



FINANCIAL STATEMENT

The 2nd quarter of 2026

NRC CORPORATION JOINT STOCK COMPANY



SEPARATE BALANCE SHEET

As at Jun 30, 2026

Unit: VND

ASSETS		Code	Notes	30/06/2026	01/01/2026
A.	CURRENT ASSETS	100		257,011,154,935	736,523,982,305
I.	Cash and cash equivalents	110	V.1.	1,183,357,153	1,284,878,407
1.	Cash	111		1,183,357,153	1,284,878,407
2.	Cash equivalents	112		-	-
II.	Short-term financial investments	120		-	-
III.	Short-term receivables	130		244,350,433,187	723,787,705,570
1.	Short-term trade receivables	131	V.2.	22,524,995,939	9,288,713,160
2.	Short-term prepayments to suppliers	132		31,908,000	1,620,000
5.	Receivables from short-term loans	135	V.3.	226,950,029,248	732,028,902,410
6.	Other short-term receivables	136	V.3.	(5,156,500,000)	(17,531,530,000)
7.	Shortage of assets awaiting resolution	137		-	-
IV.	Inventories	141		9,635,820,663	9,618,060,663
1.	Inventories	141	V.4.	9,635,820,663	9,618,060,663
2.	Provision for decline in value of inventories	142		-	-
V.	Short-term biological assets	150		-	-
VI.	Other current assets	160		1,841,543,932	1,833,337,665
1.	Short-term prepayments	161		92,295,782	168,109,504
2.	Deductible VAT	162		1,749,248,150	1,665,228,161
3.	Taxes and other receivables from the State Budget	163		-	-
5.	Other current assets	165		-	-
B.	NON-CURRENT ASSETS	200		1,497,909,254,275	990,559,490,241
I.	Long-term receivables	210		555,663,938,356	395,753,500,000
1.	Long-term trade receivables	211	0	-	-
5.	Receivables from long-term loans	215	V.3.	555,663,938,356	395,753,500,000
6.	Provision for doubtful long-term receivables	216		-	-
II.	Fixed assets	220		65,303,261,338	65,836,309,270
1.	Tangible fixed assets	221	V.5.	6,981,763,144	7,410,077,236
	- Cost	222		13,778,902,954	13,778,902,954
	- Accumulated depreciation	223		(6,797,139,810)	(6,368,825,718)
2.	Finance lease assets	224		-	-
3.	Intangible fixed assets	227	V.6.	58,321,498,194	58,426,232,034
	- Cost	228		59,462,034,270	59,462,034,270
	- Accumulated depreciation	229		(1,140,536,076)	(1,035,802,236)
III.	Long-term biological assets	230		-	-
IV.	Investment Properties	240	V.7.	65,620,500,000	65,726,400,000
	- Cost	241		66,150,000,000	66,150,000,000
	- Accumulated depreciation	242		(529,500,000)	(423,600,000)
V.	Non-current assets in progress	250		-	-
VI.	Long-term investments	260		811,238,130,839	463,109,140,199
1.	Investments in subsidiaries	261	V.8.	819,600,000,000	371,800,000,000
V 2.	Investments in associates, joint-ventures	262		-	99,800,000,000
4.	Provision for decline in the value of long-term investments	264		(8,361,869,161)	(8,490,859,801)
VII.	Other long-term assets	270		83,423,742	134,140,772
1.	Long-term prepaid expenses	271		83,423,742	134,140,772
4.	Other long-term assets	274	0	-	-
TOTAL ASSETS		280		1,754,920,409,210	1,727,083,472,546

