,00%
Dong A Consulting and Construction Co., Ltd.	No. 112 Nguyen Cong Hang Street, Residential Area 2, Y Na Quarter, Kinh Bac Ward, Bac Ninh Province	Real estate development, consulting, and business	78,00%	78,00%	78,00%
Toan Thang Co., Ltd.	245A Nguyen Luong Bang Street, Le Thanh Nghi Ward, Hai Phong City	Automobile and other motor vehicle dealerships	51,00%	51,00%	51,00%

Associates

Company's name	Headquarters Address	Business activities	Ownership ratio	Equity Interest Ratio	Voting Rights Ratio
Gieng Day Quảng Ninh Construction Ceramic Joint Stock Company	Viet Hung Ward, Quang Ninh Province	Manufacturing construction materials from clay	42,09%	42,09%	42,09%
Joint Stock Company for the Development of New	Residential Group 4, Bac Gia Nghia Ward, Lam Dong Province	Real estate business,	35,00%	35,00%	35,00%

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COMBINED FINANCIAL STATEMENTS FOR Q2/2026

Notes to the Combined Financial Statements for Q2/2026 (continue)

Company's name	Headquarters Address	Business activities	Ownership ratio	Equity Interest Ratio	Voting Rights Ratio
Urban Area Project, Group 4, Nghia Duc Ward		ownership or lease of land use rights			
Sunfeel Vietnam Joint Stock Company	Phu Hoi Industrial Park, Duc Trong Commune, Lam Dong Province	Main business line: Silk manufacturing	35,00%	35,00%	35,00%
1369 Investment Consulting and Trading Joint Stock Company	No. 172 Truong Chinh Street, Le Thanh Nghi Ward, Hai Phong City	Main business line: Real estate business	45,00%	45,00%	45,00%

Other affiliated units without legal status for independent accounting

The company has a branch, 1369 Quang Binh Construction Joint Stock Company Branch, located at Cam Ly Hamlet, Kim Ngan Commune, Quang Tri Province.

6. Statement on the comparability of information in the Financial Statements

The corresponding figures for the previous period are comparable with those of the current period. During the period, the Company adopted, for the first time, the Vietnamese Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance ("Circular 99"), replacing Circular No. 200/2014/TT-BTC dated December 22, 2014 ("Circular 200"). Accordingly, certain line items in the financial statements have been reclassified and renamed in accordance with the new regulations. The "Beginning of the year" and "Previous period" columns in the combined financial statements have been restated to reflect the classification and terminology prescribed by Circular 99, thereby ensuring comparability. These changes have no impact on the Group's total assets, total liabilities, equity, or profit after tax.

II. REPORTING PERIOD, CURRENCY UNIT USED IN ACCOUNTING

1. Fiscal year

The company's fiscal year begins on January 1st and ends on December 31st each year.

2. Accounting currency

The currency unit used in accounting is the Vietnamese Dong (VND), as most transactions are conducted in VND.

III. ACCOUNTING STANDARDS AND REGULATIONS APPLIED

1. Accounting Regulations Applied

The Company applies the Vietnamese Accounting Standards (VAS) and the Vietnamese Accounting Regime for Enterprises in accordance with Circular No. 99/2025/TT-BTC dated October 27, 2025 issued by the Ministry of Finance.

Statement on Compliance with Accounting Standards and Regulations

The Board of General Directors confirms that the consolidated financial statements have been prepared and presented in compliance with the Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises, and the relevant prevailing statutory requirements.

IV. ACCOUNTING POLICIES APPLIED

1369 CONSTRUCTION JOINT STOCK COMPANY

Address: No 37, 38 Da Tuong street, Le Thanh Nghi ward, Hai Phong city.

COMBINED FINANCIAL STATEMENTS FOR Q2/2026

Notes to the Combined Financial Statements for Q2/2026 (continue)

1. Basis of Financial Statement Preparation

The financial statements are prepared on an accrual basis of accounting (except for cash flow information).

2. Foreign Currency Transactions

Foreign currency transactions are translated into Vietnam Dong ("VND") at the actual exchange rates prevailing on the transaction dates.

The actual exchange rates are determined as follows:

- The exchange rates stipulated in the relevant contracts for foreign currency purchase and sale transactions; or
- The exchange rates quoted by the commercial bank with which the Company regularly conducts transactions.

The Company applies the average of the transfer buying rate and the transfer selling rate quoted by the commercial bank with which it regularly conducts transactions to translate foreign currency transactions. This method is considered to reasonably reflect the actual exchange rates and is applied consistently throughout the accounting period.

At the reporting date, monetary items denominated in foreign currencies are retranslated using the average of the transfer buying rate and the transfer selling rate quoted by the commercial bank with which the Company regularly conducts transactions.

Exchange differences arising during the period and from the retranslation of foreign currency monetary items at the reporting date are recognized in financial income or finance costs.

Exchange gains and losses arising from the year-end retranslation of foreign currency monetary items are offset and presented on a net basis in the combined Statement of Profit or Loss.

3. Cash

Cash comprises cash on hand and demand deposits with banks.

4. Financial Investments

Loans

Loans are recognized at their original value, less provisions for doubtful receivables. Provisions for doubtful receivables related to loans are made based on the estimated loss that may occur.

Investments in Subsidiaries and Associated Companies

Subsidiaries

A subsidiary is an entity that is controlled by the Company. Control is achieved when the Company has the ability to direct the financial and operating policies of the investee to obtain economic benefits from its activities.

Associate companies

An associate company is an entity over which the Company has significant influence but does not control the financial and operating policies. Significant influence is demonstrated by the Company's right to participate in the decision-making process regarding financial and operational policies of the investee, but without controlling those policies.

Initial Recognition

Investments in subsidiaries and associates are initially recognized at cost, which includes the purchase price or capital contribution, along with any directly attributable costs related to the investment. In cases where the investment is made through non-cash assets, the investment cost is recognized at the fair value of the non-cash assets at the time of acquisition.

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COMBINED FINANCIAL STATEMENTS FOR Q2/2026

Notes to the Combined Financial Statements for Q2/2026 (continue)

Dividends and profits from periods prior to the acquisition of the investment are accounted for as a reduction in the value of the investment itself. Dividends and profits from periods after the acquisition of the investment are recognized as revenue. Dividends received in the form of additional shares are only tracked in terms of the number of additional shares, with no recognition of the value of the shares received.

