

HANOI CONSTRUCTION CORPORATION - JSC

SEPARATE FINANCIAL STATEMENTS

FOR THE SECOND QUARTER YEAR 2026



SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Code	Note	30/06/2026 VND	01/01/2026 VND
A - CURRENT ASSETS	100		4.046.371.486.596	4.022.018.938.036
I. Cash and cash equivalents	110	5.1	139.927.204.925	389.496.638.738
1. Cash	111		139.927.204.925	389.496.638.738
II. Short - term investments	120		3.292.985.021	3.292.985.021
3. Held to maturity investments	123	5.2	3.292.985.021	3.292.985.021
III. Short- term receivables	130		3.087.254.930.929	2.718.462.874.773
1. Short-term receivables from customers	131	0	1.922.087.559.572	1.653.024.705.918
2. Prepayments to sellers in short-term	132	0	883.135.670.268	786.613.358.297
5. Other short-term receivables	135	0	367.804.594.497	364.597.703.966
6. Short-term allowances for doubtful debts	136	0	(85.772.893.408)	(85.772.893.408)
IV. Inventories	140		698.284.965.624	767.974.806.648
1. Inventories	141	0	698.284.965.624	767.974.806.648
VI. Other current assets	160		117.611.400.097	142.791.632.856
2. Deductible value added tax	162		68.078.878.352	96.372.515.076
3. Tax and other receivables from government t	163	5.16	49.532.521.745	46.419.117.780
			-	-
			-	-
B - NON-CURRENT ASSETS(200=210+220+229)	200		1.240.189.037.449	1.289.998.231.457
I. Long-term receivables	210		1.000.000.000	1.000.000.000
5. Other long-term receivables	215		1.000.000.000	1.000.000.000
II. Fixed assets	220		29.710.855.007	31.872.245.996
1. Tangible fixed assets	221	5.8	27.991.140.418	30.097.918.909
- Historical Cost	222		87.201.088.381	87.163.092.290
- Accumulated depreciation	223		(59.209.947.963)	(57.065.173.381)
3. Intangible fixed assets	227	5.9	1.719.714.589	1.774.327.087
- Historical Cost	228		2.107.700.000	2.107.700.000
- Accumulated amortization	229		(387.985.411)	(333.372.913)

SEPARATE STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

III. Investment real estate	240	5.10	432.800.022.190	438.399.512.908
1. Historical Cost	241		560.678.797.155	560.678.797.155
2. Accumulated amortization	242		(127.878.774.965)	(122.279.284.247)
IV. Long-term Construction in progress	250		12.293.155.556	10.601.380.495
2. Construction in progress	252	5.11	12.293.155.556	10.601.380.495
V. Long-term financial investments	260	5.12	763.495.349.576	807.315.412.611
1. Investments in subsidiaries	261		342.566.749.763	192.511.012.070
2. Investments in joint ventures and associates	262		147.023.438.956	314.507.341.761
3. Investments in equity of other entities	263		336.229.751.222	362.621.649.145
4. Allowances for long-term investments	264		(62.324.590.365)	(62.324.590.365)
VI. Other Long-term assets	270		889.655.120	809.679.447
1. Long-term prepaid expenses	271	5.7	889.655.120	809.679.447
TOTAL ASSETS (280 = 100+200)	280		5.286.560.524.045	5.312.017.169.493

SEPARATE STATEMENT OF FINANCIAL POSITION (Continued)
As at 30 June 2026

RESOURCES	Code	Note	30/06/2026VND	01/01/2026VND
C- LIABILITIES (300=310+330)	300		3.777.543.497.579	3.816.668.516.536
I. Current liabilities	310		3.461.527.794.765	3.596.816.749.299
1. Trade account payables	311	5.14	685.791.359.258	589.299.406.725
2. Advances from customers	312	5.15	98.728.439.568	618.807.823.388
3. Dividends and profits payable	313	5.16	20.700.747.840	34.849.902.000
4. Short-term Taxes and other payables to State budget	314		67.059.306.629	61.790.945.821
5. Payables to employees	315	5.17	3.781.904.778	5.532.924.778
6. Short-term accrued expenses	316		1.509.215.964.697	1.267.889.139.984
9. Short-term unearned revenue	319	5.19	3.947.772.916	3.947.772.916
10. Other short-term payables	320	5.20	114.316.928.028	126.824.644.020
11. Short-term loans and liabilities	321		950.581.300.886	880.363.119.502
13. Bonus and welfare funds	323		7.404.070.165	7.511.070.165
II. Long-term liabilities	330		316.015.702.814	219.851.767.237
7. Long-term unearned revenues	337	5.19	139.090.553.779	141.064.440.237
9. Long-term borrowings and finance lease liab.	339		176.925.149.035	78.787.327.000
D- OWNERS' EQUITY	400		1.509.017.026.466	1.495.348.652.957
1. Contributed capital	411		1.410.480.000.000	1.410.480.000.000
- Ordinary shares with voting rights	411a		1.410.480.000.000	1.410.480.000.000
8. Development and investment funds	418		37.908.859.524	37.908.859.524
10. Undistributed profit after tax	420		60.628.166.942	46.959.793.433
- Undistributed profit after tax brought forward	420a		46.959.793.435	339.833.152
- Undistributed profit after tax for the current	420b		13.668.373.507	46.619.960.281
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)	440		5.286.560.524.045	5.312.017.169.493