SEPARATE BALANCE SHEET

As at Jun 30, 2026

Unit: VND

RESOURCES		Code	Notes	30/06/2026	01/01/2026
C.	LIABILITIES	300		733,019,927,674	712,150,476,584
I.	Current liabilities	310		569,941,272,363	549,071,821,273
1.	Short-term trade payables	311		4,078,371,482	4,111,356,578
2.	Short-term advances from customers	312		1,803,644,625	2,003,644,625
3.	Dividends and profit payable	313		-	-
4.	Taxes and other payables to the State Budget	314	V.9.	99,545,461,346	94,672,460,537
5.	Payables to employees	315		5,552,290,898	6,717,143,608
6.	Short-term accrued expenses	316	V.10.	124,894,261,358	119,054,506,734
10.	Other short-term payables	320	V.11.	103,306,970,505	75,790,086,751
11.	Short-term borrowings and financial lease liabilities	321	V.12.	222,432,586,367	238,944,955,243
12.	Provision for short-term payables	322		-	-
13.	Bonus and welfare fund	323		8,327,685,782	7,777,667,197
II.	Non-current liabilities	330		163,078,655,311	163,078,655,311
1.	Long-term trade payables	331		-	-
2.	Long-term advances from customers	332		-	-
8.	Other long-term payables	338	V.11.	122,878,655,311	122,878,655,311
9.	Long-term borrowings and financial lease liabilities	339	V.12.	40,200,000,000	40,200,000,000
12.	Deferred income tax liabilities	342		-	-
D.	OWNERS' EQUITY	400		1,021,900,481,536	1,014,932,995,962
1.	Owners' capital	411	V.13.	925,977,620,000	925,977,620,000
	- Ordinary shares with voting rights	411a		925,977,620,000	925,977,620,000
	- Preferred shares	411b		-	-
2.	Share premium	412		29,461,170,400	29,461,170,400
8.	Investment and development fund	418		11,821,832,131	11,527,322,839
9.	Fund for support of arrangement of enterprises	419		-	-
10.	Undistributed earnings	420		54,639,859,005	47,966,882,723
	- Undistributed earnings accumulated to the end of prior	420a		47,083,354,846	38,149,906,308
	- Undistributed earnings in this period	420b		7,556,504,159	9,816,976,415
TOTAL RESOURCES		440		1,754,920,409,210	1,727,083,472,546


Le Thi Phi Yen
 Prepared by
 July 27th, 2026


Nguyen Thi Van
 Chief Accountant




Trinh Van Bao
 General Director

SEPARATE INCOME STATEMENT

The 2nd quarter of 2026

Unit: VND

ITEMS	Code	Notes	Quarter 2		YTD	
			Y.2026	Y.2025	Y.2026	Y.2025
1. Revenue from sales of goods and provision of services	01		1,397,600,000	4,287,234,809	2,690,060,000	11,201,240,722
2. Deductions	02		-	-	-	-
3. Net revenue from sale of goods and rendering of services	10		1,397,600,000	4,287,234,809	2,690,060,000	11,201,240,722
4. Cost of good sold	11		95,236,386	501,849,398	190,472,772	1,051,529,195
5. Gross profit (20 = 10 - 11)	20		1,302,363,614	3,785,385,411	2,499,587,228	10,149,711,527
6. Gain/loss from sale and disposal of investment property	21		-	-	-	-
7. Financial income	22	VI.2.	16,500,040,694	42,726	24,000,109,600	88,246
8. Financial expenses	23		8,674,031,291	13,497,743,233	17,863,059,664	18,567,580,342
- In which: borrowing interest expense	24		8,803,021,931	13,495,807,133	17,992,050,304	18,565,644,242
9. Selling expenses	25		-	-	-	-
10. General & administration expenses	26	VI.4.	4,758,720,192	(22,821,753,432)	(3,839,825,661)	(19,330,159,126)
11. Operating profit ((30 = 20 + (21 - 22) - (25 + 26))	30		4,369,652,825	13,109,438,336	12,476,462,825	10,912,378,557
12. Other income	31		3,892,191,781	-	3,892,191,781	-
13. Other expenses	32	VI.5.	2,779,667,996	5,274,193,395	3,799,375,869	5,274,225,325
14. Other profit (40 = 31 - 32)	40		1,112,523,785	(5,274,193,395)	92,815,912	(5,274,225,325)
15. Net accounting profit before tax (50 = 30 + 40)	50		5,482,176,610	7,835,244,941	12,569,278,737	5,638,153,232
16. Corporate income tax - current	51	VI.6.	2,814,463,084	-	5,012,774,578	4,088,689,360
17. Corporate income tax - deferred	52		-	-	-	-
18. Net profit after corporate income tax (60 = 50 - 51 - 52)	60		2,667,713,526	7,835,244,941	7,556,504,159	1,549,463,872



Le Thi Phi Yen
Prepared by
July 27th, 2026



Nguyen Thi Van
Chief Accountant



Trinh Van Bao
General Director

SEPARATE CASH FLOW STATEMENT

(Under indirect method)