Provision for Impairment of Investments in Subsidiaries and Associates

A provision for impairment of investments in subsidiaries and associates is recognized when the subsidiary or associate incurs losses. The provision is calculated as the difference between the actual investment capital in the subsidiary or associate and the actual equity, multiplied by the percentage of ownership of the Company in the subsidiary or associate. If the subsidiary or associate prepares consolidated financial statements, the provision for impairment is determined based on the consolidated financial statements.

Any increase or decrease in the provision for impairment of investments in subsidiaries and associates that needs to be recognized at the end of the reporting period is recorded as a financial expense.

5. Receivables

Receivables are presented at their book value, less provisions for doubtful debts.

Receivables are classified as receivables from customers and other receivables based on the following principles:

- Receivables from customers reflect trade receivables arising from buying and selling transactions between the Company and independent buyers.
- Other receivables reflect non-trade receivables unrelated to buying and selling transactions.

Provisions for doubtful debts are established for each doubtful receivable after offsetting with any payable (if applicable). The provision level is based on the aging of overdue debts or the estimated loss that may occur, as follows:

- For overdue receivables:
 - 30% of the value for receivables overdue from over 6 months to under 1 year.
 - 50% of the value for receivables overdue from 1 year to under 2 years.
 - 70% of the value for receivables overdue from 2 years to under 3 years.
 - 100% of the value for receivables overdue from 3 years and above.
- For receivables that have not yet matured but are expected to be difficult to recover: the provision is based on the estimated loss.

Any increase or decrease in the provision for doubtful debts at the end of the reporting period is recorded as administrative expenses

6. Inventories

Inventories are recognized at the lower of cost and net realizable value.

The cost of inventories is determined as follows:

- Raw materials and goods: include purchase costs and other directly related costs incurred to bring the inventories to their current location and condition.
- Work-in-progress: includes the cost of raw materials, labor costs, and other directly related costs.

The cost of goods sold is calculated using the weighted average method and is accounted for using the periodic inventory system.

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COMBINED FINANCIAL STATEMENTS FOR Q2/2026

Notes to the Combined Financial Statements for Q2/2026 (continue)

Net realizable value is the estimated selling price of the inventory in the ordinary course of business, less estimated costs to complete and the estimated necessary costs to sell the inventory.

A provision for inventory write-down is made for each item where the cost exceeds the net realizable value. Any increase or decrease in the provision for inventory write-downs at the end of the reporting period is recognized as cost of goods sold.

7. Prepaid Expenses

Prepaid expenses comprise actual expenditures incurred that relate to the operating results of multiple accounting periods. The Company's prepaid expenses include:

Tools and Equipment

Tools and equipment that have been put into use are amortized on a straight-line basis over a period not exceeding 3 years.

Insurance Expenses

Insurance expenses are amortized on a straight-line basis over the respective insurance coverage period.

Major Repairs of Fixed Assets

One-off major repair costs of fixed assets are amortized on a straight-line basis over 3 years.

Real Estate Consulting and Brokerage Expenses

These comprise costs incurred that are directly attributable to project-related business activities. Such costs are recognized as prepaid expenses and are amortized to selling expenses when the related revenue is recognized, thereby ensuring the matching of revenue and expenses.

8. Tangible fixed assets

Tangible fixed assets are stated at their cost less accumulated depreciation. The cost of tangible fixed assets includes all expenses that the company must incur to acquire the asset and bring it into a state of readiness for use. Costs incurred after initial recognition are only added to the cost of the tangible fixed asset if these costs are certain to increase future economic benefits from the use of the asset. Costs that do not meet these conditions are recognized as production or business expenses for the period.

When tangible fixed assets are sold or disposed of, the cost and accumulated depreciation are written off, and any resulting gain or loss from disposal is recognized as income or expense for the period.

Tangible fixed assets are depreciated using the straight-line method based on their estimated useful life. The depreciation periods for various types of tangible fixed assets are as follows:

<u>Types of Tangible fixed assets</u>	<u>Years</u>
Buildings and structures	05 - 15
Machinery and equipment	05 - 15
Transport and transmission vehicles	05 - 10
Management equipment	03 - 05

9. Investment Properties

Investment property is property owned by the company that is used to earn rental income. Investment property held for rental is stated at its cost less accumulated depreciation.

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COMBINED FINANCIAL STATEMENTS FOR Q2/2026

Notes to the Combined Financial Statements for Q2/2026 (continue)

The cost of an investment property comprises all expenditures incurred by the Company, or the fair value of other consideration given in exchange, to acquire or construct the investment property up to the date of acquisition or completion of construction. Expenditures incurred subsequent to the initial recognition of an investment property are recognized as expenses in the period in which they are incurred, unless such expenditures are expected to generate future economic benefits in excess of the originally assessed standard of performance, in which case they are capitalized as part of the cost of the investment property.

Upon disposal of an investment property, its cost and accumulated depreciation are derecognized, and any resulting gain or loss is recognized in profit or loss for the year.

Transfers from owner-occupied property or inventories to investment property are made only when the owner ceases to occupy the property and commences leasing it under an operating lease to another party, or upon completion of the construction phase. Transfers from investment property to owner-occupied property or inventories are made only when the owner commences occupying the property or begins development for sale. Such transfers do not change the cost or carrying amount of the property at the date of transfer.

Investment property held for rental is depreciated using the straight-line method based on the estimated useful life. The company's investment property is depreciated over 8 years.

10. Payables and accrued

Payables and accrued expenses are recognized for amounts that are owed in the future related to goods and services that have been received. Accrued expenses are recorded based on reasonable estimates of the amounts to be paid..

The classification of payables is as follows::

- Payables to Suppliers: These reflect payables arising from commercial transactions related to the purchase of goods, services, and assets, where the supplier is an independent entity from the company.
- Accrued Expenses: These reflect payables for goods and services received from suppliers or provided to buyers but not yet paid due to the absence of invoices or incomplete accounting documentation. They also include payables to employees for wages, vacation pay, and accrued production or business expenses that need to be accrued.
- Other Payables: These reflect non-commercial payables that are not related to the purchase, sale, or provision of goods and services.

Payables and Accrued Expenses are classified as current and non-current on the consolidated balance sheet based on the remaining term as of the end of the reporting period.\

11. Owner's Equity

Owner's Contributions

Owner's contributions are recognized based on the actual capital contributed by the shareholders.

12. Profit Distribution

After-tax profit is distributed to shareholders after allocating reserves as required by the company's charter, legal regulations, and approval by the General Meeting of Shareholders.

