

MST INVESTMENT JOINT STOCK COMPANY

**REVIEWED INTERIM FINANCIAL
STATEMENTS**

For the accounting period from 01/01/2026 to 30/06/2026



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MST Investment Joint Stock Company

Address: No. 2, Lane 159, Tay Son Street, Dan Phuong Commune, Hanoi City

STATEMENTS OF THE BOARD OF GENERAL DIRECTORS

For the accounting period from January 1st, 2026 to June 30th, 2026

The Board of General Directors of MST Investment Joint Stock Company (hereinafter referred to as "the Company") presents this report together with the interim financial statements for the accounting period from January 1st, 2026 to June 30th, 2026 of the Company, which have been reviewed by independent auditors.

1. General information

MST Investment Joint Stock Company is a Joint Stock Company established and operating in Vietnam under Business Registration Certificate No. 0103983390, initially registered on June 18th, 2009, and amended for the 36th time on July 16th, 2026, issued by the Business Registration and Corporate Finance Department – Hanoi City Department of Finance.

2. Board of Management, Board of General Directors, and Supervisory Board

The members of the Board of Management, the Supervisory Board, and the Board of General Directors who have managed the Company's operations throughout the accounting period and up to the date of this report include:

Board of Management

<u>Full name :</u>	<u>Position :</u>
- Mr. Nguyen Huy Quang	Chairman
- Ms. Ta Thi Dinh	Deputy chairman
- Mr. Phan Duy Dung	Member
- Mr. Hoang Van Minh	Member
- Mr. Nguyen Quang Nguyen	Member

Board of General Directors and Chief Accountant

<u>Full name :</u>	<u>Position :</u>
- Mr. Phan Duy Dung	General Director
- Mr. Nguyen Dang Kien	Deputy General Manager
- Mrs. Nguyen Minh Huyen	Chief Accountant

Supervisory Board

<u>Full name :</u>	<u>Position :</u>	
- Ms. Nguyen Dieu Vy	Head of Supervisory Board	Appointed on April 28 th , 2026
- Ms. Nguyen Thi Trang Nhung	Head of Supervisory Board	Dismissed on April 28 th , 2026
- Ms. Vu Thi Thuy	Member	
- Ms. Nguyen Thi Thuy	Member	

Legal representative

The legal representative of the Company throughout the accounting period and up to the date of this report is Mr. Nguyen Huy Quang – Chairman and Mr. Phan Duy Dung – General Director of the Company.

3. Headquarters

The company is located at No. 2, Lane 159, Tay Son Street, Dan Phuong Commune, Hanoi.

STATEMENTS OF THE BOARD OF GENERAL DIRECTORS (Continued)

For the accounting period from January 1st, 2026 to June 30th, 2026

4. Extraordinary items and events occurring after the end of the accounting period.

As of the date of this report, the Company's Board of General Directors believes that no events have occurred that could have caused the figures and information presented in the Company's audited interim financial statements to be misrepresented.

5. Auditing firm

PKF-TTG Auditing and Consulting Company Limited has been appointed as the auditor to review the interim financial statements for the accounting period from January 1st, 2026 to June 30th, 2026 of the Company.

6. Announcing the Board of Directors' responsibility for the interim financial statements

The Board of General Directors of the Company is responsible for preparing and presenting the interim financial statements, ensuring that the interim financial statements fairly and accurately reflect the financial position as of June 30th, 2026, as well as the business results and cash flow for the six-month accounting period ending on the same date. In preparing these interim financial statements, the Board of General Directors of the Company commits to having complied with the following requirements:

- Establish and maintain internal controls that the Company's Board of General Directors deems necessary to ensure that the preparation and presentation of the interim financial statements are free from material misstatements due to fraud or error;
- Selecting appropriate and consistent accounting policies;
- Make judgments and estimates reasonably and cautiously;
- Clearly state whether the accounting standards applied have been complied with, and whether there are any material deviations that require disclosure and explanation in the interim financial statements;
- Prepare and present interim financial statements in compliance with Vietnamese Accounting Standards, the current Vietnamese Enterprise Accounting System, and relevant legal regulations concerning the preparation and presentation of interim financial statements;
- Prepare interim financial statements on the going concern assumption, unless it is not possible to assume that the Company will continue to operate.

The Board of General Directors is responsible for ensuring that accounting records are fully and accurately recorded and maintained to reflect the Company's financial situation at all times and to serve as the basis for preparing interim financial statements in compliance with current State regulations. In addition, the Board of General Directors is also responsible for ensuring the security of the Company's assets and has taken appropriate measures to prevent and detect fraud and other violations.

The Company's Board of General Directors commits that the Company complies with Government's Decree No. 245/2025/ND-CP dated September 11, 2025 detailing the implementation of a number of articles of the Law on Securities; and that the Company does not violate any information disclosure obligations stipulated in Circular No. 08/2026/TT-BTC dated February 3, 2026 of the Ministry of Finance guiding information disclosure on the Securities Market and Circular No. 68/2024/TT-BTC dated September 18, 2024 of the Ministry of Finance amending and supplementing a number of articles of Circular No. 96/2020/TT-BTC.

MST Investment Joint Stock Company

Address: No. 2, Lane 159, Tay Son Street, Dan Phuong Commune, Hanoi City

STATEMENTS OF THE BOARD OF GENERAL DIRECTORS (Continued)

For the accounting period from January 1st, 2026 to June 30th, 2026

7. Opinion of the Board of General Directors

In the opinion of the Company's Board of General Directors, the reviewed interim financial statements (attached) fairly and reasonably reflect the Company's financial position as of June 30th, 2026, its business results and cash flow for the six-month accounting period ending on the same date, in accordance with Vietnamese Accounting Standards, the current Vietnamese Enterprise Accounting System, and relevant legal regulations concerning the preparation and presentation of interim financial statements.

Hanoi , August 14th , 2026

ON BEHALF OF THE BOARD OF GENERAL DIRECTORS

GENERAL DIRECTOR



PHAN DUY DUNG

No: 07 /2026/BCSX/TTG.KD9

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

**To: Shareholders,
Board of Management and General Director
MST Investment Joint Stock Company**

We have reviewed the accompanying interim financial statements of MST Investment Joint Stock Company (hereinafter referred to as "the Company"), prepared on August 14th, 2026, including: the interim statement of financial position as of June 30th, 2026, the interim statement of business results, the interim cash flow statement for the six-month accounting period ending on the same date, and the Notes to the Interim Financial Statements, presented from page 7 to page 47.

These reviewed interim financial statements are not intended to reflect the financial position, business performance, and cash flow situation according to generally accepted accounting principles and practices in countries other than Vietnam.

Responsibilities of the Board of General Directors

The Board of Directors is responsible for the preparation and fair and reasonable presentation of the Company's interim financial statements in accordance with Vietnamese Accounting Standards, the current Vietnamese Enterprise Accounting System, and relevant legal regulations concerning the preparation and presentation of interim financial statements, and is responsible for internal controls that the Board of General Directors deems necessary to ensure that the preparation and presentation of the interim financial statements are free from material misstatements due to fraud or error.

Responsibilities of the auditor

Our responsibility is to draw conclusions about the interim financial statements based on the results of our review. We performed the review in accordance with Vietnamese Standard 2410 on Review Services Contracts - Review of Interim Financial Information by an Independent Auditor of the Entity.