Ha Noi, 24 July 2026

Preparer

Chief Accountant

General Director



Nguyen Nhat Quang



Nguyen Thi Thu Huong



Duong Ngoc Quang

SEPARATE INCOME STATEMENT
For the 2nd Quarter of 2026

ITEMS	Code	Note	The first quarter of 2026 VND	The first quarter of 2025 VND	Year-to-date VND	Prior year-to-date VND
1. Revenues from sales and services rendered	01		1,018,311,511.784	739,027,679.719	1,190,357,589.645	1,500,911,126.069
2. Revenue deductions	02		-	-	-	-
3. Net revenues from sales and services rendered (1-2)	10		1,018,311,511.784	739,027,679.719	1,190,357,589.645	1,500,911,126.069
4. Costs of goods sold	11		1,014,576,911.853	731,657,233.708	1,166,857,820.103	1,470,915,258.354
5. Gross revenues from sales and services rendered	20		3,734,599,931	7,370,446,011	23,499,769,542	29,995,867,715
7. Financial income	21		42,942,024.574	38,330,897.324	43,780,693.155	38,395,301.913
8. Financial expenses	22		23,658,968.123	11,549,216.257	33,165,057.707	21,867,398.146
<i>In which: interest expenses</i>	23		20,803,939.446	11,549,216.257	30,310,029.030	21,867,398.146
8. Selling expenses	25		-	-	-	-
9. General administrative expenses	26		11,221,025.853	12,989,163.695	21,115,237.124	23,642,229.998
10. Net profits from operating activities	30		11,796,630,529	21,162,963,383	13,000,167,866	22,881,541,484
{30 = 20+(21-22)+24-(25+26)}						
11. Other income	31		14,662,165.927	14,403,715.881	20,326,167.093	40,585,072.147
12. Other expenses	32		14,179,829.702	15,221,847.666	19,657,961.452	40,166,954,255
13. Other profits (40 = 31-32)	40		482,336,225	(818,131,785)	668,205,641	418,117,892
14. Total net profit before tax(50 = 30+40)	50		12,278,966,754	20,344,831,598	13,668,373,507	23,299,659,376

15. Current corporate income tax expenses	51	-	-	-	-
16. Deferred corporate income tax expenses	52	-	-	-	-
17. Profits after enterprise income tax (60 = 50-51- 60	60	12.278.966.754	20.344.831.598	13.668.373.507	23.299.659.376

Hà Nội, 24 July 2026

Preparer



Nguyen Nhat Quang

Chief Accountant



Nguyen Thi Thu Huong

General Director



Duong Ngoc Quang

SEPARATE CASH FLOW STATEMENT

(Indirect method)

From January 2nd 2026 to June 30th 2026

ITEMS	Code	Note	For the fiscal period from 01 January 2026 to 31 March 2026	For the fiscal period from 01 January 2025 to 31 March 2025
			VND	VND
I. Net cash flows from operating activities			-	-
1. <i>Profit before tax</i>	01		12.278.966.754	23.299.659.376
2. <i>Adjustments for</i>			-	-
- Depreciation of fixed assets and investment properties	02		8.425.103.259	15.442.687.918
- Gains (losses) on investing activities	05		(43.780.693.155)	(38.395.301.913)
- Interest expenses	06		33.165.057.707	21.867.398.146
3. <i>Operating profit before changes in working capital</i>	08		10.088.434.565	22.214.443.527
- Increase (decrease) in receivables	09		(371.796.728.505)	(97.591.613.113)
- Increase (decrease) in inventories	10		69.689.841.024	18.580.611.585
- Increase (decrease) in payables	11		(176.258.948.525)	(92.298.766.552)
- (Increase) decrease prepaid expenses	12		28.213.661.051	(9.427.572.996)
- Interest paid	14		(34.028.478.225)	(22.571.314.756)
- Corporate income tax paid	15		(2.756.877.709)	(26.032.146.904)
- Other payments on operating activities	17		(87.500.000)	(579.500.000)
Net cash flows from operating activities	20		(476.936.596.324)	(207.705.859.209)
II. Cash flows from investing activities			-	-
Expenditures on purchase and construction of fixed assets and long-term assets	21		(2.355.996.613)	(3.147.833.851)
5. Expenditures on equity investments in other entities	25		44.550.000.000	-
7. Proceeds from interests, dividends and distributed profits	27		42.942.024.574	23.402.811.623
Net cashflow from investing activities	30		85.136.027.961	20.254.977.772
III. Cash flows from financing activities			-	-
3. Proceeds from borrowings	33		557.020.153.906	602.667.341.076
4. Payment to settle debts	34		(400.639.865.196)	(475.312.753.829)
6. Dividends and profits paid to the owner	36		(14.149.154.160)	(41.819.321.520)
Net cashflow from financing activities	40		142.231.134.550	85.535.265.727

SEPARATE CASH FLOW STATEMENT

(Indirect method)

From January 1st 2026 to June 30th 2026

ITEMS	Code	Note	For the fiscal period from 01 January 2026 to 30 June 2026	For the fiscal period from 01 January 2025 to 30 June 2025
			VND	VND
Net cashflow during the period (50 = 20+30+40)	50		(249.569.433.813)	(101.915.615.710)
Cash and cash equivalents at beginning of year	60		389.496.638.738	309.860.481.594
The Impact of Changes in Foreign Exchange Rates	61		-	-
Cash and cash equivalents at end of year (70 = 50+60+61)	70	5.1	139.927.204.925	207.944.865.884

Ha Noi, 24 July 2026

Preparer



Nguyen Nhat Quang

Chief Accountant



Nguyen Thi Thu Huong

General Director



Duong Ngoc Quang

HANOI CONSTRUCTION CORPORATION - JSC

No. 57 Quang Trung, Hai Ba Trung Ward,
Hanoi City

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 2nd Quarter of 2026

1. CORPORATION INFORMATION

1.1 Structure of ownership

Hanoi Construction Corporation- JSC predecessor was a State enterprise established under Decision No. 990/BXD-TCLD dated 20/11/1995 of the Minister of Construction. The Corporation was equitized and switched to operation under the Joint Stock Corporation model on 14/8/2014.

Hanoi Construction Corporation – JSC operating under the Enterprise Registration Certificate of Joint Stock Corporation No. 0100106338 issued by the Department of Planning and Investment of Hanoi City for the first time on June 17, 1996, business registration changed for the twelfth (12th) time and changed on March 23, 2021.

The charter capital of the Corporation according to the 12th change in business registration dated March 23, 2021 is VND 1,140,480,000,000 (*In words: One thousand, one hundred and forty billion, four hundred and eighty million*); equivalent to 141,048,000 shares, the par value of VND 10,000/share.

The Corporation's shares are being traded on UpCOM using the stock code HAN. The Corporation's shares are currently maintained under warning status according to Decision No. 285/QĐ-SGDHN dated April 4, 2024 of the Hanoi Stock Exchange.

Head office of the Corporation: No. 57 Quang Trung, Hai Ba Trung Ward, Hanoi City.

The total number of the Corporation's employees as at 31/12/2025 is 250 employees (As at 31/12/2024 is 253 employees).