The distribution of profit to shareholders considers non-cash items within undistributed after-tax profits that may affect cash flow and the ability to pay dividends, such as profits from the revaluation of assets contributed as capital, profits from the revaluation of monetary items, financial instruments, and other non-cash items..

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COMBINED FINANCIAL STATEMENTS FOR Q2/2026

Notes to the Combined Financial Statements for Q2/2026 (continue)

Dividends are recognized as payables when a decision or announcement to distribute dividends is made.

13. Revenue and Income Recognition

Revenue from Sale of Goods and Finished Products

Revenue from the sale of goods and finished products is recognized when all of the following conditions are met:

- The company has transferred most of the risks and rewards associated with the ownership of the goods or products to the buyer.
- The company no longer retains control over the goods or products, nor the ability to manage them as the owner would.
- The revenue is reasonably certain. If the contract allows the buyer the right to return goods under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer no longer has the right to return the goods (except in cases where the customer can return goods in exchange for other goods or services).
- The company has or will receive economic benefits from the sales transaction.
- The costs related to the sales transaction can be reliably determined

Revenue from Service Provision

Revenue from service provision is recognized when all of the following conditions are met:

- The revenue is reasonably certain. If the contract stipulates that the buyer has the right to return the service under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer no longer has the right to return the service provided.
- The company has or will receive economic benefits from the service transaction.
- The portion of work completed at the reporting date can be determined.
- The costs incurred for the transaction and the costs to complete the service transaction can be determined..

In cases where the service is performed over multiple periods, revenue is recognized in the period based on the results of the portion of work completed by the end of the accounting period.

Interest Income

Interest income is recognized on the basis of time and the actual interest rate for each period.

Dividends and Profit Distribution

Dividends and profit distributions are recognized when the company is entitled to receive dividends or profit from capital contributions. Dividends received in the form of shares are only tracked in terms of the number of additional shares, and the value of the received shares is not recognized.

14. Construction Contracts

A construction contract is an agreement to build an asset or a group of assets that are closely related or dependent on each other in terms of design, technology, function, or basic purpose of use.

When the outcome of the contract can be reliably estimated:

For construction contracts where the contractor is paid based on the value of work performed, revenue and expenses related to the contract are recognized in accordance with the portion of work completed, as verified by the client and reflected in the issued invoices.

Changes in construction volume, compensation amounts, and other receipts are only recognized as revenue when agreed upon with the client.

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

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COMBINED FINANCIAL STATEMENTS FOR Q2/2026

Notes to the Combined Financial Statements for Q2/2026 (continue)

- Revenue is recognized only to the extent of contract costs incurred, with recovery of those costs being reasonably certain.
- Contract costs are recognized as expenses when incurred.

15. Borrowing Costs

Borrowing costs comprise interest expense and other costs incurred in connection with borrowings.

Borrowing costs are recognized as expenses in the period in which they are incurred. However, borrowing costs that are directly attributable to the acquisition, construction, or production of a qualifying asset requiring a substantial period of time (more than 12 months) to be ready for its intended use or sale are capitalized as part of the cost of that asset. For specific borrowings obtained for the construction of fixed assets or investment property, borrowing costs are capitalized even if the construction period is less than 12 months. Any income earned from the temporary investment of such borrowings is deducted from the cost of the related qualifying asset.

16. Expenses

Expenses are amounts that reduce economic benefits and are recognized when the transaction occurs or when it is reasonably certain that an expense will occur in the future, regardless of whether payment has been made or not.

Expenses and the related revenue they generate must be recognized simultaneously under the matching principle. In cases where the matching principle conflicts with the prudence principle, expenses are recognized based on the nature and regulations of accounting standards to ensure that the transaction is fairly and reasonably reflected.

17. Corporate Income Tax

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

18. Related Parties

Parties are considered related if one party has the ability to control or significantly influence the other party in making financial and operational decisions. Parties are also considered related if they share joint control or significant mutual influence.

In considering the relationship of related parties, the substance of the relationship is given more importance than its legal form.

V. Explanatory for items in the balance sheet

1. Cash

	30/06/2026	01/01/2026
	VND	VND
Cash	1.628.120.517	2.817.317.370
Demand deposits at banks	10.950.339.595	17.028.099.145
Cash equivalent	2.066.702.474	-
Total	14.645.162.586	19.845.416.515

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COMBINED FINANCIAL STATEMENTS FOR Q2/2026

Notes to the Combined Financial Statements for Q2/2026 (continue)

2. Financial Investments**1a. Held-to-Maturity Investments**

	30/06/2026 VND	01/01/2026 VND
Short term	123.248.419.861	131.452.561.643
Loans to Related Parties and Related Interest Receivable	123.248.419.861	131.452.561.643
<i>Loans to Related Parties</i>	<i>119.925.000.000</i>	<i>130.525.000.000</i>
- Dong A Consulting and Construction Co., Ltd	93.125.000.000	93.125.000.000
- Quang Ninh Gieng Day Construction Ceramics Joint Stock Company	-	5.000.000.000
- Sunfeel Vietnam Joint Stock Company	26.800.000.000	32.400.000.000
<i>Interest Receivable from Related Parties</i>	<i>3.323.419.861</i>	<i>927.561.643</i>
- Dong A Consulting and Construction Co., Ltd	2.137.907.533	-
- Quang Ninh Gieng Day Construction Ceramics Joint Stock Company	-	201.643.836
- Sunfeel Vietnam Joint Stock Company	1.185.512.328	725.917.807
Long term	20.371.643.837	-
Loans to Related Parties and Related Interest Receivable	20.371.643.837	-
<i>Loans to Related Parties</i>	<i>20.000.000.000</i>	<i>-</i>
- Sunfeel Vietnam Joint Stock Company	20.000.000.000	-
<i>Interest Receivable from Related Parties</i>	<i>371.643.837</i>	<i>-</i>
- Sunfeel Vietnam Joint Stock Company	371.643.837	-
Total	143.620.063.698	131.452.561.643

The Company's current loans to related parties were provided to supplement working capital for their business operations. Details are as follows:

<i>Company</i>	<i>Term</i>	<i>Interest rate/year</i>	<i>Collateral</i>
Dong A Consulting and Construction Co., Ltd	6-12 months	3,5%-5%	Unsecured
Quang Ninh Gieng Day Construction Ceramics Joint Stock Company	12 months	8%-10%	Unsecured
Sunfeel Vietnam Joint Stock Company	9-11 months	8%	Inventories of Sunfeel Vietnam Joint Stock Company