The 2nd quarter of 2026

Unit: VND

ITEMS		Code	Notes	Quarter 1		Accumulated year-to-date	
				Y.2026	Y.2025	Y.2026	Y.2025
I. CASH FLOWS FROM OPERATING ACTIVITIES							
1.	Net profit before tax	01		5,482,176,610	7,835,244,941	12,569,278,737	5,638,153,232
2.	Adjustments for:						
-	Depreciation of fixed assets and investment properties	02	V.5 6.7	319,473,966	319,473,966	638,947,932	642,701,521
-	- Provisions	03		(128,990,640)	(25,473,863,900)	(12,504,020,640)	(25,473,863,900)
-	- Interest expense	06		8,803,021,931	13,495,807,133	17,992,050,304	18,565,644,242
3.	Profit from operating activities before changes in working capital	08		14,475,681,867	(3,823,337,860)	18,696,256,333	(627,364,905)
-	- Increase (-),decrease (+) in receivables	09		(11,519,203,294)	4,412,125,034	482,934,316,161	61,709,867,998
-	- Increase (-), decrease (+) in inventories	10		(17,760,000)	431,508,851	(17,760,000)	-
-	- Increase (+), decrease (-) in payables (Other payables, income tax)	11		(2,638,486,645)	(1,020,314,649)	32,399,207,362	3,469,726,353
-	- Increase(-), decrease(+) in prepaid expenses	12		70,064,363	14,274,189	126,530,752	29,429,628
-	- Interest paid	14		(628,791,194)	-	(18,062,005,653)	(1,462,196,548)
-	- Corporate income tax paid	15	V.9	(198,876,193)	-	(510,225,210)	(424,722)
-	- Other receipts from operating activities	16		883,527,877	-	883,527,877	-
-	- Other payments on operating activities	17		(31,000,000)	(17,527,778)	(39,000,000)	(31,027,778)
-	Net cash inflows/(outflows) from operating activities	20		395,156,781	(3,272,213)	516,410,847,622	63,088,010,026
II. CASH FLOWS FROM INVESTING ACTIVITIES							
5.	Investments in other entities	25		-	-	(500,000,000,000)	-
7.	Dividends and interest received	27		-	-	-	-
-	Net cash inflows/(outflows) from investing activities	30		-	-	(500,000,000,000)	-
III. CASH FLOWS FROM FINANCING ACTIVITIES							
3.	Proceeds from borrowings	33		-	-	-	-
4.	Repayments of borrowings	34		(1,004,576,302)	-	(16,512,368,876)	(63,102,377,200)
-	Net cash inflows/(outflows) from financing activities	40		(1,004,576,302)	-	(16,512,368,876)	(63,102,377,200)
-	Net cash inflows/(outflows) (50 = 20+ 30 + 40)	50		(609,419,521)	(3,272,213)	(101,521,254)	(14,367,174)
-	Cash and cash equivalents at the beginning of the period	60		1,792,776,674	89,727,201	1,284,878,407	100,822,162
-	Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	V.1.	1,183,357,153	86,454,988	1,183,357,153	86,454,988



Le Thi Phi Yen

Prepared by

July 27th, 2026



Nguyen Thi Van

Chief Accountant



Trinh Van Bao

General Director

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 2nd quarter of 2026

Unit: VND

I. BUSINESS HIGHLIGHTS

1. Establishment

NRC Corporation Joint Stock Company (formerly known as Danh Khoi Group Joint Stock Company), originally Netland Real Estate Joint Stock Company was established. The Company operates under the Business Registration Certificate No. 0312695565 dated March 19, 2014 issued by Department of Planning and Investment of HCMC, and the seventeenth amended certificate dated July 31, 2025 issued by the Department of Finance of HCMC on the change in the Company's name and head office address.

On April 05, 2018, the Company's shares were first officially traded on Hanoi Stock Exchange with the code of NRC in accordance with listing decision No. 96/QĐ-SGDHN issued by the General Director of Hanoi Stock Exchange on March 05, 2018.

Listed on Hanoi Stock Exchange (HNX), code: NRC.

English name: NRC Corporation Joint Stock Company

Short name: NRC Corp.

Head office: No. 03 Tran Nhat Duat Str., Tan Dinh Ward, HCMC, Vietnam.

2. Business sector: Real estate.

3. Principal activities

The Group's principal activities are consultancy, brokerage and trading real estates.

In which:

Trading real estates, the land use rights held by the owner, user or lessor;

Giving consultancy, brokerage, bidding on land use rights. Details: consultancy, brokerage on real estates (except for legality); Valuating real estates; Real estates exchange; Real estates bidding; Real estates management; Activities of real estates trading and brokerage agency;

Researching the market and implementing public poll.

4. Normal operating cycle

- As for project trading activity: Operating cycle is more than 12 months;

- As for normal trading activity: Operating cycle is within 12 months.