The mid-year financial information review work included conducting interviews, primarily with individuals responsible for financial and accounting matters, and performing analytical and other review procedures. A review is fundamentally narrower in scope than an audit conducted under Vietnamese auditing standards and therefore does not allow us to obtain assurance that we will identify all material issues that might be discovered in an audit. Accordingly, we do not express an audit opinion.

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION (Continued)

Auditor's Conclusion

Based on our review, we find no issues that would lead us to believe that the attached interim financial statements do not fairly and reasonably reflect, in all material respects, the financial position of MST Investment Joint Stock Company as of June 30, 2026, its operating results and cash flow for the six-month accounting period ended on the same date, in accordance with Vietnamese Accounting Standards, the current Vietnamese Enterprise Accounting System and relevant legal regulations on the preparation and presentation of interim financial statements.

Emphasis of matter

We draw the reader's attention to Note 5.5 of the Financial Statement Notes:

- As explained in section 5.5, MST Investment Joint Stock Company and other companies sign business cooperation contracts to jointly trade bonds. Accordingly, these contracts may result in economic benefits or losses for the Company.

Other issues

The interim financial statements of MST Investment Joint Stock Company for the six-month period ended June 30th, 2026 were reviewed by the auditors and International Auditing and Valuation Company Limited with a fully unqualified opinion as of August 14th, 2025.

Hanoi, August 14th, 2026

ON BEHALF OF AND REPRESENTING
PKF-TTG AUDITING AND CONSULTING COMPANY LIMITED



Nguyen Ngoc Tu
Deputy General Director

Registered Auditor No.
2305-2023-330-1

Address: No.2, Lane 159, Tay Son Street, Dan Phuong
Commune, Hanoi City

(Attached to Circular No. 99/2025/TT-BTC dated
October 27, 2025 of the Minister of Finance)

INTERIM STATEMENT OF FINANCIAL POSITION

As of June 30th, 2026

ASSET	Code	Note	Closing balance (VND)	Opening balance (VND)
CURRENT ASSETS	100		2,503,746,883,874	1,934,922,041,533
Cash and cash equivalents	110	5.1	7,981,062,446	147,026,456,960
Cash	111		7,981,062,446	3,511,456,960
Cash equivalents	112		-	143,515,000,000
Short-term financial investments	120	5.2	494,405,393,363	503,184,913,239
Short-term held-to-maturity investments	123		494,405,393,363	503,184,913,239
Short-term receivables	130		1,694,089,763,947	1,176,724,543,745
Short-term trade receivables	131	5.3	120,010,706,867	6,039,152,826
Short-term prepayments to suppliers	132	5.4	560,569,678,313	347,173,345,543
Other short-term receivables	135	5.5	1,038,927,188,361	848,929,854,970
Allowance for short-term doubtful debts	136	5.6	(25,417,809,594)	(25,417,809,594)
Inventories	140	5.7	293,035,628,068	102,753,268,839
Inventories	141		293,035,628,068	102,753,268,839
Other short-term assets	160		14,235,036,050	5,232,858,750
Short-term deferred expenses	161	5.9	486,161,653	156,091,080
Deductible VAT	162		13,441,008,536	4,768,901,809
Short-term taxes and other receivables from State budget	163	5.12	307,865,861	307,865,861
NON-CURRENT ASSETS	200		1,260,725,851,349	1,266,455,803,923
Fixed assets	220	5.8	290,696,343	375,048,159
Tangible fixed assets	221		290,696,343	375,048,159
- Historical cost	222		4,722,115,932	4,722,115,932
- Accumulated depreciation	223		(4,431,419,589)	(4,347,067,773)
Long-term financial investment	260	5.2	1,254,804,102,231	1,259,809,102,231
Investments in joint ventures and associates	262		333,649,854,166	505,639,854,166
Equity investments in other entities	263		350,383,300,000	350,383,300,000
Allowance for long-term impairment of other investments	264		(6,214,051,935)	(6,214,051,935)
Long-term held-to-maturity investments	265		576,985,000,000	410,000,000,000
Other long-term assets	270		5,631,052,775	6,271,653,533
Long-term deferred expenses	271	5.9	5,631,052,775	6,271,653,533
TOTAL ASSETS	280		3,764,472,735,223	3,201,377,845,456

Address: No.2, Lane 159, Tay Son Street, Dan Phuong (Attached to Circular No. 99/2025/TT-BTC dated
Commune, Hanoi City October 27, 2025 of the Minister of Finance)

INTERIM STATEMENT OF FINANCIAL POSITION (Continued)As of June 30th, 2026

CAPITAL	Code	Note	Closing balance (VND)	Opening balance (VND)
LIABILITIES	300		2,577,102,429,906	2,030,253,038,275
Current liabilities	310		965,962,370,099	689,599,629,389
Short-term trade payables	311	5.10	250,779,899,610	110,430,461,315
Short-term prepayments from customers	312	5.11	11,738,683,401	16,624,635,894
Short-term taxes and other payables to State budget	314	5.12	15,506,104,073	23,391,857,160
Payables to employees	315		227,730,036	224,262,934
Short-term accrued expenses	316	5.14	93,023,203,086	25,171,612,600
Other short-term payables	320	5.15	104,550,347,764	24,857,350,414
Short-term borrowings and finance lease liabilities	321	5.13	490,136,402,129	488,899,449,072
Non-current liabilities	330		1,611,140,059,807	1,340,653,408,886
Other long-term payables	338	5.15	1,530,544,170,516	1,340,502,873,152
Long-term borrowings and finance lease liabilities	339	5.13	80,595,889,291	150,535,734
OWNER'S EQUITY	400	5.16	1,187,370,305,317	1,171,124,807,181
Contributed capital	411		1,136,042,200,000	1,136,042,200,000
- Ordinary shares with voting rights	411a		1,136,042,200,000	1,136,042,200,000
Retained earnings	420		51,328,105,317	35,082,607,181
- Retained earnings accumulated to previous year	420a		35,082,607,181	12,294,434,888
- Retained earnings of the current period	420b		16,245,498,136	22,788,172,293
TOTAL CAPITAL	440		3,764,472,735,223	3,201,377,845,456

Hanoi, August 14th, 2026

PREPARED BY

CHIEF ACCOUNTANT

GENERAL DIRECTOR





NGUYEN THI NHU NGOC

NGUYEN MINH HUYEN

PHAN DUY DUNG

Address: No.2, Lane 159, Tay Son Street, Dan Phuong (Attached to Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Minister of Finance)
Commune, Hanoi City