1.2 Operating industries and principal activities

The main activities of the Corporation are:

- Construction of houses of all kinds;
- Construction of railway and road works;
- Construction of public-utility works;
- Construction of other civil technical works;
- Installation of electrical systems
- Installation of water supply, drainage, heater and air conditioning systems;
- Installation of other construction systems;
- Completion of civil works;
- Other specialized construction activities;
- Real estate business, land use rights belonging to owners, users or leases (Real estate business; Management and operation of apartment buildings).

Main activities of the Corporation in the year: Real estate business and construction works.

1.3 Normal operating cycle

The Corporation's normal operating cycle is 12 months.

HANOI CONSTRUCTION CORPORATION - JSC

No. 57 Quang Trung, Hai Ba Trung Ward,
Hanoi City

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 2nd Quarter of 2026

1.4 The Corporation structure

As at 30/06/2026, the Corporation has subsidiaries, associates and dependent units as :

Name	Address	Major business lines	Capital contribut ion ratio	Voting Ratio
Subsidiaries				
Hanoi Construction JSC No1	Hanoi	Real Estate and Construction Business	50.36%	50.36%
Tay Ho Construction And Housing Investment JSC	Hanoi	Production, trade and construction services	50.09%	50.09%
Hancorp Construction Equipment And Material JSC	Hanoi	Real Estate and Construction Business	95.52%	95.52%
Hancorp 3 One Member Limited Liability Company	Ho Chi Minh City	Construction	100%	100%
Hantech One Member Limited Liability Company	Hanoi	Construction	100 %	100%
Hancorp 1 Investment and Trading JSC	Hanoi	Construction	51.00%	51.00%
Hancorp Urban Service JSC	Hanoi	Construction and services	51.00%	51.00%
Associates				
Hancorp Joint Stock Company	Hanoi	Concrete production, building materials, construction	27.73%	27.73%
Hancorp 2 Construction JSC	Thanh Hoa	Construction, Design Consulting	46.07%	46.07%
Construction Design House Trading Consultancy JSC	Hanoi	Consulting, design	36.00%	36.00%
Investment And Construction JSC No.34	Hanoi	Build	30.00%	30.00%
Hanoi Mechanical And Construction JSC	Hanoi	Mechanical and Construction	29.95%	29.95%
Construction JSC No.2	Hanoi	Construction, concrete production	28.07%	28.07%
Material Trading And Construction JSC	Hanoi	Build	27.00%	27.00%
Lanmak Property Investment Construction JSC	Hanoi	Construction, Real Estate, Consulting, Real Estate Management	27.00%	27.00%
Westlake International Company Limited	Hanoi	Hotel Business	25.00%	25.00%
Hancorp 5 Construction Technology JSC	Hanoi	Advise	25.00%	25.00%

HANOI CONSTRUCTION CORPORATION - JSC

No. 57 Quang Trung, Hai Ba Trung Ward,
Hanoi City

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 2nd Quarter of 2026

1.4 The Corporation structure (Continued)

Name	Address	Major business lines
Housing and Urban Development Project Management Board	Diplomatic Area Project, Xuan Dinh Ward, Hanoi City	Project Management
Urban and Housing Services Enterprise (ceased operations)	Thang Long International Village, Cau Giay Ward, Hanoi City	Project management and operation
International Construction Company	No. B3B - Thang Long International Village, Cau Giay Ward, Hanoi City	Build
Ho Chi Minh Branch (ceased operations)	No. 11, D1 Street, Ward 25, Thanh My Tay Ward, Ho Chi Minh City	Build

1.5 Statement of information comparability on the Separate financial statements

The Corporation applies the Vietnamese Enterprise Accounting Regime issued together with Circular No. 200/2014/TT-BTC dated December 22, 2014 and Circular 53/2016/TT-BTC dated March 21, 2016 amending and supplementing a number of articles of Circular 200/2014/TT-BTC dated November 22, 2014 issued by the Ministry of Finance, therefore, the information and figures presented in the Separate Financial Statements are comparable.

2 FISCAL YEAR AND ACCOUNTING CURRENCY**Fiscal years**

The Corporation's fiscal year begins on 2nd January and ends on 31st December of solar year.

Accounting currency

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

3 ACCOUNTING STANDARDS AND SYSTEM**Accounting System**

The Corporation applies the Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance, along with other Vietnamese accounting regulations.

4 Statements for the compliance with Accounting Standards and System

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 2nd Quarter of 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of preparation of the Separate financial statements

The attached financial statements are expressed in Vietnam Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and legal regulations relevant to the preparation and presentation of Separate financial statements

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

The accompanying separate financial statements are the Corporation's ones, therefore, they do not include the financial statements of subsidiaries. Users of the separate financial statements should read them together with the Corporation's Separate financial statements for the year ended 31 December, 2025 to obtain full information of the Corporation's financial position as well as the results of operations and cash flow during the year.

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

Accounting estimates

The preparation of the Separate Financial Statements in compliance with Vietnamese Accounting Standards requires the Board of Directors to make estimates and assumptions that affect the reported figures on liabilities, assets and the disclosure of contingent assets and liabilities at the date of the separate financial statements, as well as the reported amounts of revenues and expenses during the financial year. Actual results may differ from the estimates and assumptions made

Types of exchange rates applied in accounting

For transactions arising in foreign currency

Transactions arising in foreign currencies are converted at the exchange rate applicable at the time of the transaction. Exchange rate differences arising from these transactions are recorded as financial income and expenses in the Separate Statement of Business Performance.

Revaluation of foreign currency monetary items at the time of preparing the Separate Financial Statements

- (i) Cash capital in foreign currency classified as assets (Cash, Receivables, etc.): Revalued at the buying rate of the Joint Stock Commercial Bank where the Corporation opens an account as at 32nd December, 2025.
- (ii) Cash capital in foreign currency classified as payables (Payables to sellers, loans, etc.): Revalued at the selling exchange rate of the Joint Stock Commercial Bank where the Corporation opens an account as at 32nd December, 2025.

Exchange rate differences arising from revaluation are transferred to Financial Revenue or Expense at the time of preparing the Interim Separate Financial Statements.

Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 2nd Quarter of 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial investments

Held to maturity investments

Held to maturity investments includes: term bank deposits and bonds held to maturity with the aim of earning periodic interest.

Held-to-maturity investments are initially recognized at cost including the purchase cost and other transaction costs. Interest from these held-to-maturity investments after acquisition date is recognized in the profit or loss on the basis of the interest income to be received. Interests arising prior to the Corporation's acquisition of held-to-maturity investments are recorded as a decrease in the costs as at the acquisition time.