5. Enterprise Structure

List of subsidiary with capital contributions

As at Jun 30, 2026, the Company had four (04) directly owned subsidiary as follows:

<u>Company's name and address</u>	<u>Principal activities</u>	<u>% shareholding</u>	<u>% owning</u>	<u>% voting rights</u>
1. NRC High Tech Agricultural Investment Co., Ltd.	Wholesale of food	100%	100%	100%
Head office: No. 03 Tran Nhat Duat Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam.				
2. Netland Real Estate JSC	Trading real estates	99.88%	99.88%	99.88%
Head office: Floor 12 (1206) CitiLight Tower, 45 Vo Thi Sau, Tan Dinh Ward, HCM City				
3. NRC Pharma Co., Ltd	Wholesale of other household goods	100%	100%	100%
Head office: No. 03 Tran Nhat Duat Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam.				
4. NRC Property Investment and Development JSC (formerly known as Danh Khoi TK JSC)	Trading real estates	85.69%	85.69%	85.69%
Head office: No. 03 Tran Nhat Duat Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam.				

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 2nd quarter of 2026

Unit: VND

II. ACCOUNTING PERIOD AND REPORTING CURRENCY

1. Fiscal year and accounting period

The fiscal year is from January 01 and ended December 31 annually.

2. Reporting currency

Vietnam Dong (VND) is used as a currency unit for accounting records.

III. ADOPTION OF ACCOUNTING STANDARDS AND POLICIES

1. Applicable Accounting Standards and Corporate Accounting

The Company applies Vietnamese Corporate Accounting System in accordance with the guidance of Circular No. 200/2014/TT-BTC dated December 22, 2014 issued by the Vietnam Ministry of Finance and amended, supplemented circulars.

2. Disclosure of compliance with Vietnamese Accounting Standards and the Vietnamese Accounting System

We conducted our accounting, corporate accounting system and presentation of the financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and other relevant statutory regulations. The financial statements give a true and fair view of the state of affairs of the Company and the results of its operations as well as its cash flows.

The selection of figures and information presented in the notes to the financial statements is complied with the material principle in Vietnamese Accounting Standard No.21 - Presentation of the financial statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Principles for recording cash

18. Principles and methods of recording taxes

Current corporate income tax expense is the amount of corporate income tax payable calculated on taxable income in the year and the current corporate income tax rate.

The tax amounts payable to the State budget will be finalized with the tax office. Differences between the tax amounts payable specified in the book and the tax amounts under finalization will be adjusted when the tax finalization has been issued by the tax office.

The Company's current corporate income tax rate for other activities is 20%.

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE BALANCE SHEET

1. Cash and cash equivalents

Demand deposits

Total

30-Jun-26

1-Jan-26

1,183,357,153

1,284,878,407

1,183,357,153

1,284,878,407

2. Trade receivables

30-Jun-26

1-Jan-26

Amount

Provision

Amount

Provision

Receivables from related parties (*)

18,328,200,305

-

6,473,131,526

-

DAI MINH SON

CONSTRUCTION AND

3,300,000,000

-

-

INVESTMENT JOINT STOCK

Other

896,795,634

-

2,815,581,634

-

Total

22,524,995,939

-

9,288,713,160

-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 2nd quarter of 2026

Unit: VND

(*) The investment cooperation for the Binh Duong Commercial Center and Luxury Apartments project under contract no 01/2020/NRC-DKRH/BD dated 28/10/2020 and termination agreement no 01/2026/TLHD/NRC-DKRH/BD dated March 16, 2026. The company is entitled to receive cooperation revenue of VND 15,000,000,000 with payment terms. The amount due according to the progress as of Jun 30, 2026 is VND 7,500,000,000.

3. Other receivables	30-Jun-26		1-Jan-26	
	Amount	Provision	Amount	Provision
a. Short-term	226,950,029,248	(5,156,500,000)	732,028,902,410	(17,531,530,000)
Deposits	13,000,000,000	-	172,910,438,356	-
From related parties (1)	13,000,000,000	-	13,000,000,000	-
Others	-	-	159,910,438,356	-
Other receivables	213,950,029,248	(5,156,500,000)	559,118,464,054	(17,531,530,000)
From related parties (1)	20,195,270,449	(4,769,970,000)	470,045,263,308	(17,145,000,000)
Saigon Five Real Estate Development JSC (2)	33,050,000,000	-	39,550,000,000	-
Vinam Co., Ltd	-	-	44,707,500,000	-
NGUYEN HA KIM TRANG (3)	152,000,000,000	-	-	-
Others	4,812,567,018	(386,530,000)	4,815,700,746	(386,530,000)
b. Long-term	555,663,938,356	-	395,753,500,000	-
ABFAST JSC (3)	198,000,000,000	-	198,000,000,000	-
Tan Tien Trading & Investment Co.Ltd (4)	197,753,500,000	-	197,753,500,000	-
NTR Real Estate Investment JSC (5)	159,910,438,356	-	-	-
Total	782,613,967,604	(5,156,500,000)	1,127,782,402,410	(17,531,530,000)

