

PETROLEUM REAL ESTATE JOINT STOCK COMPANY
REVIEWED INTERIM COMBINED FINANCIAL STATEMENTS
FOR THE SIX-MONTH ACCOUNTING PERIOD ENDED 30 JUNE 2026

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PETROLEUM REAL ESTATE JOINT STOCK COMPANY

Service Area 2, 6th Floor, The Golden Palm Building, No. 21 Le Van Luong, Thanh Xuan Ward, Hanoi

STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Petroleum Real Estate Joint Stock Company (the "Company") present this report together with the Company's Interim Combined Financial Statements for the six-month accounting period ended June 30, 2026.

BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISORY

The members of the Board of Directors and the Board of Management of the Company who have led the Company during the period and up to the date of approval of this report are as follows:

Board of Directors

Mr. Nguyen Viet Dung	Chairman
Mr. Trinh Quoc Khanh	Member
Mr. Bach Duc Huyen	Member
Mr. Nguyen The Anh	Member
Mr. Tran Quang Hien	Member

Board of Supervisory

Mr. Nguyen Gia Trong	Head of the supervisory Board
Mr. Pham Trung Dung	Member
Mrs. Dao Thi Thuy	Member

Board of Management

Mr. Trinh Quoc Khanh	Chief Executive Officer
Mr. Phan Quoc Phong	Deputy Chief Executive Officer (Dismissed on June 15, 2026)

Legal Representative

The legal representative of the Company during the period and at the date of this report is Mr. Trinh Quoc Khanh - Chief Executive Officer.

RESPONSIBILITIES OF THE BOARD OF MANAGEMENT

The Board of Management of the Company are responsible for preparing the interim combined financial statements which give a true and fair view of the financial position of the Company as at 30 June 2026 and of its financial performance and its cash flows for the six-month period then ended, in accordance with Vietnamese accounting standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of interim combined financial statements. In preparing these interim combined financial statements, the Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the financial statements so as to minimize errors and frauds.

The Board of Management of the Company are responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the interim financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Board of Management are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

PETROLEUM REAL ESTATE JOINT STOCK COMPANY

Service Area 2, 6th Floor, The Golden Palm Building, No. 21 Le Van Luong, Thanh Xuan Ward, Hanoi

STATEMENT OF THE BOARD OF MANAGEMENT (CONTINUED)

The Board of Management confirm that the Company has complied with the above requirements in preparing the Interim Combined Financial Statements.

For and on behalf of the Board of Management,



Trình Quốc Khanh
Chief Executive Officer
Hanoi, 11 August 2026

No: 081102/2026/BCSX-iCPA

**REPORT ON REVIEW OF
INTERIM FINANCIAL INFORMATION**

**To: The shareholders, The Board of Directors and Board of Management
Petroleum Real Estate Joint Stock Company**

We have reviewed the accompanying interim combined financial statements of Petroleum Real Estate Joint Stock Company (the "Company"), which were approved on 11 August 2026, as set out from page 7 to page 37, which comprise the interim financial position as at 30 June 2026, the interim income statement, the interim cash flows statement for the six-month period then ended, and selected notes to the financial statements.

Responsibility of The Board of Management

The Board of Management of the Company are responsible for the preparation and fair presentation of the Company's interim combined financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of the interim combined financial statements and for such internal control as the Board of Management determines is necessary to ensure that the preparation and presentation of the interim combined financial statements are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on the accompanying interim combined financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements (VSRE) 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim combined financial statements consists of making inquiries, primarily of person responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

However, due to the issue described in the section "Basis for Disclaimer of Conclusion" we were unable to obtain sufficient appropriate evidence to form a basis for drawing a conclusion on the interim combined financial statements.

Basis for Disclaimer of Conclusion

We were unable to obtain sufficient appropriate audit evidence supporting the basis for the accrual of expenses relating to the Linh Tay Project, which has remained outstanding and unsettled for many years. The carrying amount of this accrued liability was VND 5,209,478,028 as of both June 30, 2026 and December 31, 2025 (see details in Note V.15). Alternative audit procedures performed did not provide us with sufficient appropriate audit evidence. Accordingly, we were unable to assess the reasonableness of this accrued expense or determine whether any adjustments were necessary to the related balances and disclosures in the interim combined financial statements for the six-month period ended June 30, 2026 and the combined financial statements for the year ended December 31, 2025.

We were also unable to obtain sufficient appropriate audit evidence regarding the recoverability of the long-term construction in progress relating to the CV4.4 cultural and sports service commercial center project. The carrying amount of this project in the Company's combined financial statements was VND 41,963,263,716 as of both June 30, 2026 and December 31, 2025. The project commenced in 2011 and, up to the date of our report, the land clearance phase had not yet been completed (see details in Note V.7). Consequently, we were unable to determine whether any adjustments were necessary to the related balances and disclosures in the interim combined financial statements for the six-month period ended June 30, 2026 and the combined financial statements for the year ended December 31, 2025.

**REPORT ON REVIEW OF
INTERIM FINANCIAL INFORMATION (CONTINUED)**

Basis for Disclaimer of Conclusion (Continued)

The Company has not assessed the recoverability of the advances made to PetroVietnam Power Real Estate Construction Joint Stock Company, Branch of PetroVietnam Power Real Estate Construction Joint Stock Company and Southern Project Management Board, with outstanding balances as of June 30, 2026 and December 31, 2025 amounting to VND 17,704,538,951, VND 2,347,350,629, and VND 1,890,194,141, respectively. We were unable to obtain sufficient appropriate audit evidence to support Management's assessment of the recoverability of these outstanding receivables. Accordingly, we were unable to conclude on the adequacy of the allowance for expected credit losses (or impairment provision for doubtful receivables) in respect of these balances, nor were we able to determine whether any adjustments were necessary to the related balances and disclosures in the interim combined financial statements for the six-month period ended June 30, 2026 and the combined financial statements for the year ended December 31, 2025.

As of the date of this report, we had not received confirmation letters for the Company's balances of short-term advances to suppliers, short-term trade payables, other short-term receivables, and other short-term payables, which amounted to VND 21,942,083,721, VND 3,718,193,588, VND 1,258,761,035, and VND 2,188,585,188, respectively, as of June 30, 2026, and VND 21,942,083,721, VND 17,628,171,591, VND 1,258,761,075, and VND 2,188,585,188, respectively, as of December 31, 2025. Our alternative audit procedures also did not provide us with sufficient appropriate audit evidence regarding the existence and completeness of the above balances. Accordingly, we were unable to determine whether any adjustments were necessary to the related balances and disclosures in the interim combined financial statements for the six-month period ended June 30, 2026 and the combined financial statements for the year ended December 31, 2025.

During the review, we were unable to obtain sufficient appropriate audit evidence regarding the cost of real estate inventory comprising the commercial floor area of the Linh Tay Apartment Project located in Linh Xuan Ward, Ho Chi Minh City. The carrying amount of this real estate inventory was VND 23,042,862,339 as of both June 30, 2026 and December 31, 2025. As a result of the matter described above, we were unable to conclude on the valuation of the Real estate inventory balance, nor were we able to assess the impact of this matter on the related balances and disclosures in the interim combined financial statements for the six-month period ended June 30, 2026 and the combined financial statements for the year ended December 31, 2025.

As of the date of this report, we have not obtained confirmation letters regarding other receivables from Quang Phat Company Limited with balances of VND 18,023,650,000 as of June 30, 2026 and December 31, 2025 (see details in Note V.5). Furthermore, we have not yet obtained sufficient appropriate audit evidence regarding the Board of Management assessment of the recoverability of the debt. Therefore, we lack a sufficient basis to form a conclusion on the provision for doubtful receivables, nor to determine whether adjustments to relevant items in the interim combined financial statements for the six-month period ending June 30, 2026 and the combined financial statements for the fiscal year ending December 31, 2025 are necessary.

The documentation provided by the Company during the review did not provide sufficient support for the write-off of salary payables and the recognition of other income amounting to VND 2,431,713,732 during the first six months of 2026 (see details in Note VI.6). Accordingly, we were unable to conclude on the appropriateness of the above-mentioned other income, nor were we able to determine whether any adjustments were necessary to the related balances and disclosures in the interim combined financial statements for the six-month period ended June 30, 2026.

Disclaimer of Conclusion

Because of the significance of the matters described in the Basis for Disclaimer of Conclusion section, we were unable to obtain sufficient appropriate evidence to provide a basis for expressing a conclusion on the accompanying interim combined financial statements for the six-month period ended June 30, 2026. Accordingly, we do not express a conclusion on the accompanying interim combined financial statements.

**REPORT ON REVIEW OF
INTERIM FINANCIAL INFORMATION (CONTINUED)**

Emphasis of Matter

We draw attention to Note II to the accompanying interim combined financial statements. As presented in the Company's interim statement of financial position, the Company had accumulated losses of VND 368,440,564,566 as of June 30, 2026 (December 31, 2025: VND 367,992,846,918). In addition, the Company incurred net cash outflows from operating activities of VND 3,287,645,252 for the six-month period ended June 30, 2026, compared with VND 1,955,282,869 in the corresponding period of the previous year. These conditions indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern.