INTERIM STATEMENT OF INCOME

For the accounting period from January 1st, 2026 to June 30th, 2026

ITEMS	Code	Note	This period (VND)	Previous period (VND)
Revenue from sales of goods and provision of services	01	6.1	894,971,990,524	731,487,980,348
Revenue deductions	02		-	-
Net revenue from sales of goods and provision of services	10	6.1	894,971,990,524	731,487,980,348
Cost of goods sold	11	6.2	883,740,995,707	720,011,369,743
Gross profit from sales of goods and provision of services	20		11,230,994,817	11,476,610,605
Financial income	22	6.3	188,876,272,381	69,018,792,653
Financial expense	23	6.4	174,463,298,982	66,679,496,592
In which: Interest expense	24		106,306,585,078	66,679,496,592
Selling expense	25	6.5	3,829,602	40,014,000
Administrative expenses	26	6.5	5,292,520,135	2,494,559,118
Net profit from business operations	30		20,347,618,479	11,281,333,548
Other income	31	6.6	180,000	2,061,545,747
Other expenses	32		8,000	-
Other profits	40		172,000	2,061,545,747
Total net profit before tax	50		20,347,790,479	13,342,879,295
Current corporate income tax expense	51	6.7	4,102,292,343	2,707,256,706
Deferred corporate income tax expense	52		-	-
Profit after corporate income tax	60		16,245,498,136	10,635,622,589
Basic earnings per share	70	6.8	143.0	139.9
Diluted earnings per share	71	6.8	143.0	139.9

Hanoi, August 14th, 2026

PREPARED BY

CHIEF ACCOUNTANT

GENERAL DIRECTOR



NGUYEN THI NHU NGOC



NGUYEN MINH HUYEN



PHAN DUY DUNG

INTERIM STATEMENT OF CASH FLOW**(Indirect method)**For the accounting period from January 1st, 2026 to June 30th, 2026

Items	Code	Note	This period (VND)	Previous period (VND)
I. Cash flow from operating activities				
Profit before tax	01		20,347,790,479	13,342,879,295
Adjustments for:				
Depreciation and amortization of fixed assets and investment properties	02		84,351,816	84,351,816
Provisions	03		-	(139,124,151)
Gains / losses from investment and financial activities	05		(121,475,344,339)	(69,018,792,653)
Borrowing expenses	06		106,306,585,078	66,679,496,592
Operating profit before changes in working capital	08		5,263,383,034	10,948,810,899
Increase /decrease in receivables	09		(467,207,295,351)	(202,246,756,986)
Increase /decrease in inventories	10		(190,282,359,229)	(26,195,174,635)
Increase /decrease in payables (excluding interest payable /corporate income tax payable)	11		382,400,365,545	836,610,879,966
Increase /decrease in deferred expenses	12		310,530,185	(105,649,892)
Borrowing costs paid	14		(17,374,703,771)	(66,753,469,195)
Corporate income paid	15		(11,878,178,996)	(1,703,424,101)
Net cash flow from operating activities	20		(298,768,258,583)	550,555,216,056
II. Cash flow from investing activities				
Loans and purchase of debt instruments from other entities	23		(599,675,460,000)	(769,840,000,000)
Collection of loans and resale of debt instrument of other entities	24		452,121,979,876	7,000,000,000
Proceeds from equity investment in other entities	26		171,990,000,000	-
Interest and dividend received	27		53,563,103,979	1,826,471,949
Net cash flow from investing activities	30		77,999,623,855	(761,013,528,051)
III. Cash flow from financing activities				
Proceeds from borrowings	33		577,809,440,577	401,532,371,133
Repayment of principal	34		(496,086,200,363)	(189,138,760,425)
Net cash flow from financing activities	40		81,723,240,214	212,393,610,708
Net cash flow during the period	50		(139,045,394,514)	1,935,298,713
Cash and cash equivalents at the beginning of the year	60	5.1	147,026,456,960	3,225,028,300
Effect of exchange rate fluctuations	61		-	-
Cash and cash equivalents at the end of the period	70	5.1	7,981,062,446	5,160,327,013

Hanoi, August 14th, 2026

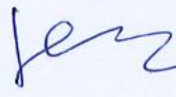
PREPARED BY

CHIEF ACCOUNTANT

GENERAL DIRECTOR



NGUYEN THI NHU NGOC



NGUYEN MINH HUYEN



PHAN DUY DUNG

NOTES TO THE INTERIM FINANCIAL STATEMENTS*For the accounting period from January 1st, 2026 to June 30th, 2026***1. CHARACTERISTICS OF BUSINESS OPERATIONS****1.1. Forms of capital ownership**

MST Investment Joint Stock Company is a Joint Stock Company established and operating in Vietnam under Business Registration Certificate No. 0103983390, initially registered on June 18, 2009, and amended for the 36th time on July 16, 2026, issued by the Business Registration and Corporate Finance Department – Hanoi City Department of Finance .

The company's charter capital is VND 1,136,042,200,000, equivalent to 113,604,220 shares, with a par value of VND 10,000 per share. The company's shares are listed on the Hanoi Stock Exchange (HNX) under the ticker symbol MST.

1.2. Business field

The company's main business areas are construction, trade, and services...

1.3. Business lines

The company's main activities in the current year include:

- Building houses to live in;
- Building houses not to live in;
- Construction of railway projects, road projects, power projects, water supply and drainage projects, telecommunications and communication projects, hydraulic projects, other public utility projects, mining projects, processing and manufacturing projects, and other civil engineering projects;
- Rental of machinery, equipment and other tangible goods without operators.

Details: Rental of construction machinery and equipment without operators.

- Wholesale of metals and metal ores

Details: Wholesale of metal ores, wholesale of iron and steel; wholesale of other metals

- Other specialized wholesale trade not classified elsewhere

Details: Wholesale of virgin plastics (Granules, powder, paste, plastic pellets, etc.);

- Wholesale of other building materials and installation equipment;

....

1.4. Normal production and business cycle.

The company's normal production and business cycle is carried out within a period of no more than 12 months.

1.5. The characteristics of a business's operations during an accounting period affect the interim financial statements.

Significant events occurred during the fiscal year...

1.6. Business structure

The company is located at: No. 2, Lane 159, Tay Son Street, Dan Phuong Commune, Hanoi City.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)For the accounting period from January 1st, 2026 to June 30th, 2026**Details of Capital Investments in Joint Ventures and Associates**

Company name	Ownership percentage	Voting rights held (%)	Address	Main activities
Vina2 Investment and Construction Joint Stock Company	36.16%	36.16%	Floors 2 – 4, Building B – Kim Van – Kim Lu New Urban Area, Dinh Cong Ward, Hanoi City	Construction of residential buildings and other civil engineering works.

Details of equity investments in other entities

Company name	Ownership percentage	Voting rights held (%)	Address	Main activities
Do Thanh Real Estate Development Investment Joint Stock	12.12%	12.12%	Land Lots No. 16+17+18+19, Nguyen Tu Street Residential Area, Quy Nhon Ward, Gia Lai Province, Vietnam	Real estate business, land use rights owned, used, or leased by the owner or user.
Huy Duong Group Joint Stock Company	6.33%	6.33%	Apartment 02, Building H5, Hanoi University of Education Residential Area, Cau Giay Ward, Hanoi City	Electricity production
Hera Quy Nhon Joint Stock Company	18.00%	18.00%	National Highway 1D, Quy Nhon – Song Cau Route, Quy Nhon Nam Ward, Gia Lai Province	Real Estate Business, Accommodation Services

1.7. Number of employees

The total number of employees of the Company as of June 30th, 2026 is 28 people (as of December 31st, 2025 it was 24 people).

2. ACCOUNTING PERIOD, CURRENCY USED IN ACCOUNTING

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

This interim financial report is prepared for the accounting period from January 1st, 2026 to June 30th, 2026.