(1) Receivables from related parties: see page 14

(2) Receivables related to the liquidation agreement of the sale and purchase contract for the commercial area at the Binh Dang Project (Saigon Metro Mall) according to the liquidation agreement dated January 22, 2025.

(3) The Share Transfer Agreement for DKTK Thuan An Joint Stock Company, signed on June 26, 2026, between NRC Group Joint Stock Company and Ms. Nguyen Ha Kim Trang, a term payment is 90 days. On July 6th 2026, Ms. Trang has completed the payment.

(4) The investment cooperation amount for Zone D, the Dai Nam Residential Area project, Binh Duong Ward, Ho Chi Minh City, with Abfast Joint Stock Company under cooperation contract signed between the two parties. Accordingly, both parties are cooperating to contribute capital to the project, with the Company contributing VND 198,000,000,000 and sharing the cooperation results after the project's products are sold.

(5) The investment and business cooperation amount for The Bale - Mui Ne tourism project in Mui Ne Ward, Lam Dong Province, with Tan Tien Trading and Investment Company Limited under cooperation contract signed between the two parties. And based on the Minutes Jun 20, 2026, NRC recorded VND 3,892,191,781 in other income

(6) Business cooperation contract No. 01/2026/HĐHT/NRC-NTR dated March 11, 2026, with NTR Real Estate Investment JSC. Accordingly, the company's capital contribution is VND 159,910,438,356, and profits are shared according to the capital contribution ratio. This capital contribution offsets the receivables from the exclusive real estate brokerage guarantee contract No. 01/2021/HĐĐBMG/NTR-NRC signed on December 20, 2021, which was liquidated on July 30, 2023.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 2nd quarter of 2026

Unit: VND

4. Inventories	30-Jun-26		1-Jan-26	
	Amount	Provision	Amount	Provision
Tools & supplies	69,658,000	-	51,898,000	-
Works in progress	9,566,162,663	-	9,566,162,663	-
Total	9,635,820,663	-	9,618,060,663	-

5. Tangible fixed assets: sheet details page 12

6. Intangible fixed assets

Items	Land use rights (*)	Computer software	Total
Original cost			
Opening balance	57,786,292,872	1,675,741,398	59,462,034,270
Closing balance	57,786,292,872	1,675,741,398	59,462,034,270
Accumulated amortization			
Opening balance	-	1,035,802,236	1,035,802,236
Charge for the period	-	104,733,840	104,733,840
Closing balance	-	1,140,536,076	1,140,536,076
Net book value			
Opening balance	57,786,292,872	639,939,162	58,426,232,034
Closing balance	57,786,292,872	535,205,322	58,321,498,194

(*) Land use rights at No. 3 Tran Nhat Duat, Tan Dinh Ward, District 1, Ho Chi Minh City have a long-term use period.

7. Increases, decreases in investment properties

Investment properties for lease

Items	Buildings & structures	Land use right	Total
Original cost			
Opening balance	5,295,000,000	60,855,000,000	66,150,000,000
Closing balance	5,295,000,000	60,855,000,000	66,150,000,000
Accumulated amortization			
Opening balance	423,600,000	-	423,600,000
Charge for the period	105,900,000	-	105,900,000
Closing balance	529,500,000	-	529,500,000
Net book value			
Opening balance	4,871,400,000	60,855,000,000	65,726,400,000
Closing balance	4,765,500,000	60,855,000,000	65,620,500,000

(*) Buildings and land use rights at 1589 3/2 Street, Minh Phung Ward, HCMC, Vietnam.