The Company's non-current loans to related parties were provided to supplement funding for the repair and upgrading of fixed assets used in their business operations. Details are as follows:

<i>Company</i>	<i>Term</i>	<i>Interest rate/year</i>	<i>Collateral</i>
Sunfeel Vietnam Joint Stock Company	36 months	10%	Inventories of Sunfeel Vietnam Joint Stock Company

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COMBINED FINANCIAL STATEMENTS FOR Q2/2026

Notes to the Combined Financial Statements for Q2/2026 (continue)

3. Investments in Other Entities

	30/06/2026		01/01/2026	
	VND		VND	
	Original cost	Provision	Original cost	Provision
Investments in Subsidiaries	281.100.000.000	-	281.100.000.000	-
1369 Industrial Park Joint Stock Company	94.500.000.000	-	94.500.000.000	-
Dong A Consulting and Construction Co., Ltd.	156.000.000.000	(3.365.493.034)	156.000.000.000	(2.549.943.988)
Toan Thang Co., Ltd.	30.600.000.000	-	30.600.000.000	-
Investments in Associates	120.250.000.000	-	120.250.000.000	-
Quang Ninh Gieng Day construction ceramics joint stock company	10.000.000.000	-	10.000.000.000	-
Joint Stock Company for Implementing the New Urban Area Project in Group 4, Nghia Duc Ward	68.250.000.000	-	68.250.000.000	-
Sunfeel Vietnam Joint Stock Company	15.000.000.000	(1.721.957.903)	15.000.000.000	-
1369 Investment Consulting and Trading Joint Stock Company	27.000.000.000	-	27.000.000.000	-
Investment in another entity	77.300.000.000	-	79.100.000.000	-
Na Duong Brick and Tile Joint Stock Company	10.800.000.000	-	10.800.000.000	-
Hai Duong Porcelain Real Estate Investment Joint Stock Company	-	-	68.300.000.000	-
Hoang Thuan Loc Investment Group Joint Stock Company	66.500.000.000	-	-	-
Total	478.650.000.000	(5.087.450.937)	480.450.000.000	(2.549.943.988)

The number of shares/contributed capital held and the ownership ratio of the Company in the following entities are as follows:

Company Name	30/06/2026		01/01/2026	
	Number of shares/ Capital contribution	Ownership percentage	Number of shares/ Capital contribution	Ownership percentage
1369 Industrial Park Joint Stock Company	9.450.000 CP	70,00%	9.450.000 CP	70,00%
Dong A Consulting and Construction Co., Ltd.	156 tỷ VND	78,00%	156 tỷ VND	78,00%
Toan Thang Co., Ltd.	30,6 tỷ VND	51,00%	30,6 tỷ VND	51,00%
Quang Ninh Gieng Day Construction Ceramics Joint Stock Company	1.000.000 CP	42,09%	1.000.000 CP	42,09%
Joint Stock Company for Implementing the New Urban Area Project in Group 4, Nghia Duc Ward	6.825.000 CP	35,00%	6.825.000 CP	35,00%
Sunfeel Vietnam Joint Stock Company	2.691.925 CP	35,00%	2.691.925 CP	35,00%
1369 Investment Consulting and Trading Joint Stock Company	2.700.000 CP	45,00%	2.700.000 CP	45,00%

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COMBINED FINANCIAL STATEMENTS FOR Q2/2026*Notes to the Combined Financial Statements for Q2/2026 (continue)*

Company Name	30/06/2026		01/01/2026	
	Number of shares/ Capital contribution	Ownership percentage	Number of shares/ Capital contribution	Ownership percentage
Na Duong Brick and Tile Joint Stock Company	1.080.000 CP	18,00%	1.080.000 CP	18,00%
Hai Duong Porcelain Real Estate Investment Joint Stock Company	-	-	6.830.000 CP	5,00%
Hoang Thuan Loc Investment Group Joint Stock Company ⁽ⁱ⁾	6.650.000 CP	19,00%	-	-

New Investments During the Year:

⁽ⁱ⁾ According to the Enterprise Registration Certificate No. 0901226556 issued by the Hung Yen Provincial Department of Finance on 29 January 2026, Hoang Thuan Loc Investment Group Joint Stock Company has a charter capital of VND 350,000,000,000 (Three hundred and fifty billion Vietnamese Dong). During the year, the Company invested VND 66,500,000,000, equivalent to 6,650,000 shares, representing 19% of the charter capital of Hoang Thuan Loc Investment Group Joint Stock Company.

Fair Value

The Company has not determined the fair value of unlisted investments due to the lack of specific guidance on fair value measurement for such investments.

Performance of Subsidiaries and Associates

Subsidiaries and associates are operating normally, with no significant changes compared to the previous year.

Provision for Investments in Other Entities

The movement of provisions for investments in other entities is as follows:

	From 01/01/2026 To 30/06/2026 VND	From 01/01/2025 To 30/06/2025 VND
Beginning of period	2.549.943.988	-
Provision made during the period	2.537.506.949	1.276.381.424
End of period	5.087.450.937	1.276.381.424

Transactions with Subsidiaries and Associates

The significant transactions between the Company and its subsidiaries and associates are as follows:

	From 01/01/2026 To 30/06/2026 VND	From 01/01/2025 To 30/06/2025 VND
1369 Industrial Park Joint Stock Company		
Loan from subsidiary	10.050.000.000	-
Interest expense on loan from subsidiary	1.431.787.670	-
Dong A Consulting and Construction Co., Ltd.		
Loans to Subsidiaries	-	17.500.000.000
Interest Receivable on Loans to Subsidiaries	2.137.907.533	2.023.202.054
Construction Work Payable to Subsidiaries	7.490.586.112	-

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	From 01/01/2026 To 30/06/2026 VND	From 01/01/2025 To 30/06/2025 VND
1369 Industrial Park Joint Stock Company		
Toan Thang Co., Ltd.		
Revenue from sale of service	720.000.000	720.000.000
Construction revenue	548.385.185	95.877.150
Purchase of Fixed Assets from Subsidiaries	818.181.818	472.727.273
Services Received from Subsidiaries	7.321.000	12.492.116
Borrowings from Subsidiaries	8.000.000.000	14.500.000.000
Interest Payable on Borrowings from Subsidiaries	526.123.288	9.109.589
Quang Ninh Gieng Day Construction Ceramics Joint Stock Company		
Loan interest income	141.621.918	-
		247.945.205
Sunfeel Vietnam Joint Stock Company		
Loans granted	29.800.000.000	15.900.000.000
Loan interest income	1.700.980.825	108.252.055
1369 Investment and Trading Consulting Joint Stock Company		
Capital contribution to an associate company	-	27.000.000.000