Our disclaimer of conclusion is not expressed in respect of the matter described in the Emphasis of Matter section.



Le Quoc Anh
Deputy General Director
Audit Practising Registration Certificate
No. 3384-2025-072-1
On behalf of
International Auditing Company Limited
Hanoi, 11 August 2026

INTERIM FINANCIAL POSITION
As at 30 June 2026

Unit: VND

ASSETS	Codes	Notes	Closing balance	Opening balance
A. CURRENT ASSETS	100		78,691,464,700	70,475,206,605
I. Cash and cash equivalents	110		342,703,852	240,349,104
1. Cash	111	V.1	342,703,852	240,349,104
II. Short-term financial investments	120	V.2	-	-
1. Short-term held-to-maturity investments	123		10,792,220,000	10,792,220,000
2. Provision for short-term held-to-maturity investments	124		(10,792,220,000)	(10,792,220,000)
III. Short-term receivables	130		34,800,591,172	26,230,529,106
1. Short-term trade receivables	131	V.3	2,906,794,377	3,406,979,377
2. Short-term advances to suppliers	132	V.4	22,693,202,832	23,049,031,059
3. Other short-term receivables	135	V.5	63,375,730,763	53,949,655,470
4. Provision for short-term doubtful debts	136	V.8	(54,385,136,800)	(54,385,136,800)
5. Deficits in assets awaiting solution	137		210,000,000	210,000,000
IV. Inventories	140	V.9	23,042,862,339	23,324,053,339
1. Inventories	141		23,042,862,339	23,324,053,339
V. Other short-term assets	160		20,505,307,337	20,680,275,056
1. Short-term deferred expenses	161	V.6	6,147,301	126,557,979
2. Value added tax deductibles	162		13,811,026,768	13,865,583,809
3. Taxes and other receivables from the State budget	163	V.10	6,688,133,268	6,688,133,268
B. NON-CURRENT ASSETS	200		120,227,161,418	128,996,490,567
I. Long-term receivables	210		18,113,650,000	26,093,650,000
1. Other long-term receivables	215	V.5	18,113,650,000	26,093,650,000
II. Fixed assets	220		7,515,862,023	7,748,494,583
1. Tangible fixed assets	221	V.11	7,515,862,023	7,748,494,583
- Cost	222		9,371,932,298	9,371,932,298
- Accumulated depreciation	223		(1,856,070,275)	(1,623,437,715)
III. Investment property	240	V.12	39,067,430,166	39,432,219,754
- Cost	241		40,008,082,200	40,008,082,200
- Accumulated depreciation	242		(940,652,034)	(575,862,446)
IV. Long-term assets in progress	250		42,275,913,047	42,275,913,047
1. Long-term work in progress	251	V.7	42,275,913,047	42,275,913,047
V. Long-term financial investments	260	V.2	12,693,166,336	12,693,166,336
1. Equity investments in other entities	263		36,707,700,000	36,707,700,000
2. Provision for impairment of long-term investments in other entities	264		(24,014,533,664)	(24,014,533,664)
VI. Other long-term assets	270		561,139,846	753,046,847
1. Long-term deferred expenses	271	V.6	561,139,846	753,046,847
TOTAL ASSETS	280		198,918,626,118	199,471,697,172

INTERIM FINANCIAL POSITION (CONTINUED)
As at 30 June 2026

Unit: VND

RESOURCES	Codes	Notes	Closing balance	Opening balance
C. LIABILITIES	300		54,683,277,929	54,788,631,335
I. Current liabilities	310		54,544,928,429	54,650,281,835
1. Short-term trade payables	311	V.13	17,284,623,827	18,781,578,523
2. Short-term advances from customers	312	V.14	3,336,811,091	2,029,255,591
3. Short-term taxes and amounts payable to the State budget	314	V.10	70,967,119	75,107,519
4. Payables to employees	315		824,366,156	2,944,662,094
5. Short-term accrued expenses	316	V.15	20,718,579,733	20,654,497,607
6. Short-term deferred revenue	319		115,090,904	66,727,270
7. Other current payables	320	V.16	9,060,884,599	8,923,453,231
8. Short-term loans and obligations under finance leases	321	V.17	3,133,605,000	1,175,000,000
II. Long-term liabilities	330		138,349,500	138,349,500
1. Other long-term payables	338	V.16	138,349,500	138,349,500
D. EQUITY	400	V.18	144,235,348,189	144,683,065,837
1. Owner's contributed capital	411		500,000,000,000	500,000,000,000
- Ordinary shares carrying voting rights	411a		500,000,000,000	500,000,000,000
2. Investment and development fund	418		12,675,912,755	12,675,912,755
3. Accumulated losses	420		(368,440,564,566)	(367,992,846,918)
- Accumulated losses at the end of the previous year	420a		(367,992,846,918)	(365,590,410,560)
- Retained earnings of the current period	420b		(447,717,648)	(2,402,436,358)
TOTAL RESOURCES	440		198,918,626,118	199,471,697,172

Hoang Thi Bich Ngoc
Preparer

Hoang Thi Bich Ngoc
Chief Accountant



Trinh Quoc Khanh
Chief Executive Officer
Approved, 11 August 2026

INTERIM INCOME STATEMENT
For the accounting period from 01 January 2026 to 30 June 2026

Unit: VND

ITEMS	Codes	Notes	Current period	Prior period
1. Gross revenue from goods sold and services rendered	01		5,739,300,633	90,036,364
2. Deductions	02		-	-
3. Net revenue from goods sold and services rendered	10	VI.1	5,739,300,633	90,036,364
4. Cost of sales	11	VI.2	5,297,703,338	74,809,549
5. Gross profit from goods sold and services rendered	20		441,597,295	15,226,815
6. Gain/(Loss) from the sale, liquidation of investment properties	21		-	-
7. Financial income	22	VI.3	149,101	1,158,330
8. Financial expenses	23	VI.4	72,637,682	28,899,672
- In which: Borrowing costs	24		72,637,682	-
9. Selling expenses	25		-	-
10. General and administration expenses	26	VI.5	2,782,195,558	2,811,713,267
11. Operating profit	30		(2,413,086,844)	(2,824,227,794)
12. Other income	31	VI.6	2,431,714,804	18,127,273
13. Other expenses	32	VI.7	466,345,608	18,120,000
14. Profit from other activities	40		1,965,369,196	7,273
15. Accounting profit before tax	50		(447,717,648)	(2,824,220,521)
16. Current corporate income tax expense	51	VI.8	-	-
17. Deferred corporate tax expense	52		-	-
18. Net profit after corporate income tax	60		(447,717,648)	(2,824,220,521)
19. Basic earnings per share	70	VI.9	(9)	(56)
20. Diluted earnings per share	71	VI.9	(9)	(56)


Hoang Thi Bich Ngoc
Preparer


Hoang Thi Bich Ngoc
Chief Accountant


Trình Quốc Khanh
Chief Executive Officer
Approved, 11 August 2026

INTERIM CASH FLOW STATEMENT

(Under indirect method)

For the accounting period from 01 January 2026 to 30 June 2026

Unit: VND

ITEMS	Codes	Current period	Prior period
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	(447,717,648)	(2,824,220,521)
2. Adjustments for:			
Depreciation and amortisation of fixed assets and investment properties	02	597,422,148	401,205,792
Provisions	03	-	(251,494,480)
(Gain)/loss from investing, financing activities	05	-	(19,285,603)
Borrowing costs	06	72,637,682	-
3. Operating profit before movements in working capital	08	222,342,182	(2,693,794,812)
(Increase)/decrease in receivables	09	(1,966,900,025)	410,226,504
(Increase)/decrease in inventories	10	281,191,000	(64,500,000)
Increase/(decrease) in payables (excluding accrued loan interest and corporate income tax payable)	11	(2,136,596,088)	(261,521,796)
(Increase)/decrease in deferred expenses	12	312,317,679	(61,399,890)
(Increase)/decrease in trading securities	13	-	715,707,125
Net cash generated by/(used in) operating activities	20	(3,287,645,252)	(1,955,282,869)
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition and construction of fixed assets and other long-term assets	21	-	(676,271,400)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22	1,431,395,000	18,127,273
3. Interest earned, dividends and profits received	27	-	1,158,330
Net cash generated by/(used in) investing activities	30	1,431,395,000	(656,985,797)
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from borrowings	33	3,250,000,000	-
2. Repayment of borrowings	34	(1,291,395,000)	-
Net cash generated by/(used in) financing activities	40	1,958,605,000	-
Net increase/(decrease) in cash and cash equivalents	50	102,354,748	(2,612,268,666)
Cash and cash equivalents at the beginning of the period	60	240,349,104	2,998,553,180
Effects of changes in foreign exchange rates	61	-	-
Cash and cash equivalents at the end of the period	70	342,703,852	386,284,514

Hoang Thi Bich Ngoc
Preparer

Hoang Thi Bich Ngoc
Chief AccountantTrịnh Quốc Khanh
Chief Executive Officer
Approved, 11 August 2026

SELECTED NOTES TO THE FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement

I. GENERAL INFORMATION

1. Form of capital ownership

Petroleum Real Estate Joint Stock Company (hereinafter referred to as "the Company") is a joint stock company established and operating under the Business Registration Certificate No. 0102380872 issued by the Hanoi Department of Planning and Investment for the first time on October 4, 2007. Currently, the Company is operating under the 19th amended Business Registration Certificate issued on December 17, 2025. The Company changed its name from Viet Property Investment Joint Stock Company to Petroleum Real Estate Joint Stock Company.