Held-to-maturity investments are stated at cost less allowance for bad debts.

Allowance for bad debts of held-to-maturity investments is made in conformity with current accounting regulations.

Investments in subsidiaries, associates and other investments

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

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

Investments in subsidiaries, joint ventures, associates and other investments are presented at cost less allowance for diminution in value (if any) in the separate balance sheet

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

Allowance for loss of investments

Allowance for losses of investments in joint ventures, investments in associates and investments in equity instruments of other entities is made when there is apparent evidence for impairment in value of the investments as at the balance sheet date.

Allowance for investment depreciation is made based on the fair value of investments determined by the Corporation.

Receivables

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy or similar difficulties

HANOI CONSTRUCTION CORPORATION - JSC

No. 57 Quang Trung, Hai Ba Trung Ward,
Hanoi City

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 2nd Quarter of 2026

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

Inventories are measured at cost, unless the cost is higher than net realizable value. Cost includes direct materials, direct labor and those overheads that have been incurred in bringing the inventories to their present location and condition. Net realizable value is determined as the estimated selling price less all costs of completion and costs to be incurred in marketing, selling and distribution. Inventories are accounted for using the perpetual inventory method and are valued using the weighted average method.

The Corporation's allowance for impairment of inventories is made when there is reliable evidence of impairment of the net realizable value compared to the history cost of inventories.

Tangible fixed assets and Depreciation

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

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

	<u>Years</u>
Buildings, structures	10 - 50
Machinery and equipment	05 - 15
Motor vehicles	06 - 10
Office equipment	03 - 10

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

Intangible fixed assets and Amortization

Intangible fixed assets are stated at cost, less accumulated amortization

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

Intangible fixed assets are computer software which is amortized using the straight-line method over its estimated useful life. The amortization period ranges from 3 years to 5 years.

Intangible fixed assets are indefinite land use rights, the Corporation does not perform depreciation

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 2nd Quarter of 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Investment properties

Investment properties include land use rights and buildings and structures held by the Corporation to earn rental income or for capital appreciation, stated at cost less accumulated depreciation.

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

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

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

	<u>Years</u>
Buildings and structures	10 - 50

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

Prepaid expenses

Incurred expenses related to the operating results of multiple financial years are recorded as prepaid expenses and allocated gradually to the operating results of subsequent financial years..

The calculation and allocation of long-term prepaid expenses into production and business expenses for each financial year are based on the nature and extent of each type of expense to determine an appropriate allocation method and basis..

The types of prepaid expenses of the Corporation include:

Tools and equipment: These comprise assets held by the Corporation for use in normal business operations, with an original cost of less than VND 30 million per asset, and therefore not qualifying for recognition as fixed assets under current regulations. The original cost of tools and equipment is allocated using the straight-line method over 36 months.

Other prepaid expenses: These are recognized at original cost and allocated using the straight-line method over their useful life of 36 months.

Construction in progress

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

Operating leases as lessor

Operating leases are leases of fixed assets in which substantially all the risks and rewards of ownership of the asset remain with the lessor. Payments made under operating leases are recognised in the income statement on a straight-line basis over the lease term.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 2nd Quarter of 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Payables

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

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

- Trade payables: reflect payables of commercial nature arising from the purchase of goods, services, or assets, payables for import through trustees of which the seller with the Corporation (It is an independent entity from the Corporation, including payables between the Parent Corporation and its Subsidiaries, Joint Ventures, and Associates).
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

Loans

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

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

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

Recognition and capitalization of Borrowing costs

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

Accrued expenses

Accrued expenses are those already recorded in operating expenses in the period/year but not actually paid to ensure that when these expenses actually occur, they will not have a significant influence on operating expenses based on matching principle between income and expenses.

Unrealized revenues

Unearned revenue includes: revenue received in advance (such as: amount received in advance from customers in many accounting periods for leasing assets, infrastructure, interest received in advance when lending capital or purchasing debt instruments); and other unrealized revenue (such as: difference between deferred payment, instalment payment as committed and cash payment price, revenue corresponding to the value of goods, services or the amount of discounts for customers in traditional customer programs...); excluding: money received in advance from buyers for which the Corporation has not yet provided products, goods, services; uncollected revenue from asset leasing, service provision for many years.

Revenue received in advance is allocated using the straight-line method based on the number of periods in advance collected.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 2nd Quarter of 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Owners' equity

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

Undistributed profits are determined based on the business results after corporate income tax and the distribution of profits or loss handling of the Corporation..

The Corporation's after-tax profit is distributed as dividends to shareholders after being approved by the Board of Shareholders at the Corporation's Annual General Meeting and after setting aside reserve funds according to the Corporation's Charter.

Revenue and other income

The Corporation's revenue includes construction contract revenue, real estate business revenue, sales revenue and service revenue (office rental and service fees, equipment rental),...

Revenue from sale of goods

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

- The Corporation has transferred to the buyer the significant risks and reward of ownership of the goods;
- The Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Corporation; and
- Costs related to transactions can be determined.

Revenue from services

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

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Corporation;
- Identify the completed work as at the separate balance sheet date; and
- Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

Revenue from the sale of real estate

The Corporation's revenue from sale of real estate is recognized when it satisfies all following conditions:

- The real estate is totally completed and handed over to the buyer. The Corporation has transferred the significant risks and rewards of ownership of the real estate to the buyer.
- The Corporation does not retain managerial right over the real estate as the owners or control involvement with the real estate.
- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Corporation.
- The costs incurred in respect of the transaction can be measured reliably

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 2nd Quarter of 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue and other income (Continued)

Revenue of construction contract

Construction contract revenue stipulates that the Corporation is paid according to the value of the performed volume. When the results of the construction contract are reliably determined and confirmed by the customer, the revenue and costs related to the contract are recorded corresponding to the completed work confirmed by the customer in the year reflected on the issued invoices.

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

Revenues of construction are not recognized in the following cases:

- Revenue is recognized in equivalent proportion to contract costs which is probable to be paid.
- The contract costs are recognized to expenses only when they actually incur.

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

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

Cost of goods sold

Including the cost of products, goods, services (including depreciation costs; repair costs; operating costs of leasing investment real estate under the operating lease method, costs of transferring and liquidating investment real estate, etc.) recorded in accordance with revenue in the year.