4. Short-term trade receivables

	30/06/2026 VND	01/01/2026 VND
Receivables from Other Customers	15.807.535.480	19.142.177.477
Van Ho District Investment and Construction Project Management Board	759.486.053	1.964.090.000
Real Estate Customers	6.847.173.166	-
Nhat Tien Co., Ltd	-	4.633.047.000
Vinacon Vietnam Construction Investment Joint Stock Company	-	2.692.063.049
Sotana Joint Stock Company	3.256.463.200	
Other customers	4.944.413.061	9.852.977.428
Total	15.807.535.480	19.142.177.477

5. Short-term prepayment to suppliers

	30/06/2026 VND	01/01/2026 VND
Ben Trieu Joint Stock Company	-	1.451.250.000
Construction Consulting and Technology Transfer Office	1.473.700.000	1.473.700.000

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	30/06/2026	01/01/2026
	VND	VND
Ecodesign Construction Investment Consulting Joint Stock Company	-	951.262.327
Tung Anh 368 Construction Investment Joint Stock	826.753.000	-
VietinBank Leasing Company Limited	3.880.000.000	-
Other suppliers	936.163.100	1.615.838.111
Total	7.116.616.100	5.492.050.438

6. Other receivables**6a. Other short-term receivables**

	30/06/2026		01/01/2026	
	VND		VND	
	Value	Provision	Value	Provision
<i>Receivables from Other Organizations and Individuals</i>	411.369.546	-	312.375.574	-
Other Short-term Receivables	411.369.546	-	312.375.574	-
Total	411.369.546	-	312.375.574	-

6b. Other Long-term Receivables

	30/06/2026	01/01/2026
	VND	VND
Tan Hung Co., Ltd. ⁽ⁱ⁾	18.900.000.000	18.900.000.000
Other deposits and pledges	761.650.000	565.000.000
Total	19.661.650.000	19.465.000.000

- (i) This is a deposit paid to Tan Hung Company Limited under the Memorandum of Agreement dated June 25, 2024, to secure the signing of a real estate brokerage contract for the Viet Hoa Western Industrial Cluster Project once the project becomes eligible for sale. On June 27, 2025, the People's Committee of Hai Duong Province issued Decision No. 2686/QD-UBND approving the investment policy and investor for the construction and infrastructure business project of the Viet Hoa Western Industrial Cluster, with Tan Hung Company Limited as the investor. The project covers an area of 599,413 m², with a total investment of VND 731,371,422,000, an operation term of 50 years, and a construction and commissioning period of 48 months from the date of the investment policy approval decision. As at the reporting date, the project was in the land clearance phase.

7. Inventories

	30/06/2026		01/01/2026	
	VND		VND	
	Original	Provision	Original	Provision
Raw materials and supplies	5.274.992.212	-	3.702.264.254	-
Work-in-progress production and business costs ^(*)	638.118.679.377	-	555.054.375.437	-
Merchandise	5.396.462.199	-	13.074.586.648	-
Total	648.790.133.788	-	571.831.226.339	-

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(*) Details by projects and works as follows:

	30/06/2026 VND	01/01/2026 VND
Real Estate Project Thon Ca - Dong Coi - Bac Ninh (<i>Land Use Rights and Infrastructure Costs for 23 Semi-finished Residential Lots</i>)	29.953.822.457	44.222.602.450
Real Estate Project Ninh Xa - Bac Ninh	8.618.226.186	8.609.547.012
Real Estate Project Thai Hoc - Binh Giang (<i>Land Use Rights, Infrastructure Development Costs and Other Costs</i>) ⁽ⁱ⁾	578.431.949.089	490.423.870.292
Other real estate projects	5.076.612.079	5.194.790.186
Other works and projects	16.038.069.566	6.603.565.497
Total	638.118.679.377	555.054.375.437

Assets arising from the Thon Ca Project have been pledged as collateral for the Company's bank borrowings.

⁽ⁱ⁾ Costs incurred in relation to the Investment and Construction Project for the Cultural, Sports, Educational and New Residential Center in Thai Hoc Commune, Binh Giang District, Hai Duong Province (now Duong An Commune, Hai Phong City). The project has a land area of 99,559.5 square metres, a total investment of VND 183,596,997,000 (excluding borrowing costs and land use rights costs), and an implementation period of 36 months, excluding the land allocation period. The Project has been granted the Land Use Rights Certificate and is currently in the process of completing the technical infrastructure.

Costs incurred and recognized comprise land use rights costs, infrastructure development costs, and capitalized borrowing costs. Of these, borrowing costs capitalized during the current year amounted to VND 11,632,697,330 (previous year: VND 3,285,427,164).

8. Long-term prepaid expenses

	30/06/2026 VND	01/01/2026 VND
Tool and Equipment Expenses	264.426.638	352.432.773
Repair Expenses	76.756.393	113.156.970
Prepaid land lease expenses ⁽ⁱ⁾	1.183.218.809	-
Real Estate Sales Consulting and Brokerage Expenses	2.777.777.778	1.851.851.852
Other Expenses	11.872.715	4.045.364
Total	4.314.052.333	2.321.486.959

⁽ⁱ⁾ Compensation and site clearance support costs deductible from land lease payments in respect of the Investment Project for the Construction of the Cultural, Sports, Educational and New Residential Area in Thai Hoc Commune, Binh Giang District, Hai Duong Province (now Duong An Commune, Hai Phong City).