The currency used in accounting is the Vietnamese Dong ("VND").

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)*For the accounting period from January 1st, 2026 to June 30th, 2026***3. APPLICABLE ACCOUNTING STANDARDS AND REGULATIONS****3.1. Applicable Accounting Standards and Regulations**

The company applies the current Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations regarding the preparation and presentation of interim financial statements.

Accordingly, this interim financial report is not intended to reflect the financial position, business performance, and cash flow situation according to generally accepted accounting principles and practices in countries other than Vietnam.

3.2. Implementing the new guidelines on the Corporate Accounting System.

On October 27, 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") guiding the accounting regime for enterprises. Circular 99 takes effect from January 1, 2026 and applies to fiscal years beginning on or after January 1, 2026. This Circular replaces the following documents:

- Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance ("Circular 200") guiding the accounting regime for enterprises;
- Circular No. 75/2015/TT-BTC dated May 18, 2015 of the Ministry of Finance amending and supplementing Article 128 of Circular 200;
- 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 200.

According to the Board of Directors' assessment, the application of Circular 99 in the current accounting period does not have a material impact on the Company's interim financial statements.

3.3. Statement on Compliance with Vietnamese Accounting Standards and Accounting Regulations

The Company's Board of Directors assures that it has fully complied with the requirements of the current Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations regarding the preparation and presentation of interim financial statements.

4. SUMMARY OF KEY ACCOUNTING POLICIES

The following are the key accounting policies applied in the preparation and presentation of these interim financial statements.

The accounting policies applied in the preparation and presentation of these interim financial statements are consistent with the accounting policies applied in the preparation and presentation of the financial statements of the most recent year.

4.1. Accounting estimates

The preparation and presentation of interim financial statements must comply with Vietnamese Accounting Standards, the current Vietnamese Enterprise Accounting System, and relevant legal regulations. This requires the Board of Directors to make estimates and assumptions affecting the reported figures on liabilities, assets, and the presentation of contingent liabilities and assets at the end of the accounting period, as well as the reported figures on revenue and expenses throughout the accounting period.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)*For the accounting period from January 1st, 2026 to June 30th, 2026*

The estimates and assumptions that have a material impact on these interim financial statements include:

- Provision for doubtful receivables;
- Provision for inventory devaluation;
- Estimates related to the allocation of deferred expenses;
- The useful life of a fixed asset;
- Estimated corporate income tax;

Estimates and assumptions are regularly assessed based on past experience and other factors, including future assumptions that materially affect the Company's interim financial statements and are deemed reasonable by the Board of Directors. Actual business results may differ from estimates and assumptions.

4.2. Cash and cash equivalents

Cash includes cash on hand and bank deposits (non-term deposits).

Cash equivalents are short-term investments with a maturity or redemption period of no more than three months that are convertible into a defined amount of cash and have no conversion risk from the date of purchase of the investment at the time of reporting.

4.3. Financial investments*Investments held until maturity*

Investments held to maturity include investments that the Company intends and is able to hold until maturity. These include: time deposits and corporate bonds held to maturity.

Investments held to maturity are initially recognized at cost. After initial recognition, these investments are recognized at recoverable value. Interest income from investments held to maturity after the date of purchase is recognized in the Statement of Income on an accrual basis. Interest earned before the Company takes possession is deducted from the cost at the time of purchase.

When there is conclusive evidence that part or all of the investment may not be recoverable, the identified loss is recognized as a financial expense in the year and directly deducted from the investment value.

Investing in joint ventures and associates.

Associate companies are entities in which the parent company has significant influence, but not control, over the financial and operational policies of the entity. Joint ventures are entities in which the parent company has joint control established by contractual agreement and requiring the consensus of the joint venture parties on strategic financial and operational decisions. Joint ventures and associate companies are typically entities in which the parent company usually holds between 20% and 50% of the voting rights.

Investments in joint ventures and associates are initially recognized at cost, including the purchase price and directly related purchase costs. After initial recognition, these investments are determined at cost less a provision for impairment. A provision for impairment is established when the investee incurs losses that would result in the company potentially losing capital, unless there is evidence that the value of the investment has not deteriorated. The provision for impairment is reversed when the investee subsequently generates profits to offset the previously provisioned losses. The provision is only reversed to the extent that the carrying value of the investment does not exceed its carrying value assuming no provision had been made.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)*For the accounting period from January 1st, 2026 to June 30th, 2026***4.4. Accounts receivable**

Accounts receivable are presented in the interim financial statements at their book value, representing receivables from the Company's customers and other receivables plus any provision for doubtful debts. At the reporting date, if:

- Accounts receivable with a collection or payment period of one year or less (or within one business cycle) are classified as short-term assets;
- Accounts receivable with a collection or payment period of more than one year (or more than one business cycle) are classified as long-term assets;

The provision for doubtful receivables represents the expected loss due to non-payment of receivables by customers, based on the balance of receivables at the end of the accounting period.

Provisions for doubtful receivables are set aside for receivables that are overdue for payment for 6 months or more, or for receivables that the debtor is unlikely to pay due to liquidation, bankruptcy, or similar difficulties.

4.5. Inventory

Inventory is recognized as the lower of its original cost and its net realizable value.

The original cost of inventory includes the cost of purchase, processing, and other directly related costs incurred to bring the inventory to its location and ready-to-use condition.

The net realizable value of inventory is the estimated selling price of the inventory in the normal course of business less the estimated costs to complete the product and the estimated costs necessary for its sale.

The original cost of inventory is determined using the weighted average method.

Provisions for inventory devaluation are established for materials and goods in inventory whose original cost exceeds their net realizable value, as stipulated in Vietnamese Accounting Standard No. 02 "Inventories" and Circular No. 48/2019/TT-BTC dated August 8, 2019, of the Ministry of Finance guiding the establishment and use of provisions for inventory devaluation, losses on financial investments, doubtful receivables, and product, goods, and construction warranty at enterprises.

4.6. Fixed assets and depreciation of fixed assets

Fixed assets are reflected at their original cost and accumulated depreciation.

Tangible fixed assets

The original cost of tangible fixed assets includes the purchase price and costs directly related to bringing the asset into a ready-to-use condition. The original cost of self-built or self-constructed tangible fixed assets includes construction costs, actual production costs incurred, plus installation and commissioning costs. Costs for upgrading tangible fixed assets are capitalized, increasing the original cost of the fixed asset; maintenance and repair costs are included in the business results for the year. When a tangible fixed asset is sold or liquidated, the original cost and accumulated depreciation are written off, and any gains or losses arising from the liquidation of the tangible fixed asset are accounted for in the business results.

Depreciation of tangible fixed assets is calculated using the straight-line method, applied to all assets at a calculated rate to allocate the original cost over the estimated useful life, in accordance with the guidelines in Circular 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance on guiding the management, use and depreciation of fixed assets, Circular 147/2016/TT-BTC dated

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October 13, 2016 amending and supplementing some articles of Circular 45/2013/TT-BTC and Circular 28/2017/TT-BTC dated April 12, 2017 amending and supplementing some articles of Circular 45/2013/TT-BTC.