Net book value of this as security for borrowings at VCB

8. Investments in subsidiaries	30-Jun-26		1-Jan-26	
	Amount	Provision	Amount	Provision
DKTK Thuan An JSC	-	-	152,000,000,000	(128,990,640)
NRC High Tech Agricultural Investment Co., Ltd.	50,000,000,000	(8,361,869,161)	50,000,000,000	(8,361,869,161)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 2nd quarter of 2026

Unit: VND

Netland Real Estate JSC	169,800,000,000	-	169,800,000,000	-
Danh Khoi TK JSC	599,800,000,000	-	99,800,000,000	-
	819,600,000,000	(8,361,869,161)	471,600,000,000	(8,490,859,801)

9. Taxes and payables to the State Budget

Item	1-Jan-26	Payable amount	Paid amount	30-Jun-26
VAT	16,618,796,765	-	481,927,180	16,136,869,585
Corporate income tax	71,043,549,044	5,012,774,578	510,225,210	75,546,098,412
Personal income tax	7,010,114,728	1,261,127,020	408,748,399	7,862,493,349
Other tax	-	1,427,428	1,427,428	-
Total	94,672,460,537	6,275,329,026	1,402,328,217	99,545,461,346

10. Short-term accrued expenses

	30-Jun-26	1-Jan-26
Borrowing interest expenses	11,513,769,725	11,482,415,767
Bond interest expenses	63,680,849,271	64,733,555,044
Interests on deferred payment of taxes	45,582,591,932	41,150,643,241
Other accrued expenses	4,117,050,430	1,687,892,682
Total	124,894,261,358	119,054,506,734

11. Other payables

	30-Jun-26	1-Jan-26
a. Short-term	103,306,970,505	75,790,086,751
Compulsory insurance	4,075,423,451	3,970,645,985
Receive deposits from the Welltone Luxury Residence project (1)	42,290,644,850	44,188,644,850
Payables to related parties (2)	40,751,339,279	11,154,339,280
Other payable amounts related to the Saigon Metro Mall Project	10,740,690,092	10,740,690,092
Other payables	5,448,872,833	5,735,766,544
b. Long-term	122,878,655,311	122,878,655,311
Deposit received from contract no 01/HDDV/DKTK-NRC	2,878,655,311	2,878,655,311
Factory purchase project (3)	50,000,000,000	50,000,000,000
Deposit received from VHR	70,000,000,000	70,000,000,000
Total	226,185,625,816	198,668,742,062

(1) Deposit the Welltone Project Development Contract between VHR Investment Joint Stock Company and NRC Group

(2) Payables to related parties: see page 14

(3) Cooperation funds received from Ms. Vu Thi Nguyet Nhung for the development of agricultural operations at NRC High-Tech Agriculture Investment Company Limited (a subsidiary) ("Nagri"), with a total committed contribution of VND 50,000,000,000. The cooperation term is five (5) years, and the Group will distribute profits to Ms. Nhung based on Nagri's annual business performance.

12. Borrowings and financial

	30-Jun-26	1-Jan-26
a. Short-term	222,432,586,367	238,944,955,243
BIDV - Binh Hung Branch (1)	57,753,062,907	69,553,062,907

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 2nd quarter of 2026

Unit: VND

Vietcombank (2)	3,350,000,000	6,039,961,957
Individuals	2,629,523,460	3,351,930,379
Bond	158,700,000,000	160,000,000,000
b. Long-term borrowings	40,200,000,000	40,200,000,000
Vietcombank (2)	40,200,000,000	40,200,000,000
Total	262,632,586,367	279,144,955,243

(1) Secured assets: Land use rights and assets attached to the land at the Nhon Hoi Ecological Urban Area, which is owned by Phat Dat Real Estate Development Joint Stock Company.

(2) Land use rights and assets attached to the land of the Company at 1589 3/2 Street, Minh Phung Ward, HCMC, Vietnam.

13. Owners' equity

a. Comparison schedule for changes in Owner's Equity (page 13)

b. Details of owners' paid-in capital	% of shareholding as at Sep 30, 2025	30-Jun-26	1-Jan-26
Ms. Ha Thi Kim Thanh	15.45%	143,094,670,000	151,387,670,000
Other shareholders	84.55%	782,882,950,000	774,589,950,000
Total	100%	925,977,620,000	925,977,620,000