9. Tangible Fixed Assets

	Buildings and structures	Machinery and equipment	Transportation and transmission vehicles	Managemen t tools and equipment	Total
Original cost					
01/01/2026	976.155.832	35.003.028.584	16.633.107.262	33.354.545	52.645.646.223

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Notes to the Combined Financial Statements for Q2/2026 (continue)

	Buildings and structures	Machinery and equipment	Transportation and transmission vehicles	Managemen t tools and equipment	Total
Purchases during the period	-	4.422.208.149	3.299.481.818	-	7.721.689.967
Disposals during the period	-	-	(832.681.818)	-	(832.681.818)
30/06/2026	976.155.832	39.425.236.733	19.099.907.262	33.354.545	59.534.654.372
Accumulated depreciation value					
01/01/2026	488.562.424	23.532.519.483	11.330.871.927	11.118.180	35.363.072.014
Depreciation during the period	25.004.790	1.182.066.129	617.983.194	3.335.454	1.828.389.567
30/06/2026	513.567.214	24.714.585.612	11.948.855.121	14.453.634	37.191.461.581
Net Book Value					
01/01/2026	487.593.408	11.470.509.101	5.302.235.335	22.236.365	17.282.574.209
30/06/2026	462.588.618	14.710.651.121	7.151.052.141	18.900.911	22.343.192.791

10. Investment Property*Investment Property Held for Rental*

This represents the value of the building located at Sao Do Food Store, Chu Van An Ward, Hai Phong City, as follows:

	Original cost	Accumulated Depreciation	Net book value
01/01/2026	3.500.000.000	(2.734.374.975)	765.625.025
Depreciation for the period	-	(218.749.998)	(218.749.998)
30/06/2026	3.500.000.000	(2.953.124.973)	546.875.027

In accordance with Vietnamese Accounting Standard No. 05 – Investment Property, the fair value of investment property is required to be disclosed as at the end of the financial year. However, the Company has not determined the fair value of its investment property as it is currently not practicable to obtain a reliable valuation.

11. Short-term Payables to Sellers

	30/06/2026 VND	01/01/2026 VND
<i>Payables to related parties</i>	15.120.000	-
T&T Hai Duong Petrochemical Co., Ltd.	15.120.000	-
<i>Payables to other Providers</i>	15.797.696.250	16.856.615.177
Longgi Solar Technology Co., LTD	1.951.224.697	-
Huu Thinh Joint Stock Company	-	4.383.500.000
Thai Hung Construction Co., Ltd	1.650.103.001	5.611.923.000
Other suppliers	12.196.368.552	6.861.192.177
Total	15.812.816.250	16.856.615.177

12. Short-term Advances from Customers

	30/06/2026 VND	01/01/2026 VND
<i>Advances from related parties</i>	2.371.309.000	5.000.000.000
Hai Duong Porcelain Joint Stock Company	2.371.309.000	5.000.000.000

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	30/06/2026	01/01/2026
	VND	VND
<i>Advances from other customers</i>	17.668.730.067	22.514.607.166
Advances received from real estate customers under installment payment schedules	6.975.713.694	6.975.713.694
Tay Hai Phong Construction Investment Project Management Board	7.658.901.000	10.044.437.000
Other suppliers	3.034.115.373	5.494.456.472
Total	20.040.039.067	27.514.607.166

13. Short-term Dividends Payable

	30/06/2026	01/01/2026
	VND	VND
<i>Payables to related parties</i>	5.121.468.600	-
Key management personnel – Dividends payable	5.121.468.600	-
<i>Payables to other shareholders</i>	31.958.514.600	-
Other shareholders	31.958.514.600	-
Total	37.079.983.200	-

14. Taxes and amounts payable to the State

	01/01/2026		Amounts arising during the year		30/06/2026	
	VND		VND		VND	
	Payable	Receivable	Amount payable	Amount paid	Payable	Receivable
VAT on domestic sales	5.133.523.453	-	3.340.671.809	(2.567.770.568)	6.016.052.694	109.628.000
Import VAT	-	-	886.143.074	(886.143.074)	-	-
Corporate income tax	10.319.705.411	-	6.683.329.755	(9.622.884.515)	7.380.150.651	-
Personal income tax	33.482.530	-	129.597.873	(5.900.956)	157.179.447	-
Land and housing tax	46.596.186	-	2.526.978.589	(2.573.574.775)	-	-
Other fees, charges, and payable amounts	-	-	760.147.666	(760.147.666)	-	-
Total	15.533.307.580		14.326.868.766	(16.416.421.554)	13.553.382.792	109.628.000

Value Added Tax (VAT)

The company pays VAT using the credit method, with tax rates of 8% and 10%.

Import and Export Tax

The company declares and pays according to the Customs notification.

Corporate Income Tax

The company is required to pay corporate income tax on taxable income at a tax rate of 20%.

The determination of the corporate income tax payable by the company is based on the current tax regulations. However, these regulations change periodically, and tax provisions for various types of

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COMBINED FINANCIAL STATEMENTS FOR Q2/2026*Notes to the Combined Financial Statements for Q2/2026 (continue)*

transactions may be interpreted in different ways. Therefore, the tax amount presented in the consolidated financial statements may change upon review by the tax authorities.

Other Taxes

The company declares and pays taxes in accordance with regulations.

15. Accrued Expenses**a. Short term**

	30/06/2026	01/01/2026
	VND	VND
<i>Accrued interest payable to related parties</i>	2.291.513.697	698.972.602
1369 Industrial Park Joint Stock Company	1.940.075.341	508.287.671
Toan Thang Co., Ltd	351.438.356	190.684.931
<i>Accrued expenses payable to other organizations and individuals</i>	-	676.941.040
Interest payable	-	676.941.040
Total	2.291.513.697	1.375.913.642

b. Long term

	30/06/2026	01/01/2026
	VND	VND
Accrued interest payable to related parties	174.684.932	-
Toan Thang Co., Ltd	174.684.932	-
Total	174.684.932	-

16. Other Current Payables

	30/06/2026	01/01/2026
	VND	VND
<i>Payables to related parties</i>	600.000.000	-
Remuneration of the Board of Directors and Supervisory Board for 2025	600.000.000	-
<i>Payables to other entities and individuals</i>	147.627.283.995	
Hung Phat HD Investment Construction Joint Stock Company (*)	147.447.283.995	93.700.000.000
Other payables	180.000.000	125.500.260
Total	148.227.283.995	93.825.500.260

(*) Hung Phat HD Investment Construction and Trading Joint Stock Company ("Hung Phat HD") entered into a consortium agreement with the Company to implement the Investment and Construction Project for the Cultural, Sports, Educational and New Residential Center in Thai Hoc Commune, Binh Giang District (the "Project") pursuant to Project Contract No. 01/2021/HDDA dated 12 January 2021 signed with the People's Committee of Binh Giang District.