Financial expenses

- Borrowing costs: Recorded monthly based on loan amount, interest rate and actual number of days borrowed.
- Exchange rate loss expenses: Recognized when there is a difference between the actual transaction exchange rate and the accounting book exchange rate, and when a loss arises from the revaluation of foreign currency-denominated monetary items.

Current corporate income tax expense and deferred corporate income tax expense

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

- Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.
- Deferred income tax expenses: is corporate income tax payable in the future arising from: recognising deferred income tax payable during the year; reversing deferred tax assets recognised in previous years/periods; not recognising deferred tax assets or deferred tax liabilities arising from transactions that directly recorded to equity.

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Current corporate income tax expense and deferred corporate income tax expense (Continued)**

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

The determination of the Corporation's income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the examination results of the competent tax authorities.

Related parties

A party is considered a related party of the Corporation in case that party is able to control the Corporation or to cause material effects on the financial decisions as well as the operations of the Corporation. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects.

When considering the relationship of related parties, the nature of relationship is focused more than its legal form.

Segment reporting

A business segment is a distinguishable component of the Corporation that is engaged in manufacturing or providing products or related services (by business segment) or in providing products or services within a particular economic environment (geographical area) which is subject to risks and returns that are different from those of other segments. The Board of Directors believes that the Corporation operates in three business segments, namely Real Estate, Construction, Other and one geographical segment, namely Vietnam. Segment reporting will be prepared according to business segments.

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE SEPARATE BALANCE SHEET**5.1 Cash and cash equivalents**

	30/06/2026 VND	01/01/2026 VND
Cash on hand	484.282.799	779.806.982
Cash at bank	139.442.922.126	388.716.831.756
Total	139.927.204.925	389.496.638.738

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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5.2 Held to maturity investments

	30/06/2026 (VND)			01/01/2026 (VND)		
	Cost	Recoverable amount	Allowance	Cost	Recoverable amount	Allowance
Short-term	3.292.985.021	3.292.985.021		3.292.985.021	3.292.985.021	-
- Term deposits 12 months (*)	3.292.985.021	3.292.985.021		3.292.985.021	3.292.985.021	
Cộng	3.292.985.021	3.292.985.021	-	3.292.985.021	3.292.985.021	-

(*) This represents a 12-month term deposit at the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) with an interest rate of 6.3% per annum.

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 2nd Quarter of 2026

Long-term investments

	Ratio			30/06/2026			01/01/2026		
	Equity owned	Voting rights	Book value	Fair value	Provision	Book value	Fair value	Provision	
Investments in subsidiaries									
Hanoi Construction Joint Stock Company No.1	50,36%	50,36%	342.566.749.763		(22.948.623.708)	342.566.749.763		(6.435.201.866)	
Tay Ho Construction and Housing Investment Joint Stock Company	50,09%	50,09%	87.683.054.206		-	87.683.054.206		-	
Hancorp Construction Equipment And Materials Joint Stock Company	95,52%	95,52%	22.427.957.864		-	22.427.957.864		-	
Hancorp 3 One Member Limited Liability Company	100,00%	100,00%	32.000.000.000		(16.513.421.842)	32.000.000.000		-	
Hantech One Member Limited Liability Company	100,00%	100,00%	20.000.000.000		(366.146.478)	20.000.000.000		(366.146.478)	
Hancorp 1 Investment and Trading Joint Stock Company	51,00%	51,00%	10.000.000.000		(6.069.055.388)	10.000.000.000		(6.069.055.388)	
Hancorp Urban Service Joint Stock Company	51,00%	51,00%	10.200.000.000		-	10.200.000.000		-	
My Duc Cement JSC (1)	57,00%	57,00%	150.055.737.693		-	150.055.737.693		-	

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 2nd Quarter of 2026

Long-term investments (Continued)

	Ratio		30/06/2026			01/01/2026		
	Equity owned	Voting rights	Book value	Fair value	Provision	Book value	Fair value	Provision
Investments in Associates			147.023.438.956		(6.497.280.175)	164.451.604.068		(6.497.280.175)
Hancorp Joint Stock Company	27,73%	27,73%	8.320.000.000	-	-	8.320.000.000	-	-
Hancorp 2 Construction JSC	46,07%	46,07%	3.706.000.000		(3.706.000.000)	3.706.000.000		(3.706.000.000)
Construction Design House Trading Consultancy JSC	36,00%	36,00%	2.244.173.657		-	2.244.173.657		-
Investment And Construction JSC No.34	30,00%	30,00%	9.706.450.571		-	9.706.450.571		-
Mechanical and Construction Joint Stock Company	29,95%	29,95%	2.845.200.000		(2.791.280.175)	2.845.200.000		(2.791.280.175)
Construction JSC No.2	28,07%	28,07%	19.087.163.048		-	19.087.163.048		-
Westlake International Company Limited	25,00%	25,00%	91.614.451.680		-	91.614.451.680		-
Hancorp 5 Construction Technology JSC	25,00%	25,00%	3.500.000.000		-	3.500.000.000		-
Hoa Binh – Son La Express Way Investment JSC	20,00%	20,00%	6.000.000.000		-	6.000.000.000		-
							-	-

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For the 2nd Quarter of 2026

		Ratio		30/06/2026		01/01/2026	
Equity owned	Voting rights	Book value	Fair value	Provision	Book value	Fair value	Provision
Investments in other entities							
Mechanized Construction JSC	13,68%	336.229.751.222		(32.878.686.482)	362.621.649.145		(31.480.817.900)
Bach Dang Joint Stock Company	12,97%	17.428.165.112		-	17.428.165.112		-
Hung Loi Hydropower JSC Tuyen Quang	15,00%	4.542.847.049		-	4.542.847.049		-
Sahabak JSC (1)	25,00%	4.500.000.000		(4.500.000.000)	4.500.000.000		(4.500.000.000)
Da Nang International Terminal Investment And Operation Joint Stock Company	25,00%	32.500.000.000		(19.500.000.000)	32.500.000.000		(19.500.000.000)
Investment And Construction Development Corporation I Ha Noi	10,00%	30.000.000.000		-	30.000.000.000		-
CIE Housing Investment and Development Joint Stock Company - CMC - Vinaconex E&C	1,27%	1.695.579.072		-	1.695.579.072		-
Viet Nam Urban Construction And Investment Joint Stock Company	2,95%	1.474.200.000		(114.430.500)	1.474.200.000		(114.430.500)
Bac Hanoi Urban Development Joint Stock Company	10,25%	3.488.318.859		(1.479.341.982)	3.488.318.859		-
PetroVietnam Gas City Investment and Development Joint Stock Company (PCG) (2)	1,50%	3.000.000.000		(3.000.000.000)	3.000.000.000		(3.000.000.000)
Petrovietnam Securities Joint Stock Company (3)	1,16%	1.613.940.000		(1.068.690.000)	1.613.940.000		(984.563.400)
Deo Ca Investment Joint Stock Company	0,17%	690.000.000		-	690.000.000		(165.600.000)
Ground Electric Vehicle BOT Joint Stock Company No. 1	8,06%	175.218.750.000		-	175.218.750.000		-
Trung Do JSC	1,45%	3.216.224.000		(3.216.224.000)	3.216.224.000		(3.216.224.000)
Water Electrical Mechanical Installation And Construction Joint Stock Company	10,07%	55.861.727.130		-	55.861.727.130		-
Moc Chau Urban Joint Stock Company	6,00%			-	43.820.063.035		-
	15,00%	1.000.000.000		-	1.000.000.000		-