The Company's charter capital is VND 500,000,000,000 (Five hundred billion VND).

The Company's shares were compulsorily delisted on April 14, 2023 according to Notice No. 907/TB-SGDHN dated March 16, 2023 of the Hanoi Stock Exchange. Currently, the Company's shares are being traded on the registered trading market (UPCOM) at the Hanoi Stock Exchange. The first trading day of PVL shares on this market is April 25, 2023.

2. Business fields

The Company's business sector is property business.

3. Main business lines and activities

The Company's business lines include:

- Trading in real estate, land use rights owned by the owner, user or lessee;
- Trading in real estate: Investing in creating houses, construction works for sale, lease, lease-purchase; Buying houses, construction works for sale, lease, lease-purchase; Renting houses, construction works for re-lease; Investing in land improvement and investing in infrastructure works on leased land to lease land with infrastructure; Services of receiving transfer of land use rights, investing in infrastructure works for transfer, lease, lease of land use rights with infrastructure for re-lease;
- Managing, exploiting and trading services in apartment buildings, urban areas, concentrated residential areas, parking lots, tourist hotels;

The company's main activities during the period were: seeking investment opportunities in real estate and urban development; and leasing premises. In addition, the company engaged in the buying and selling of virgin plastic resins during the period.

4. Normal production and business cycle

The normal production and business cycle of the Company is carried out in a period of no more than 12 months.

5. Business structure

The dependent accounting units of As Company at June 30, 2026 include:

Unit name	Address
Real Estate Trading Floor	No. 2A, Do Quang Street, Yen Hoa Ward, Hanoi
CV4 Project Management Board	No. 2A, Do Quang Street, Yen Hoa Ward, Hanoi

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement

I. GENERAL INFORMATION (CONTINUED)**6. Explanation of the comparability of information in interim combined financial statements.**

As stated in the explanatory notes in Section III, effective January 1, 2026, the Company has applied Circular No. 99/2025/TT-BTC issued by the Ministry of Finance on October 27, 2025, guiding the Vietnamese enterprise accounting regime. This Circular is effective for the fiscal year beginning on or after January 1, 2026, and replaces the decisions on the Vietnamese accounting regime under Circular No. 200/2014/TT-BTC dated December 22, 2014, of the Ministry of Finance and Circular No. 53/2016/TT-BTC dated March 21, 2016, of the Ministry of Finance amending and supplementing some articles of Circular No. 200/2014/TT-BTC. Accordingly, some figures from the Statement of Financial Position (Balance Sheet) as of December 31, 2025, the Interim Income Statement, and the Interim Cash Flow Statement for the six-month accounting period ending June 30, 2025 have been restated in accordance with the guidance of Circular 99/2025/TT-BTC to be consistent with the data for this operating period (see details in Note V.II.4).

7. Employees

The Company's total number of employees as at June 30, 2026 is 7 employees (as at December 31, 2025 was 10 employees).

II. BASIS FOR PREPARING INTERIM COMBINED FINANCIAL STATEMENTS AND ACCOUNTING PERIOD**Basis for preparing interim combined financial statements**

The accompanying interim combined financial statements, expressed in Vietnam Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of the interim combined financial statements.

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

Going concern assumption

The interim combined financial statements have been prepared on the going concern basis, which assumes that the Company will be able to realize its assets and discharge its liabilities in the normal course of business for the foreseeable future.

According to the Company's interim financial statement for the six-month accounting period ended June 30, 2026, the Company's accumulated loss as of June 30, 2026 is VND 368,440,564,566 (as of December 31, 2025 it was VND 367,992,846,918). The Company's net cash flow from operating activities for the period is negative VND 3,287,645,252, compared to negative VND 1,955,282,869 in the previous period. These conditions indicate the existence of material uncertainties that could lead to substantial doubt about the Company's ability to continue as a going concern.

The Board of Management has been regularly assessing the impact and aggressively implementing plans to ensure the company maintains maximum operational continuity. The solutions that have been and are being implemented include:

- The Board of Management is actively working with relevant authorities to obtain land use rights certificates and ownership certificates for assets attached to the land, or negotiating with suitable partners to transfer the entire commercial and office space at Linh Tay Apartment Building in its current state, recovering working capital for reinvestment. While the transfer is temporarily not possible, the Company is seeking tenants to continue leasing the entire commercial floor space owned by the Company at Linh Tay Tower Apartment Building, in order to ensure a stable cash flow for recurring expenses.
- In this agreement, the Company has leased a portion of service area No. 2 and the entire outdoor service area on the 6th floor of The Golden Palm Apartment Building, land plot No. 2+109+124, map sheet No. 19+20+34, Commercial, Office and Residential Complex Project at land plot 4.5NO, Le Van Luong Street, Thanh Xuan Ward, Hanoi City.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement

II. BASIS FOR PREPARING INTERIM COMBINED FINANCIAL STATEMENTS AND ACCOUNTING PERIOD (CONTINUED)**Going concern assumption (Continued)**

- The company has signed a contract to transfer two land plots, numbers DE 947569 and DE 947570, in Phu Cat commune, Hanoi city, to EDRIC Joint Stock Company for a total transfer value of VND 12,313,950,000.
- Search and negotiate with interested partners to transfer 2.44 million shares of the Company at Petro Vietnam Construction Land Corporation.
- Coordinate with the Civil Judgment Enforcement Agency of Hanoi City and Ho Chi Minh City to recover assets for the Company such as: Hoang Ngoc Sau case, Hung Thinh Phat case, etc.
- Continue to urge debt collection from organizations and individuals.
- Continue to seek capable and experienced partners to cooperate in investment development, project implementation or transfer the right to develop the project of the Complex of Trade Center, Cultural Services, Sports and Offices at plot CV4.4, Phu Do Ward, Nam Tu Liem District, Hanoi City.
- For the Ky Cung River Ecological New Residential Area project in Mai Pha commune, Lang Son city: The Company coordinates with Ky Cung Investment Joint Stock Company to carry out the work and procedures for site clearance, propose solutions to remove some existing problems related to the railway tunnel connecting to the project. At the same time, the Company is also looking for investors to transfer all of the Company's capital according to the principle of capital preservation.
- Continue to operate, provide real estate business services, and provide other value-added services.
- Continue to look for real estate investment projects, land, commercial service land/floors, offices... with potential for investment and exploitation.

The Board of Management have carefully assessed the business plan and cash flow plan, as well as the balance of funds to pay debts and financial obligations as they fall due. The Board of Management believe that the accompanying financial statements have been prepared on a going concern basis.

Accounting period

The Company's fiscal year is from January 01 to December 31 annually. This interim combined financial report is prepared for the operating period from January 1, 2026 to June 30, 2026.

III. ACCOUNTING STANDARDS AND APPLIED ACCOUNTING REGIME

On October 27, 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC guiding the accounting regime for enterprises. This Circular is effective for the fiscal year beginning on or after January 1, 2026. Circular No. 99/2025/TT-BTC replaces the regulations on the enterprise accounting regime under Circular No. 200/2014/TT-BTC dated December 22, 2014 and Circular No. 53/2016/TT-BTC dated March 21, 2016 of the Ministry of Finance on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC. The Company's Board of Directors has applied Circular No. 99/2025/TT-BTC in preparing and presenting the Company's interim combined financial statements for the 6-month accounting period ending June 30, 2026.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following are the main accounting policies applied by the Company in preparing the interim combined Financial Statements:

Accounting estimates

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

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, cash in transit and short-term, highly liquid investments (not exceeding 3 months) that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and are not restricted in use.

Financial investments***Held-to-maturity investments***

Held-to-maturity investments include investments that the Company has the intention and ability to hold to maturity. The Company's held-to-maturity investments in the first 6 months of 2026 accounting period are held-to-maturity loans. Held-to-maturity investments are initially recorded at cost.

Provision for held-to-maturity investments is made when there is any indication or evidence that part or all of the Company's held-to-maturity investments are likely to be irrecoverable.

Investment in equity instruments of other entities

Investment in equity instruments of other entities reflect investments in equity instruments where the Company does not have control, co-control, or significant influence over the investee, and investments in business cooperation agreements where the Company does not have co-control but benefits from the after-tax profits of the business cooperation agreement.

Equity investments in other entities are reflected at cost less provisions for impairment losses.

Provisions for impairment losses on investments in other entities are made when the Company receiving the equity investment incurs losses or the investment in the other entity deteriorates in value, leading to a potential loss of capital for the Company.

Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provisions for doubtful receivables are established for receivables that are overdue or not yet due but where there is evidence that part or all of the Company's receivables are estimated to be lost due to the debtor or debtor disappearing, defaulting, or being unable or unlikely to pay the debt.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Inventories

Inventory is determined on the basis of the lower of its cost and net realizable value. The cost of inventory includes the direct material costs, direct labor costs, and manufacturing overhead costs, if any, to bring the inventory to its current location and condition. The net realizable value of inventory is the estimated selling price of the inventory in the normal course of business minus (-) the estimated costs to complete the product and the estimated costs necessary for selling it.

The Company's inventory devaluation provision is established in accordance with current accounting regulations. Accordingly, the Company makes provisions for inventory devaluation when there is evidence that the net realizable value is lower than the cost of the inventory.

Tangible fixed assets and depreciation

Tangible fixed assets are presented at their original cost less accumulated depreciation.

The original cost of purchased tangible fixed assets includes the purchase price and costs directly related to bringing the asset to the location and condition required for it to operate as intended by the business.

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

	<u>Years</u>
Buildings, structures	38 - 40
Motor vehicles	08 - 10
Office equipment	03 - 10

The depreciation period for the Company's buildings and structures (office area No. 21 Le Van Luong Street, Thanh Xuan Ward, Hanoi City) is 460 months, starting from the date the Company begins using the office (November 4, 2024) until February 28, 2063 (the term stated on the corresponding land use right certificate).

Investment properties

Investment properties includes land use rights, factories, and architectural objects held by the company for the purpose of earning profits from rental or waiting for price increases. Investment properties for lease is stated at cost less accumulated depreciation. Investment properties awaiting price appreciation is presented at cost less impairment. The original cost of purchased investment properties includes the purchase price and directly related costs such as related legal consulting service fees, registration tax and other related transaction costs.

The Company's investment properties for rent is the outdoor service area (6th floor) of The Golden Palm Apartment, land plot No. 2+109+124, map sheet No. 19+20+34, Commercial service, office and housing complex project at plot 4.5NO Le Van Luong street, Thanh Xuan ward, Hanoi city (area 321.3 m2) and a part of the area. Area 2 is also on the 6th floor of The Golden Palm Apartment. The Company's rental investment properties are amortized using the straight-line method over their estimated useful lives of 460 months.

For investment properties held for price increase, the Company does not deduct depreciation. In case there is solid evidence that investment real estate held for price appreciation has depreciated compared to market value and the decrease in price can be reliably determined, investment properties held for price appreciation is recorded as a decrease in cost and the loss is recorded in the cost of goods sold.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

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IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Investment properties (Continued)**

Only in the following cases shall an owner-occupied property be transferred into an investment property or shall an investment property be transferred into an owner-occupied property or an inventory, specify one of below scenario:

- An investment property is transferred into an owner-occupied property when the owner starts to use the property;
- An investment property is transferred into an inventory when the owner starts to hold the property for sale;
- An owner-occupied property is transferred into an investment property when the owner ceases to use the property;
- An inventory is transferred into an investment property when the owner starts to lease the property to another party;
- An property under construction is transferred into an investment property when its construction is complete and the property is used for lease.

Deferred expenses

Deferred expenses include actual expenses incurred but related to the business results of multiple accounting periods. The Company's deferred expenses include tools and equipment issued for use and other deferred expenses considered likely to generate future economic benefits for the Company. These expenses are allocated to the Income Statement using the straight-line method in accordance with current accounting regulations.

Accrued expenses

Accrued expenses include amounts payable for goods and services received from sellers or provided to buyers during the reporting period but not actually paid due to insufficient documentation, records, or accounting information. These are recorded as production and business expenses for the reporting period.

Deferred revenue

Deferred revenue includes advance payments for the company's asset leasing activities spanning multiple accounting periods. The company recognizes deferred revenue corresponding to the portion of its future obligations. When the revenue recognition conditions are met, the deferred revenue is recognized in the Income Statement in the accounting period corresponding to the portion that meets those recognition conditions.

Revenue recognition**Revenue from the sale of goods**

Sales revenue is recognized when all five (5) of the following conditions are met simultaneously:

- a) The Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- b) The Company retains neither continuing managerial involvement to the degree usually associated with, ownership nor effective control over the goods sold;
- c) The amount of revenue can be measured reliably;
- d) It is probable that the economic benefits associated with the transaction will flow to the Company;
- e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Revenue recognition (Continued)*****Revenue from Sale of Real Estate***

Revenue from the sale of real estate is recognized when all of the following conditions are satisfied:

- a) The real estate has been completed in its entirety and delivered to the purchaser, and the Company has transferred to the purchaser the significant risks and rewards of ownership of the real estate;
- b) The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate;
- c) The amount of revenue can be measured reliably;
- d) It is probable that the economic benefits associated with the transaction will flow to the Company;
- e) The costs incurred or to be incurred in respect of the real estate sale transaction can be measured reliably.

Revenue from Operating Property Leases

Revenue from operating property leases is recognized using the straight-line method over the lease term. Advance lease payments for multiple periods are allocated to revenue in proportion to the lease term.

Interests

Interests shall be recorded on accrual basis, which are determined based on balance of the principal and actual interest rate of each term. Interest income from investments is recognized when the Company is entitled to receive the interest.

Borrowing Costs

Borrowing costs are recognized as production and business expenses in the accounting period when they are incurred, unless capitalized in accordance with the Accounting Standard "Borrowing Costs". Accordingly, borrowing costs directly related to the purchase, investment in construction, or production of assets that require a relatively long time to complete and put into use or business are added to the cost of the asset until that asset is put into use or business. Income arising from temporary investments in loans is recorded as a reduction in the cost of the related asset. For separate loans used for the construction of fixed assets and investment properties, interest is capitalized even if the construction period is less than 12 months.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The current tax payable is calculated based on taxable income in the accounting period. Taxable income differs from net profit presented in the Income Statement because taxable income excludes taxable or deductible income or expenses from other years (including carry-forward losses, if any) and also excludes non-taxable or non-deductible items.

Deferred income tax is calculated on the differences between the book value and the tax base of asset or liability items on the Financial Statements and is recognized using the Balance Sheet method. Deferred income tax payable must be recognized for all temporary differences, while deferred income tax assets are only recognized when there is certainty of sufficient future taxable profit to offset these temporary differences.

Deferred income tax is determined based on the expected tax rate that will apply in the year the asset is recovered or the liability is settled. Deferred income tax is recognized in the Statement of Income and only recorded in equity when that tax relates to items that are directly recorded in equity.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**Taxation (Continued)**

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the prevailing tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

Earnings per share

Basic earnings per share is calculated by dividing the profit or loss after tax distributed to shareholders owning ordinary shares of the Company (after adjusting for the appropriation of bonus and welfare funds) by weighted average number of common shares outstanding during the period.

Diluted earnings per share is calculated by dividing the after-tax profit (or loss) to holders of the Company's common shares (after adjusting for dividends on convertible preferred shares) for the weighted average number of ordinary shares outstanding for the year and the weighted average number of ordinary shares to be issued in the event that all potential shares of common stock have a dilutive are converted into common shares.

Related parties

Regarded as related parties are businesses - including parent companies, subsidiaries, affiliates - individuals who, directly or indirectly through one or more intermediaries, have control over the Company or are under the control of the Company, or under common control with the Company. Associates, individuals who directly or indirectly hold the voting power of the Company and have significant influence over the Company, key management positions such as directors, officers of the Company, Close members of the family of these individuals or affiliated parties or companies associated with these individuals are also considered related parties.

In considering each related party relationship, attention is paid to the nature of the relationship, not the legal form.

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM FINANCIAL POSITION**1. CASH**

	Closing balance	Opening balance
	VND	VND
Cash on hand	49,760,886	59,466,022
Demand deposits	292,942,966	180,883,082
Total	342,703,852	240,349,104

PETROLEUM REAL ESTATE JOINT STOCK COMPANY

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

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V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM FINANCIAL POSITION (CONTINUED)**2. FINANCIAL INVESTMENTS****a) Held-to-maturity investments**

	Closing balance		Opening balance	
	Cost	Recoverable amount VND	Cost	Recoverable amount VND
a.1) Short-term				
Loan	10,792,220,000	-	10,792,220,000	-
- Petroleum Telecom Land Joint Stock Company (i)	10,792,220,000	-	10,792,220,000	-
Total	10,792,220,000	-	10,792,220,000	-

(i) The balance represents a loan granted to Petroleum Telecom Land Joint Stock Company under the Loan Agreement dated 17 October 2018. The loan was interest-free and secured by the Nam Dan Plaza Project. On 6 August 2025, the Company filed a lawsuit against Petroleum Telecom Land Joint Stock Company with the People's Court of Region 4, Hanoi, seeking recovery of the short-term loan principal amounting to VND 10,792,220,000. According to the first-instance Judgment No. 55/2026/KDTM-ST dated 16 April 2026, Petroleum Telecom Land Joint Stock Company is required to repay the Company a total amount of VND 11,113,029,827 as of 16 April 2026, comprising VND 10,792,220,000 in principal and VND 320,809,827 in accrued interest. However, as the outstanding principal has been classified as a doubtful receivable and the Company has recognized an allowance for expected credit losses thereon, the Company has not recognized the late-payment interest awarded by the Court in accordance with the judgment.

b) Equity investments in other entities

	Closing balance		Opening balance	
	Cost	Recoverable amount VND	Cost	Recoverable amount VND
Petro Vietnam Construction Land Corporation	24,400,000,000	(*) (24,014,533,664)	24,400,000,000	(*) (24,014,533,664)
Ky Cung Investment Joint Stock Company	3,307,700,000	(*) -	3,307,700,000	(*) -
Viet Yen Invest and Mineral Joint Stock Company	9,000,000,000	(*) -	9,000,000,000	(*) -
Total	36,707,700,000	(24,014,533,664)	36,707,700,000	(24,014,533,664)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement

2. FINANCIAL INVESTMENTS (CONTINUED)

(*) The company has not been able to determine the fair value of its financial investments at the end of the accounting period to disclose in the interim combined financial statements because there are no listed market prices for these financial investments, and current Vietnamese accounting standards and regulations do not provide specific guidance on determining the fair value of financial investments. The fair value of these financial investments may differ from their book value.