Under the Consortium Agreement dated 25 October 2020 and its Appendix dated 15 January 2021, the Company acts as the lead member of the consortium and is responsible for accounting, tax declarations, and executing contracts with third parties on behalf of the consortium. The parties contribute capital to the Project and share profits and losses on a 50:50 basis.

As at the end of the reporting period, Hung Phat HD had contributed VND 147.447.283.995 to the Company for the implementation of the Project.

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COMBINED FINANCIAL STATEMENTS FOR Q2/2026*Notes to the Combined Financial Statements for Q2/2026 (continue)***17. Loans****17a. Short-term loans**

	30/06/2026	01/01/2026
	VND	VND
Short-term loan from related parties	70.748.600.000	65.198.600.000
Mr Le Anh Luan ⁽ⁱ⁾	1.198.600.000	698.600.000
Toan Thang Co., Ltd. ⁽ⁱⁱ⁾	9.500.000.000	14.500.000.000
1369 Industrial Park Joint Stock Company ⁽ⁱⁱⁱ⁾	60.050.000.000	50.000.000.000
Short-term bank loan ⁽ⁱⁱⁱ⁾	53.654.689.830	54.285.549.398
Agricultural and Rural Development Bank of Vietnam - Hai Duong Branch	7.347.828.937	6.803.484.473
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hai Duong Branch	15.690.629.210	11.496.195.026
Vietnam Military Joint Stock Commercial Bank - Hai Duong Branch	1.217.135.989	1.505.498.208
Vietnam Joint Stock Commercial Bank for Investment and Development - Thanh Dong Branch	19.800.827.092	26.625.278.609
Asia Commercial Bank - Hai Duong Branch	9.589.268.602	3.749.826.602
Ho Chi Minh City Development Joint Stock Commercial Bank - Hai Duong Branch	-	638.695.580
Vietnam International Joint Stock Commercial Bank - Hai Duong Branch	-	3.466.570.900
Short-term loans from individuals -Mrs Do Thi Van Anh ⁽ⁱ⁾	4.780.000.000	4.780.000.000
Current Portion of Long-term Bank Borrowings (refer to Note V.16b)	66.264.000.000	22.264.000.000
Finance lease liabilities due within one year (refer to Note V.17b)	497.937.000	-
Total	195.945.226.830	146.528.149.398

The Company is able to repay its short-term borrowings as they fall due.

- (i) These represent interest-free and unsecured borrowings from individuals obtained to supplement working capital for the Company's business operations.
- (ii) These represent borrowings from subsidiaries to supplement working capital for the Company's business operations, with loan terms of less than 12 months and an interest rate of 5% per annum.
- (iii) These represent bank borrowings obtained to supplement working capital for the Company's trading activities and other business operations. The borrowings are secured by mortgages over the Company's assets and the assets of related individuals, have loan terms of less than 12 months, and bear interest rates ranging from 7.2% to 9.9% per annum.

17b. Long-term loans

	30/06/2026	01/01/2026
	VND	VND
Loans from Vietnam Joint Stock Commercial Bank for Industry and Trade - Hai Duong Branch ⁽ⁱ⁾	221.973.005.000	266.105.005.000
Long-term loan from a related party - Toan Thang Co., Ltd ⁽ⁱⁱ⁾	8.000.000.000	-
Finance lease liabilities	2.218.063.000	-

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	30/06/2026	01/01/2026
	VND	VND
Vietnam Joint Stock Commercial Bank for Industry and Trade One Member Limited Liability Finance Leasing Company ⁽ⁱⁱⁱ⁾	2.218.063.000	-
Cộng	232.191.068.000	266.105.005.000

⁽ⁱ⁾ Loans from Vietnam Joint Stock Commercial Bank for Industry and Trade – Hai Duong Branch under the following loan agreements:

- Loan Agreement dated 19 September 2024 for the purchase of a passenger vehicle, with a loan term of 36 months and an interest rate of 8.3% per annum. The loan is secured by the asset financed by the loan.
- Loan Agreement dated 24 October 2025 for financing costs incurred in relation to the Investment and Construction Project for the Cultural, Sports, Educational and New Residential Center in Thai Hoc Commune, Binh Giang District, Hai Duong Province (now Duong An Commune, Hai Phong City), with a loan term of 48 months and an interest rate of 7.7% per annum. The loan is currently secured by the land use rights relating to the project and by the assets of related individuals, in accordance with the security agreements executed with the bank.
- ⁽ⁱⁱ⁾ Loan Agreement dated 23 March 2026 for financing production and business costs relating to the construction of projects undertaken by the Company. The loan has a term of 36 months and bears an interest rate of 8.0% per annum.
- ⁽ⁱⁱⁱ⁾ Finance Lease Agreement dated 15 June 2026 for leasing assets used in the construction of projects undertaken by the Company. The finance lease has a term of 60 months, with an interest rate of 10.65% per annum applicable during the first three months.

The Company is able to repay its long-term borrowings as they fall due. Details of the long-term borrowings are as follows:

	30/06/2026	01/01/2026
	VND	VND
Within one year	66.761.937.000	22.264.000.000
Over one year to five years	232.191.068.000	266.105.005.000
Total	298.953.005.000	288.369.005.000

Details of movements in long-term borrowings are as follows:

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
Opening balance	266.105.005.000	470.000.000
New borrowings	10.716.000.000	-
Repayments	-	(132.000.000)
Reclassified to current borrowings and current portion of long-term borrowings	(44.629.937.000)	-
Closing balance	232.191.068.000	338.000.000

18. Reward and Welfare Fund

The Company only maintains a welfare fund. Details of its movements are as follows:

From 01/01/2026	From 01/01/2025
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Notes to the Combined Financial Statements for Q2/2026 (continue)

	to 30/06/2026	to 30/06/2025
	VND	VND
Opening balance	307.195.470	164.803.870
Additions during the period	300.000.000	300.000.000
Utilization of the fund	(208.473.704)	(101.400.000)
Closing balance	<u>398.721.766</u>	<u>363.403.870</u>