The depreciation period for the Company's tangible fixed assets is estimated as follows: (year)

- Machinery and equipment	:	05 – 08
- Means of transport and transmission	:	06 – 08
- Other tangible fixed assets	:	03 – 20

4.7. Business cooperation agreement

A Business Cooperation Contract (BCC) is a contractual agreement between two or more parties to jointly carry out economic activities without forming an independent legal entity. These activities may or may not be jointly controlled by the contributing parties, or controlled by one of the parties involved in the contract.

BCC contracts can be implemented in the form of jointly building assets or cooperating in certain business activities. The parties involved in a BCC may agree to share revenue, products, or after-tax profits based on the results of the BCC activities, or share a fixed benefit regardless of the BCC's performance.

In all cases, when receiving money or assets contributed by other parties to a BCC, the recipient must account for it as a liability and not as equity.

4.8. Prepaid expenses

Prepaid expenses include actual expenses incurred but related to the business results of multiple accounting periods. Prepaid expenses include: tools and equipment issued for use pending allocation and other prepaid expenses.

Tools and equipment: Tools and equipment already in use are allocated to costs using the straight-line method.

4.9. Account payables and accrued payables

The accounts payable are presented in the interim financial statements according to the book value payable to the Company's sellers and other payables and are detailed for each payable. At the time of reporting, if:

- Payables with a payment term of 1 year or less (or in a production and business cycle) are classified as short-term;
- Payables with a payment term of more than 1 year (or more than one production and business cycle) are classified as long-term

4.10. Payable dividends and profits.

Profit after corporate income tax is distributed to capital contributors after setting up funds in accordance with the Company's Charter as well as the provisions of law and approved by the Resolution of the General Meeting of Shareholders.

Dividends are distributed from undistributed profits based on each shareholder's capital contribution ratio and are recorded as liabilities when approved by the General Meeting of Shareholders.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)*For the accounting period from January 1st, 2026 to June 30th, 2026***4.11. Accrued expenses**

Accrued expenses include the value of expenses that have been included in the business operating expenses during the accounting period, but have not yet been incurred at the end of the accounting period. When these expenses are actually incurred, if there is a difference from the amount accrued, the accountant will record an additional or a reduction in expenses corresponding to the difference.

4.12. Borrowing costs and capitalization of borrowing costs.

Borrowing expenses include loan interest and other expenses incurred in connection with the process of carrying out loan procedures which are recorded in financial operating expenses in the period, unless such borrowing expenses are included in (capitalization) of the value of assets because they are directly related to construction investment. procurement of assets or production of unfinished assets when fully meeting the capitalization conditions as prescribed in the borrowing cost standards.

The capitalization of borrowing costs will be suspended during periods when the construction or production of an asset under construction is interrupted, unless such interruption is necessary, and will cease when the essential activities required to prepare the asset for use or sale have been completed. Borrowing costs incurred thereafter will be recognized as operating expenses in the accounting period.

Borrowing costs capitalized in an accounting period must not exceed the total borrowing costs incurred during that period. Interest expenses and discounts or premiums capitalized in each period must not exceed the actual interest expenses incurred and the discounts or premiums allocated during that accounting period.

4.13. Equity

The company's initial investment capital is recorded based on the value of capital contributions from the contributing parties when the joint-stock company is established. During operation, the company's investment capital is recorded as increasing according to the increased value of capital contributions from shareholders.

Share premium is recognized as the difference between the reissue price and the par value of shares at the time of initial issuance or supplementary issuance, the difference between the reissue price and the book value of treasury shares and the capital component of convertible bonds at maturity. Direct costs related to the supplementary issuance of shares and the reissue of treasury shares are recorded as a reduction in share premium.

Upon redemption of shares issued by the Company, the payment including transaction-related expenses is recorded as treasury shares and reflected as a deduction in equity. When re-issued, the difference between the reissue price and the book price of treasury shares shall be recorded in the item "Surplus of share capital".

The company operates under the Certificate of Business Registration for a Joint Stock Company No. 36 dated July 16, 2026, issued by the Hanoi Department of Finance, with a charter capital of 1,136,042,200,000 VND is divided into 113,604,220 shares, and as of the end of the accounting period, the shareholders have contributed their share capital to the Company as follows:

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)*For the accounting period from January 1st, 2026 to June 30th, 2026*

Investors	Registered capital		
	According to the business registration certificate.	Paid-up capital	Contribution rate
	(VND)	(VND)	%
Mr. Nguyen Thanh Tuyen	69,415,850,000	69,415,850,000	6.11%
Other shareholders	1,066,626,350,000	1,066,626,350,000	93.89%
Total	1,136,042,200,000	1,136,042,200,000	100%

Profits after corporate income tax are distributed to the shareholders after deducting funds in accordance with the Company's Articles of Association, legal regulations, and as approved by a resolution of the General Meeting of Shareholders.

4.14. Tax**Value Added Tax (VAT):**

Goods and services produced and supplied by the Company are subject to VAT rates of 10 % and 8%.

Corporate Income Tax (CIT):

Taxable income is calculated based on the operating results during the accounting period and adjusted for expenses that are not considered reasonable or valid expenses for tax purposes.

The corporate income tax rate for the accounting period of the Company is 20%.

Corporate income tax expense ("CIT") in the accounting period is the current income tax expense.

Current income tax is the tax calculated based on taxable income for the period at the tax rate applicable to that accounting period. The difference between taxable income and accounting profit is due to adjustments for temporary differences between tax accounting and financial accounting, as well as adjustments for income or expenses that are not subject to tax or are not deductible.

Deferred income tax is corporate income tax payable or refundable due to temporary differences between the carrying value of assets and liabilities for interim financial reporting purposes and the values used for tax purposes. Deferred income tax payable is recognized for all taxable temporary differences. Deferred income tax assets are only recognized when it is certain that taxable profits will be available in the future to utilize these deductible temporary differences.

Other taxes: as per current Vietnamese regulations.

The company's tax settlement will be subject to audit by the tax authorities. Because the application of tax laws and regulations to various transactions can be interpreted in different ways, the tax amounts presented in the interim financial statements may be subject to change at the discretion of the tax authorities.

4.15. Revenue

Revenue is recognized when the outcome of the transaction can be reliably determined and the Company is able to obtain economic benefits from the transaction.

- (i) Sales revenue is recognized when the majority of the risks and benefits associated with ownership of the goods have been transferred to the buyer, and the Company no longer retains ownership or control over the goods, and the costs associated with the sales transaction have been determined.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)*For the accounting period from January 1st, 2026 to June 30th, 2026*

- (ii) Revenue from providing services is recognized when the majority of risks and benefits have been transferred to the client, the service has been provided and accepted by the client, and the costs incurred for the transaction and the costs to complete the service transaction have been determined. Revenue from consulting services is recognized based on the value of the issued financial invoice, the acceptance report of completed work, and the client's acceptance for payment.
- (iii) Financial income includes revenue arising from dividends and distributed profits, interest on deposits, exchange rate differences, and interest on deferred sales. Interest is determined on an accrual basis based on the balances of deposits and applicable interest rates; exchange rate differences and interest earned due to late payments by customers are based on contracts and confirmation agreements with customers; dividends and distributed profits are recognized when the company receives dividend rights or profits from capital contributions. Stock dividends (in the case of joint-stock companies) are only tracked by the number of additional shares received, not the value of the shares received.