The company also failed to obtain the interim financial statements for the six-month accounting period ending June 30, 2026, of the invested companies. Therefore, the company lacks sufficient basis to determine the losses of the invested parties and assess the provision for investment losses in other entities at the time of preparing the interim financial statements for the six-month accounting period ending June 30, 2026.

	Closing balance		Opening balance	
	Carrying amount	Provision amount	Carrying amount	Provision amount
	VND	VND	VND	VND
a) Short-term trade receivables				
Nhon Trach 2 Joint Stock Company	1,140,250,000	-	1,140,250,000	-
Other trade receivables	1,766,544,377	(108,278,636)	2,266,729,377	(108,278,636)
Total	2,906,794,377	(108,278,636)	3,406,979,377	(108,278,636)
b) Trade receivable from related parties				
Edric Joint Stock Company	-	-	503,485,000	-
Total	-	-	503,485,000	-

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

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V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM FINANCIAL POSITION (CONTINUED)**4. SHORT-TERM ADVANCES TO SUPPLIERS**

	Closing balance		Opening balance	
	Carrying amount	Provision amount VND	Carrying amount	Provision amount VND
PetroVietnam Power Real Estate Construction Joint Stock Company (i)	17,704,538,951	-	17,704,538,951	-
Branch of PetroVietnam Power Real Estate Construction Joint Stock Company (i)	2,347,350,629	-	2,347,350,629	-
Southern Project Management Board (i)	1,890,194,141	(755,113,800)	1,890,194,141	(755,113,800)
Other suppliers	751,119,111	(649,304,492)	1,106,947,338	(649,304,492)
Total	22,693,202,832	(1,404,418,292)	23,049,031,059	(1,404,418,292)

- (i) Advance payments related to the construction contract for the B1 Truong Sa project. This project has been completed and handed over. To date, the Company has not been able to complete the settlement procedures with the contractors.

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V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM FINANCIAL POSITION (CONTINUED)

5. OTHER RECEIVABLES

	Closing balance		Opening balance	
	Carrying amount	Provision amount VND	Carrying amount	Provision amount VND
a) Short-term				
Employee advances	4,188,433,003	(2,274,433,003)	2,437,562,590	(2,274,433,003)
- Mr. Nguyen Van Quyet	2,178,778,985	(2,178,778,985)	2,178,778,985	(2,178,778,985)
- Mr. Trinh Quoc Khanh	1,203,000,000	-	-	-
- Other individuals	806,654,018	(95,654,018)	258,783,605	(95,654,018)
Other receivables	59,187,297,760	(49,755,704,744)	51,512,092,880	(49,755,704,744)
- Mr. Hoang Ngoc Sau (i)	19,084,985,308	(19,084,985,308)	19,084,985,308	(19,084,985,308)
- Nam Tien Real Estate Joint Stock Company (ii)	7,480,000,000	-	-	-
- Hung Thinh Phat Service Trade Investment Corporation (iii)	4,647,859,576	(4,647,859,576)	4,647,859,576	(4,647,859,576)
- PetroVietnam Power Real Estate Construction Joint Stock Company (iv)	3,388,587,591	(3,388,587,591)	3,388,587,591	(3,388,587,591)
- Other parties	24,585,865,285	(22,634,272,269)	24,390,660,405	(22,634,272,269)
Total	63,375,730,763	(52,030,137,747)	53,949,655,470	(52,030,137,747)
b) Long-term				
Long-term deposits	90,000,000	-	90,000,000	-
Quang Phat Company Limited (v)	18,023,650,000	-	18,023,650,000	-
Nam Tien Real Estate Joint Stock Company (ii)	-	-	7,980,000,000	-
Total	18,113,650,000	-	26,093,650,000	-
c) Other receivables from related parties				
- Mr. Trinh Quoc Khanh	1,203,000,000	-	-	-
Total	1,203,000,000	-	-	-

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM FINANCIAL POSITION (CONTINUED)

5. OTHER RECEIVABLES (CONTINUED)

(i) Amount receivable from Mr. Hoang Ngoc Sau, former Chairman according to Appellate Judgment No. 712/2018/HS-PT dated October 30, 2018 of the High People's Court in Hanoi. Because during the time Mr. Hoang Ngoc Sau held the position of Chief Executive Officer, he abused his position and power, causing damage to the Company, according to the conclusion of Appellate Judgment No. 712/2018/HS-PT dated October 30, 2018, Mr. Hoang Ngoc Sau is required to compensate the Company with the amount of VND 19,084,985,308.

(ii) Receivables from the Company's business cooperation with Nam Tien Real Estate Joint Stock Company under Investment Cooperation Agreement No. 2023/HTDT/NT-VPRO dated May 27, 2023. The purpose of the investment cooperation is to implement the project, including adjusting and finalizing the project documents; implementing the construction of the project's works; and implementing the business of products and services after the project is completed and put into use. The investment cooperation projects include:

- Ha Dong residential area project in Dien Ban Bac ward, Quang Nam province, with a project scale of 82,439 m2. The estimated investment capital is VND 92,250,000,000.
- Venus - Dien Hoa resort and accommodation service project in Dien Ban Bac ward, Quang Nam province, with a project scale of 94,180 m2. The projected investment capital is VND 79,800,000,000.

Of which, the estimated investment capital of Nam Tien Real Estate Joint Stock Company is VND 158,210,000,000. The Company's investment capital is 10% of Nam Tien Real Estate Joint Stock Company's investment capital. Profit sharing will be based on the actual investment capital contributed to the project, after final settlement or at another time as agreed upon by both parties.

On October 16, 2025, the Company filed a lawsuit against Nam Tien Real Estate Joint Stock Company because Nam Tien Real Estate Joint Stock Company failed to invest as committed and the Venus Project is no longer economically viable for implementation. The Company demands that Nam Tien Real Estate Joint Stock Company return the principal amount contributed and compensate for related damages. On January 27, 2026, the People's Court of Region 10 - Da Nang issued Decision No. 07/QDST-KDTM recognizing the agreement between the parties. Accordingly, Nam Tien Real Estate Joint Stock Company is obligated to repay the debt to the Company totaling VND 6,783,000,000, divided into 3 installments as follows:

- Installment 1: VND 783,000,000 on March 21, 2026.
- Installment 2: VND 1,500,000,000 on May 21, 2026.
- Installment 3: VND 4,500,000,000 on July 21, 2026.

(iii) Receivables arising from 2011 related to the contract between the Company and Hung Thinh Phat Service Trade Investment Joint Stock Company for exclusive distribution of Petrovietnam Landmark apartments and authorizing Hung Thinh Phat Service Trade Investment Joint Stock Company to collect 15% of the apartment value from customers and then transfer it to the Company.

(iv) Penalty receivables from Petro Vietnam Construction Land Corporation since 2012 due to delays in the construction progress of B1 Truong Sa project.

(v) The receivable outstanding as at 30 June 2026 from Quang Phat Company Limited arose from Goods Sale and Purchase Contract No. 1210/2018/HDMB/QP/VPRO dated 12 October 2018 entered into between Quang Phat Company Limited and Petroleum Real Estate Joint Stock Company. Under the Contract, Petroleum Real Estate Joint Stock Company advanced VND 13,300,000,000 to Quang Phat Company Limited; however, Quang Phat Company Limited failed to perform its contractual obligations. According to the Debt Confirmation Minutes and related agreements dated 3 June 2022, the outstanding principal of VND 13,300,000,000 together with late-payment interest accrued up to 31 May 2022 amounting to VND 6,523,650,000 was agreed to be rescheduled for repayment over a period of five years.

Pursuant to the Company's Board of Directors' Resolution No. 08/NQ-HDQT dated 20 May 2024, the Board of Directors approved an extension of the repayment term for the debt owed by Quang Phat Company Limited under the Debt Confirmation Minutes dated 3 June 2022, provided that the repayment shall be completed no later than 31 December 2029.