VI. ADDITIONAL INFORMATION FOR ITEMS IN THE CONSOLIDATED INCOME STATEMENT

1. Revenue from sales of goods and provision of services	Quarter 2		YTD	
	Year 2026	Year 2025	Year 2026	Year 2025
From rendering services	1,397,600,000	4,287,234,809	2,690,060,000	11,201,240,722
	-	-	-	-
Total	1,397,600,000	4,287,234,809	2,690,060,000	11,201,240,722
	-	-	-	-
2. Revenue from financial activities	Quarter 2		YTD	
	Year 2026	Year 2025	Year 2026	Year 2025
Investment cooperation income	16,500,000,000	-	24,000,000,000	-
Interest	40,694	42,726	109,600	88,246
Total	16,500,040,694	42,726	24,000,109,600	88,246
	-	-	-	-
3. Financial expenses	Quarter 2		YTD	
	Year 2026	Year 2025	Year 2026	Year 2025
Interest expense	8,803,021,931	13,495,807,133	17,992,050,304	18,565,644,242
Others	(128,990,640)	-	(128,990,640)	-
	8,674,031,291	13,497,743,233	17,863,059,664	18,567,580,342
	-	-	-	-
4. General and administration expenses	Quarter 2		YTD	
	Year 2026	Year 2025	Year 2026	Year 2025
Employees expense	4,073,336,044	2,002,233,652	7,315,077,310	5,154,794,573
Office supplies	70,206,586	2,853,278	136,415,809	6,659,118
Depreciation	224,237,580	319,473,966	448,475,160	556,476,988
Taxes, fees and duties	1,389,696	-	1,389,696	4,000,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 2nd quarter of 2026

Unit: VND

Provision cost	-	(25,475,800,000)	(12,375,030,000)	(25,475,800,000)
Services bought from outsiders	181,202,218	262,829,041	308,011,250	355,730,764
Other expenses paid by cash	208,348,068	66,656,631	325,835,114	67,979,431
Total	4,758,720,192	(22,821,753,432)	(3,839,825,661)	(19,330,159,126)

5. Other expenses

	Quarter 2		YTD	
	Year 2026	Year 2025	Year 2026	Year 2025
Penalties, late payment of interest, taxes and insurance contributions	2,779,630,264	5,239,550,654	3,662,576,240	5,239,550,654
Other expenses	37,732	34,642,741	136,799,629	34,674,671
Total	2,779,667,996	5,274,193,395	3,799,375,869	5,274,225,325

6. Current corporate income tax liabilities

	Quarter 2		YTD	
	Year 2026	Year 2025	Year 2026	Year 2025
Total accounting profit before tax	5,482,176,610	7,835,244,941	12,569,278,737	5,638,153,232
Total current corporate income tax	2,814,463,084	4,088,689,360	5,012,774,578	4,088,689,360

VII. ADDITIONAL INFORMATION FOR ITEMS IN THE CASH FLOW STATEMENT

1. Non-cash transactions affecting future cash flow statements: none.
2. Amounts held by the business but not used: none.

VIII. OTHER INFORMATION

3. Transactions with related parties and key members (See details pages 14)



Le Thi Phi Yen
Prepared by
July 27th, 2026



Nguyen Thi Van
Chief Accountant



Trinh Van Bao
General Director

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 2nd quarter of 2026

Unit: VND

V.5. Tangible fixed assets

Items	Buildings & structures	Transportation & facilities	Office supplies	Others	Total
Original cost					
Opening balance	6,100,751,183	6,874,826,146	584,980,453	218,345,172	13,778,902,954
Closing balance	6,100,751,183	6,874,826,146	584,980,453	218,345,172	13,778,902,954
Accumulated depreciation					
Opening balance	1,087,348,799	4,478,151,294	584,980,453	218,345,172	6,368,825,718
Charge for the period	84,572,772	343,741,320	-	-	428,314,092
Closing balance	1,171,921,571	4,821,892,614	584,980,453	218,345,172	6,797,139,810
Net book value					
Original cost	5,013,402,384	2,396,674,852	-	-	7,410,077,236
Closing balance	4,928,829,612	2,052,933,532	-	-	6,981,763,144

NRC CORPORATION JOINT STOCK COMPANY

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 2nd quarter of 2026

Unit: VND

V.13. Owner's equity

a. Comparison schedule for changes in Owner's Equity

Items	Owner's paid-in capital	Share premium	Investment and Development Fund	Retained earnings	Total
Balance as of 01/01/2025	925,977,620,000	29,461,170,400	11,527,322,839	38,149,906,308	1,005,116,019,547
Profit	-	-	-	9,816,976,415	9,816,976,415
Balance as of 30/06/2025	925,977,620,000	29,461,170,400	11,527,322,839	47,966,882,723	1,014,932,995,962
Balance as of 01/01/2026	925,977,620,000	29,461,170,400	11,527,322,839	47,966,882,723	1,014,932,995,962
Profit	-	-	-	7,556,504,159	7,556,504,159
Deduction from welfare reward fund	-	-	-	(589,018,585)	(589,018,585)
Deduction from development investment fund	-	-	294,509,292.00	(294,509,292)	-
Balance as of 30/06/2026	925,977,620,000	29,461,170,400	11,821,832,131	54,639,859,005	1,021,900,481,536