4.16. Cost of goods sold

The cost of goods sold is recognized in accordance with sales revenue and services rendered, and in compliance with the prudence principle.

For direct material costs exceeding normal consumption levels, labor costs, and fixed manufacturing overhead costs not allocated to the value of goods in inventory, these should be recognized immediately in the cost of goods sold (after deducting any compensation, if any), even if the products or goods have not yet been identified as sold.

4.17. Financial expenses

The Company's financial operating expenses include interest expenses on loans, exchange rate losses, and other financial operating expenses that are not capitalized as required by regulations and arise during the accounting period.

4.18. Selling expenses and administrative expenses

Selling expenses and administrative expenses are all actual costs incurred in the process of selling products and goods, providing services, and general administrative expenses of the Company.

4.19. Earnings per share

Earnings per share for common stock are calculated by dividing the profit or loss attributable to shareholders of common stock (after deducting the annual bonus and welfare fund) by the weighted average number of common shares outstanding during the period.

Dilutive earnings per share are determined by adjusting for the profit or loss attributable to shareholders holding common stock and the weighted average number of common shares outstanding due to the impact of potentially dilutive common stock, including convertible bonds and stock options.

4.20. Stakeholders

Related parties are considered to be involved if one party has the ability to control or exert significant influence over the other party in making decisions regarding financial and operational policies. Cases considered as related parties include:

- Businesses – including parent companies, subsidiaries, and associates – and individuals, directly or indirectly through one or more intermediaries, who have control over the Company, are under the Company's control, or jointly control the Company.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)*For the accounting period from January 1st, 2026 to June 30th, 2026*

- Related parties, individuals who directly or indirectly hold voting rights in the Company and have significant influence over the Company, key management personnel of the Company, close family members of these individuals or related parties, or companies affiliated with these individuals are also referred to as related parties.

When considering the relationship between the parties involved, the nature of the relationship is taken into account, not its legal form.

5. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF FINANCIAL POSITION**5.1. Cash and cash equivalents**

Cash and cash equivalents held by the business but not subject to restrictions on their use.	Closing balance (VND)	Opening balance (VND)
- Cash	4,833,385,453	1,493,545,996
- Demand deposits	3,147,676,993	2,017,910,964
+ Tien Phong Commercial Joint Stock Bank	108,163,333	1,934,702,004
+ Military Commercial Joint Stock Bank	2,720,298,654	59,629,737
+ Other banks	319,215,006	23,579,223
- Cash equivalents	-	143,515,000,000
+ Vietnam Investment and Development Bank - Thai Ha Branch	-	143,515,000,000
Total	7,981,062,446	147,026,456,960

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5.2. Financial investments

a. Held-to-maturity investments

	Closing balance (VND)		Opening balance (VND)	
	Historical cost	Recoverable amount	Historical cost	Recoverable amount
Short term	494,405,393,363	494,405,393,363	503,184,913,239	503,184,913,239
Time deposit (1)	110,410,000,000	110,410,000,000	156,485,000,000	156,485,000,000
Bonds (2)	25,999,933,363	25,999,933,363	336,699,913,239	336,699,913,239
Loan to other organizations and individuals	357,995,460,000	357,995,460,000	10,000,000,000	10,000,000,000
A Group Investment Corporation	6,000,000,000	6,000,000,000	6,000,000,000	6,000,000,000
Viet Nhat Construction and Environmental Technology Joint Stock Company (3)	51,718,460,000	51,718,460,000	-	-
Bao Thang Metal Materials Import and Export Trading Company Limited (4)	36,900,000,000	36,900,000,000	-	-
VTMT Investment & Trading Company Limited (5)	31,129,000,000	31,129,000,000	-	-
Tan Hoang Viet Trading and Construction Company Limited (6)	68,525,000,000	68,525,000,000	-	-
Vivaland Group Joint Stock Company (7)	26,860,000,000	26,860,000,000	-	-
Orient Consulting and Investment Company Limited (8)	132,863,000,000	132,863,000,000	-	-
Mr. Nguyen Viet Anh	4,000,000,000	4,000,000,000	4,000,000,000	4,000,000,000
Long term	576,985,000,000	576,985,000,000	410,000,000,000	410,000,000,000
Debt purchase by Saigon Commercial Bank (9)	166,985,000,000	166,985,000,000	-	-
Related parties lending	410,000,000,000	410,000,000,000	410,000,000,000	410,000,000,000
Hera Quy Nhon Joint Stock Company (10)	410,000,000,000	410,000,000,000	410,000,000,000	410,000,000,000
Total	1,071,390,393,363	1,071,390,393,363	913,184,913,239	913,184,913,239

(1) These are deposits at the Vietnam Investment and Development Bank – Thai Ha Branch with a term of 12 months, and interest rates ranging from 4.65% to 5.05% per year, depending on the specific deposit contract.

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(2) Bonds:

- Bond Purchase Agreement No.: 021.NEO-12M-HDMCH2328002.001564490 signed on September 12, 2024, between MST Investment Joint Stock Company and HD Securities Joint Stock Company (HDS), with a total bond subscription amount of VND 5,020,326,564.
 - Bond Purchase Agreement No.: 034792/GKCCCH2124002/12M signed on October 4, 2024, between MST Investment Joint Stock Company and Tien Phong Securities Joint Stock Company (TPS), with a total bond purchase amount of VND 2,999,995,740.
 - Bond Purchase Agreement No.: 035012/GKCCCH2124002/12M signed on October 11, 2024, between MST Investment Joint Stock Company and Tien Phong Securities Joint Stock Company (TPS), with a total bond purchase amount of VND 3,999,987,225.
 - Bond Purchase Agreement No.: 035439/GKCCCH2124002/12M signed on October 30, 2024, between MST Investment Joint Stock Company and Tien Phong Securities Joint Stock Company (TPS), with a total bond purchase amount of VND 9,999,998,503.
 - Bond Purchase Agreement No.: 035621/GKCCCH2124002/12M signed on November 5, 2024, between MST Investment Joint Stock Company and Tien Phong Securities Joint Stock Company (TPS), with a total bond purchase amount of VND 8,999,951,895.
 - Bond Purchase Agreement No.: 042670/QRS12502/5M signed on December 26, 2025, between MST Investment Joint Stock Company and Tien Phong Securities Joint Stock Company (TPS) with a total bond subscription amount of VND 172,200,000,000.
- (3) Loan granted under Loan Agreement No. 0702/2026/HĐCV dated February 7, 2026, between MST Investment Joint Stock Company and Viet Nhat Environmental Technology and Construction Joint Stock Company, with a total loan amount of VND 61,013,460,000, loan term until February 9, 2027, interest rate of 7.5%/year. Collateral: unsecured credit.
- (4) Loans are granted under loan agreements No. 2402/2026/HĐCV dated February 24, 2026 and No. 1604/2026/HĐCV dated April 16, 2026 between MST Investment Joint Stock Company and Bao Thang Metal Import-Export and Trading Company Limited, with a total loan amount of VND 36,900,000,000, loan term of 1 year, and interest rate of 7.5%/year. The form of collateral is unsecured credit.
- (5) Loans are granted under loan agreements No. 2602/2026/HĐCV dated February 26, 2026 and No. 1105/2026/HĐCV dated May 11, 2026 between MST Investment Joint Stock Company and VTMT Investment & Trading Co., Ltd., with a total loan amount of VND 31,129,000,000, loan term of 1 year, and interest rate of 7.5%/year. The form of collateral is unsecured credit.
- (6) Loans are granted under loan agreements No. 2502/2026/HĐCV dated February 25, 2026 and No. 0203/2026/HĐCV dated March 2, 2026 between MST Investment Joint Stock Company and Tan Hoang Viet Trading and Construction Co., Ltd., with a total loan amount of VND 68,525,000,000, loan term of 1 year, and interest rate of 7.5%/year. The form of collateral is unsecured credit.
- (7) Loan under loan agreement No. 1103/2026/HĐCV dated March 11, 2026, between MST Investment Joint Stock Company and Vivaland Group Joint Stock Company, with a total loan amount of VND 77,360,000,000, loan term of 1 year, interest rate of 7.5%/year. Form of collateral: unsecured credit.