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V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM FINANCIAL POSITION (CONTINUED)**6. DEFERRED EXPENSES**

	Closing balance VND	Opening balance VND
a) Short-term		
Other deferred expenses	6,147,301	126,557,979
Total	6,147,301	126,557,979
b) Long-term		
Office repairs	365,101,039	485,323,491
Other deferred expenses	196,038,808	267,723,356
Total	561,139,846	753,046,847

7. LONG-TERM WORK IN PROGRESS

	Closing balance		Opening balance	
	Cost	Recoverable amount VND	Cost	Recoverable amount VND
Long-term work in progress				
CV4 Commercial Service Cultural and Sports Center Project (*)	41,963,263,716	41,963,263,716	41,963,263,716	41,963,263,716
Other work in progress	312,649,331	312,649,331	312,649,331	312,649,331
Total	42,275,913,047	42,275,913,047	42,275,913,047	42,275,913,047

(*) The CV4.4 Commercial Service Cultural and Sports Center project is located on the land plot designated CV4.4 in Me Tri commune, Tu Liem district (now Nam Tu Liem ward, Hanoi city). The project received investment approval in 2010. The Company's Board of Directors is seeking partners for investment cooperation and joint ventures to implement the project.

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V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM FINANCIAL POSITION (CONTINUED)

8. BAD DEBTS

	Closing balance		Opening balance	
	Cost	Recoverable amount	Cost	Recoverable amount
	VND	VND	VND	VND
Short-term trade receivables	108,278,636	-	108,278,636	-
- Licogi 16 Joint Stock Company	100,174,136	-	100,174,136	-
- Other entities	8,104,500	-	8,104,500	-
Advances to suppliers	2,539,498,633	1,135,080,341	2,539,498,633	1,135,080,341
- Debts transferred from the Southern Branch	1,890,194,141	1,135,080,341	1,890,194,141	1,135,080,341
- Other entities	649,304,492	-	649,304,492	-
Other receivables	49,768,334,654	12,629,910	49,768,334,654	12,629,910
- Mr. Hoang Ngoc Sau	19,084,985,308	-	19,084,985,308	-
- Hung Thinh Phat Service Trade Investment Corporation	4,647,859,576	-	4,647,859,576	-
- PetroVietnam Power Real Estate Construction Joint Stock Company	3,388,587,591	-	3,388,587,591	-
- Mr. Nguyen Dinh Trung	2,733,965,290	-	2,733,965,290	-
- Viet Intelligences Group JSC	2,400,000,000	-	2,400,000,000	-
- Other entities	17,512,936,889	12,629,910	17,512,936,889	12,629,910
Advance payments	2,274,433,003	-	2,274,433,003	-
- Mr. Nguyen Van Quyet	2,178,778,985	-	2,178,778,985	-
- Other entities	95,654,018	-	95,654,018	-
Other bad debts	842,302,125	-	842,302,125	-
Total	55,532,847,051	1,147,710,251	55,532,847,051	1,147,710,251
				(54,385,136,800)
				(108,278,636)
				(100,174,136)
				(8,104,500)
				(1,404,418,292)
				(755,113,800)
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				(49,755,704,744)
				(19,084,985,308)
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				(3,388,587,591)
				(2,733,965,290)
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PETROLEUM REAL ESTATE JOINT STOCK COMPANY

Service Area 2, 6th Floor, The Golden Palm Building,
No. 21 Le Van Luong, Thanh Xuan Ward, Hanoi

Form B 09a-DN
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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM FINANCIAL POSITION (CONTINUED)**9. INVENTORIES**

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
Real estate (i)	23,042,862,339	-	23,042,862,339	-
Other goods	-	-	281,191,000	-
Total	23,042,862,339	-	23,324,053,339	-

- (i) The company is seeking investors to transfer the entire commercial and residential floor area (1,500.3 m2) of the Linh Tay apartment project, Linh Xuan ward, Ho Chi Minh City.

10. TAXES AND RECEIVABLES AND PAYABLES TO THE STATE BUDGET

	Closing balance	Amount payable during the period	Actual amount paid/offset	Opening balance
	VND	VND	VND	VND
a) Payables				
Value Added Tax	-	502,575,511	502,575,511	-
Personal Income Tax	70,967,119	13,808,333	17,948,733	75,107,519
Total	70,967,119	516,383,844	520,524,244	75,107,519
b) Receivables				
Corporate Income Tax	6,382,977,802	-	-	6,382,977,802
Taxes, Fees, Charges, Other Payables	305,155,466	-	-	305,155,466
Total	6,688,133,268	-	-	6,688,133,268

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM FINANCIAL POSITION (CONTINUED)

11. INCREASE, DECREASE IN PROPERTY, PLANT AND EQUIPMENT

	Buildings and structures	Means of Transportation, Transmitters	Office Equipment, Furniture	Total
	VND	VND	VND	VND
COST				
Opening balance	6,795,709,200	963,240,943	1,612,982,155	9,371,932,298
Closing balance	6,795,709,200	963,240,943	1,612,982,155	9,371,932,298
ACCUMULATED DEPRECIATION				
Opening balance	203,622,828	396,669,189	1,023,145,698	1,623,437,715
- Charge for the period	88,662,656	60,202,536	83,767,368	232,632,560
Closing balance	292,285,484	456,871,725	1,106,913,066	1,856,070,275
NET BOOK VALUE				
Opening balance	6,592,086,372	566,571,754	589,836,457	7,748,494,583
Closing balance	6,503,423,716	506,369,218	506,069,089	7,515,862,023

The original cost of fixed assets including fixed assets that have been fully depreciated but are still in use as at 30 June 2026 is VND 437,308,820 (31 December 2025 is VND 437,308,820).

12. INCREASE, DECREASE IN INVESTMENT PROPERTY

Investment properties for rent:

	House and land use rights	Land use right	Total
	VND	VND	VND
COST			
Opening balance	27,694,132,200	12,313,950,000	40,008,082,200
Closing balance	27,694,132,200	12,313,950,000	40,008,082,200
ACCUMULATED DEPRECIATION			
Opening balance	575,862,446	-	575,862,446
- Charge for the period	364,789,588	-	364,789,588
Closing balance	940,652,034	-	940,652,034
NET BOOK VALUE			
Opening balance	27,118,269,754	12,313,950,000	39,432,219,754
Closing balance	26,753,480,166	12,313,950,000	39,067,430,166

The details of the Company's existing investment properties as of June 30, 2026 are as follows:

Investment property name	Cost
- Service area No. 2 (i)	10,193,563,800
- Outdoor service area (ii)	17,500,568,400
- Land use rights in Quoc Oai (iii)	12,313,950,000
Total	40,008,082,200

PETROLEUM REAL ESTATE JOINT STOCK COMPANYService Area 2, 6th Floor, The Golden Palm Building,
No. 21 Le Van Luong, Thanh Xuan Ward, Hanoi**Form B 09a-DN**Issued under Circular No. 99/2025/TT-BTC
dated 27 October 2025 of the Ministry of Finance**SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)***These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement***V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM FINANCIAL POSITION (CONTINUED)****12. INCREASE, DECREASE IN INVESTMENT PROPERTY (CONTINUED)**

- (i) Service Area No. 2 (6th floor) of The Golden Palm Apartment Building, land plot No. 2+109+124, map sheet No. 19+20+34, Project of Commercial, Office and Residential Complex at land plot 4.5NO, Le Van Luong Street, Thanh Xuan Ward, Hanoi City. Total area of the area is 273.5 m2 (The Company is monitoring the investment property corresponding to the leased property area during the period). The lease term expires on February 28, 2063.
- (ii) Outdoor service area (6th floor) of The Golden Palm Apartment Building, land plot No. 2+109+124, map sheet No. 19+20+34, Project of Commercial, Office and Residential Complex at land plot 4.5NO, Le Van Luong Street, Thanh Xuan Ward, Hanoi City. Area of the area is 321.3 m2. Usage period until February 28, 2063.
- (iii) The company acquired two land plots, numbered DE 947569 and DE 947570, in Thang Dau village, Phu Cat commune, Hanoi city, for a total value of VND 12,313,950,000.

13. TRADE PAYABLES

	Closing balance	Opening balance
	VND	VND
a) Short-term trade payables		
Vietnam Petroleum Institute (i)	12,933,972,603	13,933,972,603
Cat Tuong Construction Investment J.S.C	1,739,800,000	1,739,800,000
Other suppliers	2,610,851,224	3,107,805,920
Total	17,284,623,827	18,781,578,523
b) Trade payables from related parties		
(See details in Note VII.1)	8,555,556	303,686,280

- (i) This represents late payment interest accrued from 2011 to 31 December 2012 in connection with the acquisition of shares in Southern Petroleum Research Joint Stock Company under Share Transfer Agreement No. 0106/2011/PVL-VPI dated 6 January 2011, entered into between the Company and the Vietnam Petroleum Institute.

According to Appellate Judgment No. 63/2026/KDTM-PT dated 15 April 2026 issued by the People's Court of Hanoi, the Company is required to pay VND 13,933,927,603 to the Vietnam Petroleum Institute.