19. Equity capital**19a. Statement of changes in equity**

	Owner's contributed capital	Development investment fund	Undistributed after-tax profit	Total
01/01/2025	617.999.720.000	2.500.000.000	42.342.302.180	662.842.022.180
Profit for the period	-	-	29.789.304.827	29.789.304.827
Remuneration of the Board of Directors and Supervisory Board	-	-	(600.000.000)	(600.000.000)
Appropriation to Funds	-	500.000.000	(800.000.000)	(300.000.000)
30/06/2025	617.999.720.000	3.000.000.000	70.731.607.007	691.731.327.007
01/01/2026	617.999.720.000	3.000.000.000	77.209.734.952	698.209.454.952
Profit for the current period	-	-	30.332.903.239	30.332.903.239
Dividend Distribution in Shares	-	-	(37.079.983.200)	(37.079.983.200)
Remuneration of the Board of Directors and Supervisory Board	-	-	(600.000.000)	(600.000.000)
Appropriation to Funds	-	500.000.000	(800.000.000)	(300.000.000)
30/06/2026	617.999.720.000	3.500.000.000	69.062.654.991	690.562.374.991

19b. Shares

	30/06/2026	01/01/2026
Number of shares authorized for issuance	61.799.972	61.799.972
Number of ordinary shares issued	61.799.972	61.799.972
Number of ordinary shares outstanding	61.799.972	61.799.972
Par value per share: 10.000 VND		

19c. Appropriation of Profit

The Company appropriated its profit in accordance with the Resolution of the 2026 Annual General Meeting of Shareholders No. 01/2026/NQ-ĐHĐCĐ.C69 dated 20 June 2026, as follows:

	VND
• Appropriation to the development investment fund	: 500.000.000
• Appropriation to the welfare fund	: 300.000.000
• Remuneration for the Board of Direction and the Supervisory board for 2025	: 600.000.000
• Cash dividends distributed to Shareholders	: 37.079.983.200

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Pursuant to the Resolution of the 2026 Annual General Meeting of Shareholders No. 01/NQ/2026-DHDCD.C69 dated 20 June 2026, the shareholders approved a plan to issue additional shares to increase the Company's charter capital.

Under the approved plan, the Company may issue up to 30,000,000 additional ordinary shares with a par value of VND 10,000 per share, representing a maximum aggregate par value of VND 300 billion. The proposed issuance comprises:

a private placement of up to 20,000,000 ordinary shares; and

a rights offering of up to 10,000,000 ordinary shares to existing shareholders.

The issuance is expected to be implemented during 2026. The General Meeting of Shareholders authorized the Board of Directors to organize the implementation of the share issuance plan and to make all necessary decisions and complete the required procedures in accordance with applicable laws.

VI. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED INCOME STATEMENT**1. Revenue from sales of goods and provision of services**

	From 01/04/2026 to 30/06/2026 VND	From 01/04/2025 to 30/06/2025 VND
Revenue from sales of goods	20.755.571.955	34.763.359.997
Revenue from provision of services	1.981.873.232	1.699.880.591
Revenue from Investment Property	360.000.000	360.000.000
Revenue from the Sale of Real Estate	23.714.382.639	66.874.789.275
Revenue from construction contracts	22.749.063.889	1.028.384.737
Total	69.560.891.715	104.726.414.600

2. Cost of goods sold (COGS)

	From 01/04/2026 to 30/06/2026 VND	From 01/04/2025 to 30/06/2025 VND
Cost of Goods Sold	17.172.028.274	32.267.815.881
Cost of Services Rendered	686.608.526	885.909.857
Cost of Investment Property Rentals	109.374.999	109.374.999
Cost of Real Estate Sold	12.954.468.809	49.993.081.054
Construction Contract Costs	16.896.250.952	93.863.683
Total	47.818.731.560	83.350.045.474

3. Financial Income

From 01/04/2026 to 30/06/2026 VND	From 01/04/2025 to 30/06/2025 VND
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1369 CONSTRUCTION JOINT STOCK COMPANY

Address: No 37, 38 Da Tuong street, Le Thanh Nghi ward, Hai Phong city.

COMBINED FINANCIAL STATEMENTS FOR Q2/2026*Notes to the Combined Financial Statements for Q2/2026 (continue)*

	From 01/04/2026 to 30/06/2026 VND	From 01/04/2025 to 30/06/2025 VND
Interest Income from Demand Deposits and Cash Equivalents	17.026.563	-
Interest Income from Loans	2.089.933.564	1.287.725.281
Foreign Exchange Gains	-	94.230
Dividend Income and Share of Profits	4.967.177.489	-
Gain on disposal of investment in another entity	-	14.000.000.000
Income from Entrusted Investments	-	383.342.466
Total	7.074.137.616	15.671.161.977
4. Financial expenses		
	From 01/04/2026 to 30/06/2026 VND	From 01/04/2025 to 30/06/2025 VND
Loan interest expense	2.255.384.741	1.403.269.306
Reversal of provision for investment losses	2.600.868.662	1.276.381.424
Foreign exchange loss arising from the revaluation of foreign currency-denominated monetary items	8.213.566	-
Total	4.864.466.969	2.679.650.730
5. Selling expenses		
	From 01/04/2026 to 30/06/2026 VND	From 01/04/2025 to 30/06/2025 VND
Employee Benefits Expense	47.150.000	15.000.091
Purchased Services Expense	1.006.943	127.629.192
Other Expenses	-	2.433.200
Total	48.156.943	145.062.483
6. Administrative Expenses		
	From 01/04/2026 to 30/06/2026 VND	From 01/04/2025 to 30/06/2025 VND
Employee Benefits Expense	1.473.575.798	1.067.284.226
Management Materials Expense	8.275.200	19.566.679
Office Supplies Expense	102.944.208	60.218.195
Depreciation of Fixed Assets	299.665.548	257.116.725
Taxes, Fees and Charges	22.901.010	-
Purchased Services Expense	1.016.553.217	460.772.921
Other Expenses	252.874.204	878.581.488
Total	3.176.789.185	2.743.540.234

1369 CONSTRUCTION JOINT STOCK COMPANY

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COMBINED FINANCIAL STATEMENTS FOR Q2/2026

Notes to the Combined Financial Statements for Q2/2026 (continue)

VII. OTHER INFORMATION

Events after the Reporting Period

There were no material events occurring after the end of the reporting period, from 1 April 2026 to 30 June 2026, that require adjustments to or disclosure in the Combined Financial Statements for the second quarter of 2026.

Prepared by

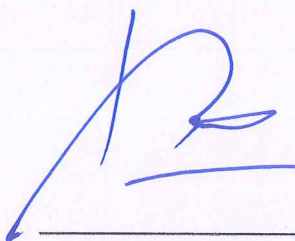
Chief Accountant

Hai Phong, July 30, 2026

CEO (Chief Executive
Officer)



Nguyen Thi Doan



Tran Thi Tuyet