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- (8) Loan under loan agreement No. 1606/2026/ORI-MST dated June 16, 2026, between MST Investment Joint Stock Company and Orient Consulting and Investment Company Limited, with a total loan amount of VND 132,863,000,000, loan term of 1 year, interest rate of 7.5%/year. Form of collateral: unsecured credit.
- (9) Debt Purchase Agreement No. 1905/2026/HDDMBN/MST-NXV signed on May 19, 2026, between MST Investment Joint Stock Company and NXV Investment and Debt Trading Company Limited, whereby MST Company acquires the debt of Phu My Real Estate Investment & Business Company Limited (Business Registration Certificate/Enterprise Code No. 0317127421, address: 31 Street 52, Quarter 4, Binh Trung Dong Ward, Thu Duc City, Ho Chi Minh City) for a total purchase price of VND 160,985,000,000;
- Debt Purchase Agreement No. 2005/2026/HDDMBN/MST-NXV dated May 20, 2026, by and between MST Investment Joint Stock Company and NXV Debt Purchase and Investment Company Limited, whereby MST Company repurchases the debt of CBA Construction Trading Company Limited (Enterprise Registration Certificate/Business Code No. 2200704367, address: 166 Nguyen Van Linh Street, Ward 2, Soc Trang City, Soc Trang Province) with a total purchase amount of VND 6,000,000,000
- (10) According to Loan Agreement No. 1001/2025/HĐCV/MST-GRH dated January 10, 2025, the loan term is from January 10, 2025 to January 9, 2029, with interest rates varying periodically, based on interest payment notices and agreements between the two parties. The collateral consists of assets belonging to the Greenhill Village Resort project.

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b. Investing capital in joint ventures, associates, and other entities.

	Closing balance (VND)		Opening balance (VND)	
	Historical cost	Recoverable amount	Historical cost	Provision
Investing in joint ventures and associates.	333,649,854,166	117,625,640,000	505,639,854,166	172,335,240,000
Vina 2 Investment and Construction Joint Stock Company	333,649,854,166	117,625,640,000	333,649,854,166	172,335,240,000
Urban Infrastructure and Transportation Construction Joint Stock Company (*)	-	-	171,990,000,000	(**)
Invest in another entity.	350,383,300,000	-	350,383,300,000	-
Do Thanh Real Estate Investment and Development Joint Stock Company	123,600,000,000	(**)	123,600,000,000	(**)
Huy Duong Group Joint Stock Company	28,500,000,000	(**)	28,500,000,000	(**)
Hera Quy Nhon Joint Stock Company	198,283,300,000	(**)	198,283,300,000	(**)
Total	684,033,154,166	117,625,640,000	856,023,154,166	172,335,240,000
				(6,214,051,935)

(*) Board of Directors Resolution No. 09/2026/NQ-HĐQT dated May 15, 2026, of the Company regarding the transfer of all shares of Urban and Transportation Infrastructure Construction Joint Stock Company currently owned by MST Investment Joint Stock Company. The total number of shares transferred is 10,920,000 share, equivalent to 49.64%. The transfer value is VND 15,750 per share, equivalent to VND 171,990,000,000.

(**) According to the regulations in Circular No. 200/TT-BTC dated December 22, 2014, the fair value of investments must be presented. However, the Company can only assess investments in listed companies as of December 31, 2025. For companies that have not yet been listed, the Company has not been able to determine the fair value of these financial investments because Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System do not yet provide specific guidance on determining fair value.

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Details of equity investments and joint ventures/associates.

Name	Ownership percentage	Voting percentage	Address	Main activities
Vina 2 Investment and Construction Joint Stock Company	36.16%	36.16%	Floors 2-4, Building B, Kim Van-Kim Lu New Urban Area, Dinh Cong Ward, Hanoi City	Construction of residential buildings and other civil engineering works.

Details of equity investments in other entities.

Name	Ownership percentage	Voting percentage	Address	Main activities
Do Thanh Real Estate Investment and Development Joint Stock Company	12.12%	12.12%	Plots of land numbered 16+17+18+19, Nguyen Tu Street Planning Area, Quy Nhon Ward, Gia Lai Province, Vietnam	Real estate business, land use rights owned, used, or leased by the owner or user.
Huy Duong Group Joint Stock Company	6.33%	6.33%	Apartment 02, Building H5, Hanoi University of Education Staff Housing Complex, Cau Giay Ward, Hanoi City	Electricity production
Hera Quy Nhon Joint Stock Company	18.00%	18.00%	National Highway 1D, Quy Nhon – Song Cau route, Quy Nhon Nam Ward, Gia Lai Province, Vietnam	Real Estate Business, Accommodation Services

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5.3. Short-term trade receivables

	Closing balance (VND)		Opening balance (VND)	
	Book value	Reserve value	Book value	Reserve value
- Accounts receivable from related parties	2,718,268,800	-	2,990,630,131	-
+ Vina2 Investment and Construction Joint Stock Company	2,718,268,800	-	2,990,630,131	-
+ Hera Quy Nhon Joint Stock Company	-	-	-	-
- Accounts receivable from other customers	117,292,438,067	-	3,048,522,695	-
+ 699 Construction and Trading Joint Stock Company	1,038,002,060	(1,038,002,060)	1,038,002,060	(1,038,002,060)
+ Stavian Chemical Joint Stock Company	116,119,466,057	-	-	-
+ Other subjects	134,969,950	-	2,010,520,635	-
Total	120,010,706,867	(1,038,002,060)	6,039,152,826	(1,038,002,060)