14. ADVANCES FROM CUSTOMERS

	Closing balance	Opening balance
	VND	VND
a) Short-term		
Edric Joint Stock Company (i)	1,567,547,500	-
Mrs. Nguyen Thi Bach Xuan	1,031,261,240	1,031,261,240
Other advance payments from customers	738,002,351	997,994,351
Total	3,336,811,091	2,029,255,591
b) Advances from related parties		
(See details in Note VII.1)	1,567,547,500	-

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM FINANCIAL POSITION (CONTINUED)

14. ADVANCES FROM CUSTOMERS (CONTINUED)

- (i) This represents the advance payment made by EDRIC Joint Stock Company in relation to the Land Use Rights Transfer Agreements dated 28 April 2026 (Notarization Nos. 1618/2026/CCGD and 1619/2026/CCGD). Under these agreements, the Company transferred the land use rights with the following details:

- The Company's land use rights relating to Land Plot No. 125, Cadastral Map Sheet No. 59, located in Thang Dau Hamlet, Phu Cat Commune, Hanoi, with a land area of 377.4 m². The transfer value amounted to VND 6,227,100,000.
- The Company's land use rights relating to Land Plot No. 126, Cadastral Map Sheet No. 59, located in Thang Dau Hamlet, Phu Cat Commune, Hanoi, with a land area of 368.9 m². The transfer value amounted to VND 6,086,850,000.

The transfer of the above land use rights was approved pursuant to Board of Directors' Resolution No. 07/NQ-HDQT dated 28 April 2026 of the Company.

15. ACCRUED EXPENSES

	Closing balance VND	Opening balance VND
a) Short-term		
Accrued costs for the B1 Truong Sa Project (i)	15,029,185,048	15,029,185,048
Accrued costs for the Linh Tay Project (i)	5,209,478,028	5,209,478,028
Other accrued expenses	479,916,657	415,834,531
Total	20,718,579,733	20,654,497,607
b) Accrued expenses from related parties		
(See details in Note VII.1)	27,130,529	-

- (i) The provision for cost of goods sold to ensure the profit margin according to the business plan of Project B1 Truong Sa and Project Linh Tay, Linh Xuan Ward, Ho Chi Minh City has been outstanding for many years but has not been settled or the provisioned costs have not been reversed.

16. OTHER PAYABLES

	Closing balance VND	Opening balance VND
a) Short-term		
Trade union fees	201,005,468	193,208,028
Short-term deposits received	133,380,000	125,680,000
Vinaconex Housing and Urban Development Investment Joint Stock Company (i)	6,353,320,000	6,353,320,000
Other short-term payables	2,373,179,131	2,251,245,203
Total	9,060,884,599	8,923,453,231
b) Long-term		
Long-term deposits received	138,349,500	138,349,500
Total	138,349,500	138,349,500

- (i) This represents an amount payable arising from Investment Cooperation Agreement No. 1081/2007/HĐHT-ĐT dated 17 December 2007 entered into among the Company, Vinaconex Housing and Urban Development Investment Joint Stock Company, and Lac Viet Advertising and Trading Joint Stock Company for the implementation of the CV4.4 Commercial, Service, Cultural and Sports Centre Project. Under the Agreement, the parties agreed to contribute capital in the proportions of 40%, 30%, and 30%, respectively, of the total project investment. Profits and losses are allocated in proportion to their respective capital contributions.

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement

V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM FINANCIAL POSITION (CONTINUED)

17. LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	Closing balance Amount VND	During the period		Opening balance Amount able to VND
		Decrease VND	Increase VND	
a) Short-term				
Mr. Truong Cong Tien Anh (i)	1,365,000,000	60,000,000	250,000,000	1,175,000,000
EDRIC Joint Stock Company (ii)	1,768,605,000	1,231,395,000	3,000,000,000	-
Total	3,133,605,000	1,291,395,000	3,250,000,000	1,175,000,000
b) Loans from related parties (See details in Note VII.1)	1,768,605,000			-

- (i) Mr. Truong Cong Tien Anh's short-term loans were made under loan agreements with a loan term of 12 months. The lending interest rate is 5.5%/year. Interest is paid every 6 months. The loan is unsecured.
- (ii) Short-term loans to EDRIC Joint Stock Company are made under loan agreements with a loan term of 06 months. The lending interest rate ranges from 8.2%/year to 10%/year. Interest is paid every 06 months. The loans are unsecured.

18. OWNER'S EQUITY

a) Statement of Changes in Equity

	Owner's equity		Development investment fund	Undistributed profit after tax	Total
	VND	VND			VND
Prior year's opening balance	500,000,000,000	12,675,912,755	(365,590,410,560)	147,085,502,195	
Loss in the year	-	-	(2,402,436,358)	(2,402,436,358)	
Opening balance	500,000,000,000	12,675,912,755	(367,992,846,918)	144,683,065,837	
Loss in the period	-	-	(447,717,648)	(447,717,648)	
Closing balance	500,000,000,000	12,675,912,755	(368,440,564,566)	144,235,348,189	

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)*These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement***V. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM FINANCIAL POSITION (CONTINUED)****18. OWNER'S EQUITY (CONTINUED)****b) Shares**

	Closing balance	Opening balance
	Share	Share
Number of shares registered for issuance	50,000,000	50,000,000
Number of shares sold to the public	50,000,000	50,000,000
- Common shares	50,000,000	50,000,000
- Preferred shares	-	-
Number of treasury shares	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	50,000,000	50,000,000
- Common shares	50,000,000	50,000,000
- Preferred shares	-	-

The par value of outstanding shares is 10,000 VND/share.

19. BUSINESS SEGMENTS AND GEOGRAPHICAL SEGMENTS

The Company primarily operates in the real estate business. Besides, during the period, the Company also engaged in the trading of virgin plastic resin. In addition, all of the Company's operations are conducted within the territory of Vietnam. Accordingly, the Company has not prepared segment reporting by business segment or geographical area.

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM INCOME STATEMENT**1. GROSS REVENUE FROM GOODS SOLD AND SERVICES RENDERED**

	Current period	Prior period
	VND	VND
Total revenue from sales of goods and rendering of services	5,739,300,633	90,036,364
Of which:	-	-
- Revenue from sales of products and goods	4,934,309,722	-
- Revenue from rendering of services	804,990,911	90,036,364
Deductions	-	-
Total	5,739,300,633	90,036,364
Revenue from related parties (See details in Note VII.1)	4,934,309,722	-

2. COST OF SALES

	Current period	Prior period
	VND	VND
Cost of goods sold	4,886,631,943	-
Cost of services provided	411,071,395	74,809,549
Total	5,297,703,338	74,809,549

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement

VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM INCOME STATEMENT (CONTINUED)

3. FINANCIAL INCOME

	Current period VND	Prior period VND
Bank and loan interest	149,101	1,158,330
Total	149,101	1,158,330

4. FINANCIAL EXPENSES

	Current period VND	Prior period VND
Interest expense	72,637,682	-
Losses on investments in trading securities	-	381,545,797
Provision for/(Reversal) of impairment of trading securities	-	(352,646,125)
Total	72,637,682	28,899,672

5. GENERAL AND ADMINISTRATION EXPENSES

	Current period VND	Prior period VND
Employees costs	1,182,117,129	1,361,029,337
Tool and equipment costs	159,370,884	159,969,449
Fixed asset depreciation costs	232,632,558	340,407,527
Outsourced service costs	1,078,336,386	813,982,405
Other cash costs	129,738,601	35,172,904
Provision/(Reversal) of bad debt provision	-	101,151,645
Total	2,782,195,558	2,811,713,267

6. OTHER INCOME

	Current period VND	Prior period VND
Other income resulting from adjustments to reduce salary debts that the Company determines not to pay (*)	2,431,713,732	-
Liquidation of assets and tools	-	18,127,273
Others	1,072	-
Total	2,431,714,804	18,127,273

(*) According to Decision No. 06/QĐ-PVL dated March 13, 2026, the Company decided to adjust the amount payable to employees down to other income by a total of VND 2,431,713,732.

PETROLEUM REAL ESTATE JOINT STOCK COMPANY

Service Area 2, 6th Floor, The Golden Palm Building,

No. 21 Le Van Luong, Thanh Xuan Ward, Hanoi

Form B 09a-DN

Issued under Circular No. 99/2025/TT-BTC

dated 27 October 2025 of the Ministry of Finance

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)*These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement***VI. INFORMATION SUPPLEMENTING THE ITEMS IN THE INTERIM INCOME STATEMENT (CONTINUED)****7. OTHER EXPENSES**

	Current period VND	Prior period VND
Cost of sponsoring winter coats	303,686,280	-
Others	162,659,328	18,120,000
Total	466,345,608	18,120,000

8. CURRENT CORPORATE INCOME TAX EXPENSES

	Current period VND	Prior period VND
Loss before tax	(447,717,648)	(2,824,220,521)
Adjustment for taxable income	-	-
Plus: Non-deductible expenses	441,646,400	71,120,000
Current year taxable income	(6,071,248)	(2,753,100,521)
Corporate income tax rate	20%	20%
Current corporate income tax expense	-	-

9. BASIC/DILUTED EARNINGS PER SHARE

	Current period VND	Prior period VND
Profit after corporate income tax	(447,717,648)	(2,824,220,521)
Adjustments	-	-
- Increases	-	-
- Decreases	-	-
Losses attributable to shareholders holding common stock	(447,717,648)	(2,824,220,521)
Average number of common shares outstanding during the period	50,000,000	50,000,000
Basic earnings per share	(9)	(56)
Diluted earnings per share	(9)	(56)

(*) The Company has no potential ordinary shares that have a dilutive effect on earnings per share during the 6-month accounting period and up to the date of these interim financial statements. Therefore, diluted earnings per share is equal to basic earnings per share.