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

The 2nd quarter of 2026

VIII.3. Related party transactions

a. The list and relationships between related parties and the Company are as follows:

Related parties	Relationship
Danh Khoi Holdings Investment Joint Stock Company	Having the same key manager
Asia Construction Investment and Tourist Joint Stock Company	Having the same key manager
VHR Investment Joint Stock Company	Having the same key manager
NRC High Tech Agricultural Investment Co., Ltd.	Subsidiary
Netland Real Estate JSC	Subsidiary
NRC Pharma Co., Ltd	Subsidiary
NRC Property Investment and Development JSC (formerly known as Danh Khoi TK JSC)	Subsidiary
Ms.HA THI KIM THANH	Major shareholder
Mr. LE THONG NHAT	Chairman
Mr. NGUYEN HUY CUONG	Vice Chairman
Mr. TRAN VI THOI	Member
Mr. TRAN DAI DUONG	Member
Ms. NGUYEN THI HUONG GIANG	Member from from June 24, 2025 to Jun 26, 2026
Mr. TRINH VAN BAO	General Director
Ms.HAN THI QUYNH THI	Deputy General Director
Ms.NGUYEN THI VAN	Chief Accountant

b.As at Jun 30, 2026, the Company had the following balances with related parties:

Unit: VND

	30-Jun-26	1-Jan-26
*Trade receivables		
Danh Khoi Holdings Investment Joint Stock Company	17,644,889,105	6,357,499,526
Asia Construction Investment and Tourist Joint Stock Company	498,300,000	-
NRC High Tech Agricultural Investment Co., Ltd.	122,377,200	58,692,000
Netland Real Estate JSC	33,726,000	30,660,000
NRC Pharma Co., Ltd	28,908,000	26,280,000
Total	18,328,200,305	6,473,131,526
*Other receivables		
Danh Khoi Holdings Investment Joint Stock Company	13,671,979,477	463,746,853,916
VHR Investment Joint Stock Company	19,086,970,635	19,086,970,635
NRC High Tech Agricultural Investment Co., Ltd.	322,406,097	165,802,757
Netland Real Estate JSC	26,829,000	26,829,000
NRC Pharma Co., Ltd	18,807,000	18,807,000
NRC Property Investment and Development JSC	68,278,240	-
Total	33,195,270,449	483,045,263,308
*Other payables		
VHR Investment Joint Stock Company	70,000,000,000	70,000,000,000
NRC Property Investment and Development JSC	2,878,655,311	2,878,655,311
Mr. LE THONG NHAT	40,434,499,999	10,837,500,000
Mr. NGUYEN HUY CUONG	21,839,280	21,839,280
Mr. TRAN VI THOAI	120,000,000	120,000,000
Mr. TRINH VAN BAO	175,000,000	175,000,000
Total	113,629,994,590	84,032,994,591
Related parties		
Mr. LE THONG NHAT	386,460,000	386,460,000
Mr. NGUYEN HUY CUONG	384,870,600	384,870,600
Total	771,330,600	771,330,600

c. During the period, the Company had the following main transactions with related parties:

Danh Khoi Holdings Investment Joint Stock Company

Unit: VND

Year 2026	Year 2025
3,857,621,107	2,538,740,722
21,150,000,000	-
6,220,231,528	-
457,250,000,000	5,289,000,000
324,874,439	2,648,785,540
-	1,111,214,460
488,802,727,074	11,587,740,722

Revenue from office rental
Revenue from investment cooperation
Collection of office rental
Recovery of investment cooperation funds
Debt offset
Payments on behalf

Total

Asia Construction Investment and Tourist Joint Stock Company

Collection of trade receivables

1,484,700,000	3,000,000,000
-	-
1,484,700,000	3,000,000,000

Total

NRC High Tech Agricultural Investment Co., Ltd.

Revenue from office rental
Payments on behalf

63,685,200	-
136,603,340	2,000,000
-	-
136,603,340	2,000,000

Total

Mr. LE THONG NHAT

Borrowings
Refund amount

45,206,999,999	-
15,610,000,000	-
60,816,999,999	-