Total

825.819.939.941 (*) **(62.324.590.365)** **869.640.002.976** (*) **(44.413.299.941)**

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 2nd Quarter of 2026

5.3 Receivables from customers

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Provision	Book value	Provision
Short-term	1.922.087.559.572	-	1.653.024.705.918	-
Project Management Board of Song Hau 1 Thermal Power Plant - Vietnam Machinery Installation Corporation - JSC	235.194.621.537		235.194.621.537	
Viet Duc Hospital - Facility 2	215.989.585.052		215.989.585.052	
Phu My Land Investment Corporation	48.699.900.000		48.699.900.000	
Lanmak Investment and Construction Joint Stock Company	10.813.589.744		10.155.423.360	
National Children's Hospital	16.580.108.238		16.580.108.238	
Ha Noi Real Estate Investment And Constructions JSC (*)	-		15.586.038.600	
Dong Nai Provincial People's Committee Tan Son Nhat International Airport – Branch of Airports Corporation of Vietnam – JSC	100.048.699.111		100.048.699.111	
Noi Bai International Airport – Branch of Airports Corporation of Vietnam – JSC	478.621.769.093		479.668.528.054	
	119.245.232.113		44.580.757.769	
Hanoi Urban Railway Management Board	81.838.836.970		88.860.545.750	
Receivables from other customers	615.055.217.714		397.660.498.447	
Total	1.922.087.559.572	-	1.653.024.705.918	-

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For the 2nd Quarter of 2026

5.4 Repayments to suppliers

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Allowances	Book value	Allowances
Hancorp Joint Stock Company	206.362.931.835		198.561.223.855	
Hanoi Engineering Joint Stock Company	62.984.769.245		62.984.769.245	
Song Hong Ha Joint Stock Company	50.417.419.000		50.417.419.000	
An Xuan Thinh Construction Trading Joint Stock Company	29.161.327.815		29.161.327.815	
BCA - THANG LONG One Member Company Limited	71.506.293.470		3.441.233.702	
Aviation Equipment Supply and Maintenance Service Joint Stock Company	129.143.371.400		129.143.371.400	
Arnephaco Joint Stock Company	16.132.636.500		16.132.636.500	
Information Technology Application and Development Joint Stock Company	29.440.379.390		1.715.901.346	
Other suppliers	288.086.612.133		295.055.475.434	
Total	883.235.740.788	-	786.613.358.297	-

5.5 Other receivables

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Allowances	Book value	Allowances
Short-term	367.804.594.497	(85.772.893.408)	364.597.703.966	(85.772.893.408)
- Social insurance, Health insurance, Unemployment insurance	249.208.144		181.550.731	
- Advances	14.730.418.647		13.721.171.935	
- Other receivables	352.824.967.706		350.694.981.300	
Mechanical & Construction Joint Stock Company	29.423.759.161	(14.852.252.980)	29.423.759.161	(14.852.252.980)
Lanmak Real Estate Investment and Construction Joint Stock Company	4.667.351.532		4.667.351.532	

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Investment & Construction Joint Stock Company No. 4	2.500.000.000		2.500.000.000	
Construction & Materials Trading Joint Stock Company	4.824.594.541		4.824.594.541	
Electricity, Water and Construction Installation Joint Stock Company	1.283.589.360		1.283.589.360	
Housing Construction Design Consultancy and Business Joint Stock Company	1.357.979.742		1.370.197.742	
Hancorp Joint Stock Company	46.060.259.707		45.035.486.608	
Others	262.707.433.663	(70.920.640.428)	261.590.002.356	(70.920.640.428)
Long-term	1.000.000.000	-	1.000.000.000	-
- Deposits	1.000.000.000		1.000.000.000	
sTotal	368.804.594.497	(85.772.893.408)	365.597.703.966	(85.772.893.408)

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5.6 Inventories

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Allowances	Book value	Allowances
Work in progress	698.284.965.624		767.974.806.648	
Total	698.284.965.624	-	767.974.806.648	-

5.7 Construction in progress

	30/06/2026 (VND)		01/01/2026 (VND)	
	Book value	Recoverable amount	Giá gốc	Recoverable amount
Cost of Renovation of the Corporation Headquarters at 57 Quang Trung	11.733.005.556	11.733.005.556	9.919.312.313	9.919.312.313
Cost of buying land in Dong Anh (*)	560.150.000	560.150.000	560.150.000	560.150.000
Renovation and improvement of fixed assets		-	121.918.182	
Total	12.293.155.556	12.293.155.556	10.601.380.495	10.479.462.313

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(*): Contracts for transferring land use rights for population dispersion planning of the People's Committee of Co Loa commune, Dong Anh with a total area of 189 m².