10. PRODUCTION AND BUSINESS COSTS BY ELEMENT

	Current period VND	Prior period VND
Raw material costs	159,370,884	159,969,449
Labor costs	1,182,117,129	1,361,029,337
Fixed asset depreciation costs	597,422,148	401,205,792
Outsourced service costs	1,124,618,191	827,993,689
Other cash costs	129,738,601	35,172,904
Provision/Reversal for doubtful debts	-	101,151,645
Total	3,193,266,953	2,886,522,816

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement

VII. OTHER INFORMATION

1. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

List of related parties:

<u>Related parties</u>	<u>Relationship</u>
Mr. Nguyen Viet Dung	Chairman and Major Shareholder
Mr. Trinh Quoc Khanh	Chief Executive Officer and Major Shareholder
Edric Joint Stock Company	Mr. Trinh Quoc Khanh is Chairman and Mr. Nguyen Viet Dung is Chief Executive Officer of Edric JSC
Song Da Mechanical Engineering and Installation Joint Stock Company	Mr. Trinh Quoc Khanh and Mr. Nguyen Viet Dung are members of the Board of Directors of Song Da Mechanical Engineering and Installation JSC
Sunspace Holdings Joint Stock Company	Mr. Nguyen Viet Dung is member of Board of Directors of Sunspace Holdings
Tra Xom Hydropower Joint Stock Company	Mr. Bach Duc Huyen is a member of the Supervisory Board; Mr. Tran Quang Hien is Deputy Chief Executive Officer
Central Power Investment and Development JSC	Mr. Bach Duc Huyen is a member of the Supervisory Board
VHL International Trading Company Limited	Mr. Nguyen The Anh is Deputy CEO
Tu Liem Urban Development Joint Stock Company	Mr. Tran Quang Hien is a member of the Supervisory Board
Centella Pharmaceutical and Cosmetics JSC	Mr. Nguyen Gia Trong is CEO
Other key members of the Board of Directors, Board of Management and individuals who are close relatives of key members	

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

	Current period	Prior period
	VND	VND
Borrowing	3,000,000,000	-
Edric Joint Stock Company	3,000,000,000	-
Repayment of borrowing	1,231,395,000	-
Edric Joint Stock Company	1,231,395,000	-
Advances to employees	1,270,000,000	-
Mr. Trinh Quoc Khanh	1,270,000,000	-
Revenue from sales of goods	4,934,309,722	-
Edric Joint Stock Company	4,934,309,722	-
Interest expense	35,686,085	-
Edric Joint Stock Company	35,686,085	-

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SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)*These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement***VII. OTHER INFORMATION (CONTINUED)****1. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (CONTINUED)***Major balances with related parties at the balance sheet date:*

	Closing balance	Opening balance
	VND	VND
Short-term trade receivables	-	503,485,000
Edric Joint Stock Company	-	503,485,000
Advances to employees	1,203,000,000	-
Mr. Trinh Quoc Khanh	1,203,000,000	-
Short-term advances from customers	1,567,547,500	-
Edric Joint Stock Company	1,567,547,500	-
Short-term trade payables	8,555,556	303,686,280
Edric Joint Stock Company	8,555,556	-
Thanh Tri Garment Joint Stock Company (*)	-	303,686,280
Short-term accrued expenses	27,130,529	-
Edric Joint Stock Company	27,130,529	-
Short-term loans and obligations under finance leases	1,768,605,000	-
Edric Joint Stock Company	1,768,605,000	-

- (*) On 1 June 2026, Thanh Tri Garment Joint Stock Company dismissed Mr. Nguyen Viet Dung from his position as a member of the Board of Directors. Accordingly, Thanh Tri Garment Joint Stock Company was no longer a related party of the Company as at 30 June 2026.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement

VII. OTHER INFORMATION (CONTINUED)

1. TRANSACTIONS AND BALANCES WITH RELATED PARTIES (CONTINUED)

Income of the Board of Directors, Board of Management and Board of Supervisors during the period:

	Current period VND	Prior period VND
Mr. Nguyen Viet Dung - Chairman of the Board of Directors	60,000,000	15,000,000
Mr. Bui Quang Minh - Chairman of the Board of Directors (resigned on June 28, 2025)	-	157,900,000
Mr. Trinh Quoc Khanh – Member of the Board of Directors and Chief Executive Officer	180,000,000	15,000,000
Mr. Phan Hoang Chung – Member of the Board of Directors (resigned on December 4, 2025).	-	15,000,000
Mr. Tran Quang Hien – Member of the Board of Directors	30,000,000	-
Mr. Bach Duc Huyen – Member of the Board of Directors	30,000,000	-
Mr. Nguyen The Anh – Member of the Board of Directors	30,000,000	-
Mr. Phung Viet Quyen – Chief Executive Officer (resigned on July 2, 2025)	-	119,547,619
Mr. Nguyen Van Hien – Deputy Chief Executive Officer (resigned on October 1, 2025)	-	134,096,000
Mrs. Trinh Van Anh – Deputy Chief Executive Officer (resigned on April 22, 2025)	-	48,198,000
Mr. Phan Quoc Phong – Deputy Chief Executive Officer (resigned on June 15, 2026)	-	-
Mrs. Nguyen Thi Thu Giang – Head of the Supervisory Board (resigned on August 20, 2025)	-	55,970,000
Mr. Nguyen Gia Trong – Head of the Supervisory Board	24,000,000	-
Mrs. Nguyen Thi Hai – Member of the Supervisory Board (resigned on June 28, 2025)	-	9,000,000
Mr. Pham Trung Dung - Member of the Supervisory Board	18,000,000	9,000,000
Mrs. Dao Thi Thuy - Member of the Supervisory Board	18,000,000	-
Total	390,000,000	578,711,619

2. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM STATEMENT OF CASH FLOWS

Actual proceeds from borrowings during the period: VND 3,250,000,000

- Proceeds from borrowings under standard loan agreements: VND 3,250,000,000.

Actual repayment of loan principal during the period: VND 1,291,395,000

- Repayment of loan principal under standard loan agreements: VND 1,291,395,000.

3. SUBSEQUENT EVENTS

There are no significant events occurring after 30 June 2026 that require adjustment to or disclosure in the Interim Combined Financial Statements for the six-month period ended 30 June 2026.

SELECTED NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying interim combined financial statement

VII. OTHER INFORMATION (CONTINUED)**4. COMPARATIVE FIGURES**

As presented in Note III, effective January 1, 2026, the Company has applied Circular No. 99/2025/TT-BTC issued on October 27, 2025. Accordingly, some figures from the previous year have been restated according to the transitional provisions of Circular 99 and reclassified to be compatible with the figures for this period, specifically as follows:

Statement of Financial Position as at January 1, 2026:

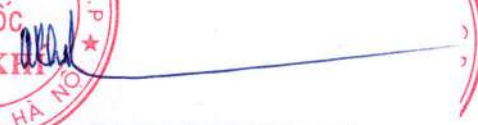
	As previously reported VND	Restated VND	As restated VND
Short-term loan receivables	10,792,220,000	(10,792,220,000)	-
Short-term held-to-maturity investments	-	10,792,220,000	10,792,220,000
Provision for short-term held-to-maturity investments	-	(10,792,220,000)	(10,792,220,000)
Provision for short-term doubtful debts	(65,177,356,800)	10,792,220,000	(54,385,136,800)
Short-term prepaid expenses	126,557,979	(126,557,979)	-
Short-term deferred expenses	-	126,557,979	126,557,979
Long-term prepaid expenses	753,046,847	(753,046,847)	-
Long-term deferred expenses	-	753,046,847	753,046,847
Short-term unearned revenue	66,727,270	(66,727,270)	-
Short-term deferred revenue	-	66,727,270	66,727,270

Interim Statement of Cash Flows for the six-month accounting period ended June 30, 2025:

	As previously reported VND	Restated VND	As restated VND
(Increase)/decrease in prepaid expenses	(61,399,890)	61,399,890	-
(Increase)/decrease in deferred expenses	-	(61,399,890)	(61,399,890)


Hoang Thi Bich Ngoc
Preparer


Hoang Thi Bich Ngoc
Chief Accountant


Trinh Quoc Khanh
Chief Executive Officer
Approved, 11 August 2026