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 2nd Quarter of 2026

5.8 Intangible fixed assets

Unit: VND

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Total
HISTORY COST					
As at 01/01/2026	58.987.426.121	4.471.495.953	18.468.014.543	5.236.155.673	87.163.092.290
Increase				37.996.091	37.996.091
Decrease					-
As at 30/06/2026	58.987.426.121	4.471.495.953	18.468.014.543	5.274.151.764	87.201.088.381
ACCUMULATED DEPRECIATION					
As at 01/01/2026	35.074.556.088	4.471.495.953	12.499.575.273	5.019.546.067	57.065.173.381
Increase	1.065.545.492		1.018.093.944	61.135.146	2.144.774.582
Other increases					-
Internal transfers					-
Disposals and write-offs					-
As at 30/06/2026	36.140.101.580	4.471.495.953	13.517.669.217	5.080.681.213	59.209.947.963
NET BOOK VALUE					
As at 01/01/2026	23.912.870.033	-	5.968.439.270	216.609.606	30.097.918.909
As at 30/06/2026	22.847.324.541	-	4.950.345.326	193.470.551	27.991.140.418

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 2nd Quarter of 2026

5.9 Intangible fixed assets

	Land use rights (*)	Computer software	Total
HISTORY COST			
As at 01/01/2026	1.297.200.000	810.500.000	2.107.700.000
Increase			-
Decrease			-
As at 30/06/2026	1.297.200.000	810.500.000	2.107.700.000
ACCUMULATED DEPRECIATION			
As at 01/01/2026	-	333.372.913	333.372.913
Increase			-
Other increases		54.612.498	54.612.498
Internal transfers			-
As at 30/06/2026	-	387.985.411	387.985.411
NET BOOK VALUE			
As at 01/01/2026	1.297.200.000	477.127.087	1.774.327.087
As at 30/06/2026	1.297.200.000	422.514.589	1.719.714.589

(*): The land use right represents the perpetual land use right (94 m²) at No. 1C5, D1 Street, Thanh My Tay Ward, Ho Chi Minh City

5.10 Investment property

	01/01/2026 VND	Increases during the year VND	Decreases during the year VND	30/06/2026 VND
a) Investment property				
History Cost	560.678.797.155	-	-	560.678.797.155
- Buildings	508.893.970.159	-	-	508.893.970.159
- Infrastructure	51.784.826.996	-	-	51.784.826.996
Accumulated Depreciation	122.279.284.247	6.225.716.179	626.225.461	127.878.774.965
- Buildings	118.512.423.348	6.029.204.413	626.225.461	123.915.402.300
- Infrastructure	3.766.860.899	196.511.766	-	3.963.372.665
Net book Value	438.399.512.908	(6.225.716.179)	626.225.461	432.800.022.190
- Buildings	390.381.546.811	(6.029.204.413)	626.225.461	384.978.567.859
- Infrastructure	48.017.966.097	(196.511.766)	-	47.821.454.331

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 2nd Quarter of 2026

5.11 Error! Not a valid link.Prepaid expenses

	30/06/2026 VND	01/01/2026 VND
Long term	889.655.120	809.679.447
Office supplies expenses	889.655.120	809.679.447
Total	889.655.120	809.679.447

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 2nd Quarter of 2026

5.12 Borrowings and finance lease liabilities

	30/06/2026 (VND)		Tăng trong kỳ VND		Giảm trong kỳ VND		01/01/2026 (VND)	
	Gốc	Lãi					Gốc	
'Short-term borrowings	950.581.300.886	468.101.168.871	397.882.987.487		880.363.119.502			
	456.077.136.892	125.576.296.289	267.604.369.788		598.105.210.391			
	461.454.163.994	342.524.872.582	129.078.617.699		248.007.909.111			
	15.000.000.000		15.000.000.000					
Joint Stock Commercial Bank for Investment and Development of Vietnam - Transaction Office (1)								
Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch (2)								
Tay Ho Construction and Housing Investment Joint Stock Company (3)								
Hancorp Construction Equipment And Material Joint Stock Company (4)								
Others								
'Long-term borrowings	176.925.149.035	98.137.822.035	-		78.787.327.000			
	176.925.149.035	98.137.822.035	78.787.327.000					
Total	1.127.506.449.921	566.238.990.906	397.882.987.487		959.150.446.502			

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5.17 Trade payables

	30/06/2026 VND	01/01/2026 VND
Short-term	685.791.359.258	589.299.406.725
E - POWER Construction Engineering Company Limited	62.816.961.030	32.531.142.042
HASKY Joint Stock Company	55.223.405.907	41.303.576.530
Ha Hung Company Limited	1.444.469.395	1.975.013.856
R.E.E Electric Appliances Joint Stock Company	18.254.690.882	45.999.286.270
Khuong Thanh Steel Structure Company Limited	15.159.109.409	-
Thang Long Construction Joint Stock Company	4.128.013.706	4.128.013.706
Tan Phu Automobile Transport Cooperative - Branch	6.812.010.973	726.890.425
Nam Long Elevator and Equipment Company Limited	33.677.312.353	54.082.068.757
Tan Thanh An Trading Investment and Technology Joint Stock Company	22.463.650.749	26.928.238.037
Lanmak Real Estate Construction and Investment Joint Stock Company	25.415.850.671	18.763.030.556
Mechanized Construction and Erection Joint Stock Company	41.719.984.698	19.835.103.496
HCM Museum Construction Joint Stock Company	5.916.521.471	5.916.521.471
Other suppliers	392.759.378.014	337.110.521.579
Total	614.692.344.214	589.299.406.725

5.18 Prepayments from customers

	30/06/2026 VND	01/01/2026 VND
Management Board of Civil Works Investment and Construction Projects of Ha Noi City	17,933,593,928	24,183,382,928
Airports Corporation of Vietnam - JSC	-	514,020,534,055
B1 Project Management Board	23,629,907,817	23,629,907,817
Other customers	57,164,937,823	81,157,381,516
Total	715.251.279.533	618.807.823.388

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5.19 Taxes and payables to State Treasury

	01/01/2026 VND	Additions VND	Paid VND	30/06/2026 VND
Payables	96.640.847.821	28.346.936.942	37.227.730.294	87.760.054.469
Corporate income tax	2.808.734.367		2.808.734.367	-
Personal income tax	90.091.445	1.499.286.270	1.475.267.270	114.110.445
Land tax, Land rental charges	58.775.219.397	26.828.503.441	18.169.580.717	67.434.142.121
Dividends payable for State capital	34.849.902.000		14.149.154.160	20.700.747.840
Fee, charges and other payables	116.900.612	19.147.231	624.993.780	(488.945.937)
Receivables	46.419.117.780	2.808.734.367	5.922.138.332	49.532.521.745
VAT	37.816.137.063		3.165.260.623	40.981.397.686
Corporate income tax	8.602.980.717	2.808.734.367	2.756.877.709	8.551.124.059

(*) The Corporation's tax finalisation will be subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions can be interpreted in various ways, the tax amounts presented in the separate Financial Statements may be subject to change based on the final decision of the tax authorities.

5.20 Accrued expenses

	30/06/2026 VND	01/01/2026 VND
Short term	1.509.215.964.697	1.267.889.139.984
Interest expense		954.068.518
Accrued construction project costs	1.249.658.927.576	917.839.863.471
Accrued real estate project costs	259.000.610.717	348.160.207.995
Others	556.426.404	935.000.000
Total	1.509.215.964.697	1.267.889.139.984

5.21 Other payables

	30/06/2026 VND	01/01/2026 VND
Short-term	114.310.027.028	126.197.714.881
Trade Union fees	277.966.681	155.656.130
Others	114.032.060.347	126.042.058.751
Maintenance Fee 2% - Project N06, N07	4.480.605	473.114.587
Maintenance Fee 2% - N01T8 NGĐ Building Project	2.259.675.755	2.236.769.245
Bonus and Welfare Fund balance distributed to employees upon equitization	8.837.794.747	8.837.794.747

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Must pay for capital contribution to My Duc Cement Joint Stock Company (*)	9.793.145.000	9.793.145.000
Must pay for capital contribution to Sahabak JSC (*)	13.000.000.000	13.000.000.000
Interest payable on loans	1.517.613.193	1.517.613.193
Others	78.619.351.047	90.183.621.979
Total	114.310.027.028	126.197.714.881

5.22 Unearned revenues

	30/06/2026 VND	01/01/2026 VND
Short-term	3.947.772.916	3.947.772.916
3-Storey Shopping Center – 28-Storey Apartment Complex Project, Thang Long International Village (*)	3.947.772.916	3.947.772.916
Long-term	135.142.780.863	141.064.440.237
3-Storey Shopping Center – 28-Storey Apartment Complex Project, Thang Long International Village (*)	135.028.780.863	140.950.440.237
Others	114.000.000	114.000.000
Total	139.090.553.779	144.898.213.153

(*)This is the revenue received in advance for the rental of the commercial center under the following contract:

- (1) Lease agreement dated 29/11/2012 between Hanoi Construction Corporation and Ocean Group Joint Stock Company.
- (2) Memorandum of agreement dated 25/5/2017 between Hanoi Construction Corporation, Ocean Group Joint Stock Company and Vincommerce General Trading Services Joint Stock Company.

The total contract value is 218 billion VND, the lease term is 50 years from 29/11/2012.

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5.23 Owners' equity**a. Changes of owners' equity**

Unit: VND

	Các khoản mục thuộc vốn chủ sở hữu			Total
	Share capital	Development and Investment Fund	Retained profits	
As at 01/01/2025	1.410.480.000.000	37.471.859.524	38.038.833.152	1.485.990.692.676
Profit in the previous year	-	-	46.619.960.281	46.619.960.281
Dividends	-	-	(35.262.000.000)	(35.262.000.000)
Appropriation to equity funds	-	437.000.000	(2.437.000.000)	(2.000.000.000)
As at 01/01/2026	1.410.480.000.000	37.908.859.524	46.959.793.433	1.495.348.652.957
Profit in the this year	-		13.668.373.507	13.668.373.507
Dividends				-
As at 30/06/2026	1.410.480.000.000	37.908.859.524	60.628.166.940	1.509.017.026.466

b. Details of owners' equity

	30/06/2026 VND	01/01/2026 VND
State capital contribution (Ministry of Construction)	1.393.996.080.000	1.393.996.080.000
Capital contribution of other subjects	16.483.920.000	16.483.920.000
Total	1.410.480.000.000	1.410.480.00.0

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For the 2nd Quarter of 2026

6. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED INCOME STATEMENT**6.1 Revenue from sales of goods and provision of services**

	2nd Quarter 2026	2nd Quarter 2025
Revenue from real estate	-	
Construction revenue	1.013.367.438.367	732.497.454.587
Revenue from provision of services	4.944.073.417	6.530.225.132
Total	1.018.311.511.784	739.027.679.719

6.2 Cost of goods sold

	2nd Quarter 2026	2nd Quarter 2025
Real estate business cost		
Cost of construction activities		
Cost of service	1.010.667.838.951	727.266.033.720
	3.909.072.902	4.391.199.988
Total	1.014.576.911.853	731.657.233.708

6.3 Financial income

	2nd Quarter 2026	2nd Quarter 2025
Interest income from deposits	102.024.574	63.797.324
Dividends received	42.840.000.000	38.267.100.000
Total	42.942.024.574	38.330.897.324

6.4 Financial expenses

	2nd Quarter 2026	2nd Quarter 2025
Interest expense	23.553.968.123	11.549.216.257
Other Financial expenses	105.000.000	
Total	23.658.968.123	11.549.216.257

6.5 Other income

	2nd Quarter 2026	2nd Quarter 2025
Office for rent, location	1.841.457.778	2.499.690.724
Income from management fees, electricity, water, management fees of secondary investors, contractors	12.820.708.149	10.918.961.323
Others		985.063.834
Total	14.662.165.927	14.403.715.881

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the 2nd Quarter of 2026

6.6 Other expenses

	2nd Quarter 2026	2nd Quarter 2025
Tax penalties and late payment	12.627.646.194	10.918.961.323
others	1.552.183.508	4.302.886.343
Total	14.179.829.702	15.221.847.666

6.7 Selling and General administrative expenses

	2nd Quarter 2026	2nd Quarter 2025
General administrative expenses	11.221.025.853	12.989.163.695
Management Personnel Costs	6.952.450.409	6.534.758.023
Depreciation Expense	1.205.039.532	1.231.257.808
Purchased Services	2.408.051.316	4.567.663.268
Taxes, Fees and Charges	655.484.596	655.484.596
Other Cash Expenses		
Total	11.221.025.853	12.989.163.695

7 Comparative figures

Comparative figures on the Statement of Financial Position and the respective notes are taken from the separate financial statements for the fiscal year ended 31 December 2025, which were audited by CPA Vietnam Auditing Company Limited. Comparative figures on the Income Statement and the Statement of Cash Flows are taken from the separate financial statements for the second quarter of 2025 prepared by the Corporation.

Ha Noi, 24 July 2026

Preparer

Chief Accountant

General Director



Nguyen Nhat Quang



Nguyen Thi Thu Huong



Duong Ngoc Quang