5.4. Short-term prepayments to suppliers

	Closing balance (VND)		Opening balance (VND)	
	Book value	Reserve value	Book value	Reserve value
- Prepayment to related parties	14,649,145,482	-	11,348,500,000	-
+ Huy Duong Group Joint Stock Company	10,899,500,000	-	10,899,500,000	-
+ DQI Investment and Trading Joint Stock Company	449,000,000	-	449,000,000	-
+ Hera Quy Nhon Joint Stock Company	3,300,645,482	-	335,824,845,543	-
- Pay in advance to another seller.	545,920,532,831	-	102,567,482,241	-
+ Cmitech Vietnam Co., Ltd.	102,567,482,241	-	151,785,067,218	-
+ Truong Xuan Loc Trading and Construction Joint Stock Company	137,435,067,218	-	51,632,106,165	-
+ Homax Urban Development Investment Joint Stock Company	139,669,154,110	-	23,497,448,214	-
+ TQI Construction and Trading Investment Consulting Joint Stock Company	15,857,448,214	-	1,229,000,000	-
+ MGT Vietnam Energy Co., Ltd.	35,132,000,000	-	56,019,000,000	-
+ Thai Hung Construction Investment and Development Joint Stock Company	56,019,000,000	-	8,860,000,000	-
+ Asia Europe Global Co., Ltd.	8,860,000,000	-	27,545,000,000	-
+ Unischool Hoa Lac Education Joint Stock Company	22,835,381,048	-	5,113,741,705	-
+ Other subjects	560,569,678,313	-	347,173,345,543	-
Total	560,569,678,313	-	347,173,345,543	-

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5.5. Other short-term receivables

	Closing balance (VND)		Opening balance (VND)	
	Book value	Provision	Book value	Provision
- Business cooperation	687,539,000,348	(18,500,000,000)	628,339,103,993	(18,500,000,000)
+ Phu Minh Son Trading and Service Joint Stock Company (1)	18,500,000,000	(18,500,000,000)	18,500,000,000	(18,500,000,000)
+ Truong Xuan Loc Trading and Construction Joint Stock Company (2)	23,544,747,764	-	23,544,747,764	-
+ TQI Construction Investment and Trading Consulting Joint Stock Company (3)	148,497,728,881	-	148,497,728,881	-
+ DQI Investment and Trading Joint Stock Company (4)	112,146,896,355	-	-	-
+ Vivaland Group Joint Stock Company (5)	21,200,000,000	-	21,200,000,000	-
+ An Phu Sinh Construction Investment Joint Stock Company (6)	7,400,000,000	-	7,400,000,000	-
+ ND Investment, Trading and Construction Joint Stock Company (7)	-	-	163,397,000,000	-
+ From the Heart Happiness Education Joint Stock Company (8)	40,450,000,000	-	-	-
+ Asia Europe Global Company Limited (9)	16,800,000,000	-	-	-
+ Qata Trading and Service Development Joint Stock Company (9)	53,200,000,000	-	-	-
+ Cntech Vietnam Co., Ltd (10)	107,196,627,348	-	107,196,627,348	-
+ Homax Urban Development Investment Joint Stock Company (11)	138,603,000,000	-	138,603,000,000	-
- Profit from business cooperation	262,204,345,664	(5,879,807,534)	127,585,888,844	(5,879,807,534)
+ Phu Minh Son Trading and Services Joint Stock Company	5,879,807,534	(5,879,807,534)	5,879,807,534	(5,879,807,534)
+ An Binh Long Xuyen Investment Cooperation Company Limited	-	-	36,652,280,061	-
+ Truong Xuan Loc Trading and Construction Joint Stock Company	2,256,764,073	-	1,137,656,410	-
+ TQI Construction Investment and Trading Consulting Joint Stock Company	8,283,729,841	-	5,524,476,330	-
+ Company	-	-	-	-
+ Cntech Vietnam Co., Ltd.	10,888,760,022	-	6,901,926,553	-
+ Greenhill Village Joint Stock Company	227,421,321,079	-	70,706,226,510	-
+ Vivaland Group Joint Stock Company	1,345,255,500	-	783,515,446	-
+ Other subjects	6,128,707,615	-	-	-
- Interest on loans and interest on investment trusts.	204,416,439	-	55,649,315	-
- Expected interest income from deposits	1,489,720,307	-	948,672,204	-
- Deposit, collateral	87,000,000,000	-	87,000,000,000	-
+ Hera Quy Nhon Joint Stock Company (12)	87,000,000,000	-	87,000,000,000	-
- Other receivables	489,705,603	-	5,000,540,614	-
Total	1,038,927,188,361	(24,379,807,534)	848,929,854,970	(24,379,807,534)

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- (1) This is a business cooperation investment with Phu Minh Son Trading and Service Joint Stock Company under Investment Cooperation Agreement No. 201809/HTĐT/PMS-1168 dated September 20, 2018 and PL01.201809/HTĐT/PMS-1168 dated March 20, 2019 regarding the investment in open-pit mining and processing of construction stone at Khe Da Dan quarry for ordinary construction materials in Ky Tan commune, Ky Anh district, Ha Tinh province, phase 2, with a total investment of VND 172,500,000,000.

On October 2, 2022, MST Investment Joint Stock Company and Phu Minh Son Group Joint Stock Company agreed to sign a contract termination agreement for Contract No. 201809/HTĐT/PMS-1168 dated September 20, 2018, with a total contract termination value of VND 44,812,750,000. Of this amount, Phu Minh Son Group Joint Stock Company must repay the total signed investment capital of VND 39,500,000,000 and the total investment cooperation interest amount of VND 5,312,750,000 as of September 30, 2022, within 180 days from the date of signing this contract termination agreement. As of June 30, 2026, Phu Minh Son Trading and Service Joint Stock Company still owes a principal debt of VND 18,500,000,000 and interest of VND 5,879,807,534.

- (2) Contributing capital to a business cooperation agreement with Truong Xuan Loc Trading and Construction Joint Stock Company under Business Cooperation Agreement No. 0804/2024/HĐHTKD/MST-TXL dated April 8, 2024, regarding the investment of capital in Truong Xuan Loc Trading and Construction Joint Stock Company for the purchase/sale of bonds, with a maximum total investment of VND 120,000,000,000, to be transferred in installments for each business cooperation transaction.

Specifically, Truong Xuan Loc Trading and Construction Joint Stock Company buys/sells bonds using the investment funds received from MST Investment Joint Stock Company. The preferred investment bonds for trading are those issued by Saigon General Services Joint Stock Company, Phu Long Real Estate Joint Stock Company, and Dragon Village Real Estate Joint Stock Company, with a 12-month maturity.

MST Investment Joint Stock Company received 90% of the interest from the bond issue in which Truong Xuan Loc Trading and Construction Joint Stock Company made a profit. As of June 30, 2026, after recovering the initial investment, MST Investment Joint Stock Company still had a total investment of VND 23,544,747,764 in Truong Xuan Loc Trading and Construction Joint Stock Company, with a profit from the business cooperation of VND 2,256,764,073.

- (3) Contributing capital to a business cooperation with TQI Construction Investment and Trading Consulting Joint Stock Company under Business Cooperation Agreement No. 0908/2024/HĐHT/MST-TQI dated August 9, 2024, regarding the investment and business of real estate products belonging to the Commercial Street Project along the extended 3rd of February Street in Hau Nghia town, Duc Hoa district, Long An province (Imperia Grand Plaza Duc Hoa) with a total investment of VND 80,000,000,000.

Specifically, MST Investment Joint Stock Company contributed VND 79,007,855,477 to implement the project, equivalent to owning 95% of the total project value, and TQI Construction Investment and Trading Consulting Joint Stock Company contributed VND 992,144,523, equivalent to owning 5% of the project value.

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Furthermore, according to minutes No. 0501/BB/TQI – MST dated January 5, 2025, between MST Investment Joint Stock Company and TQI Construction and Trading Investment Consulting Joint Stock Company, they jointly agreed to convert the advance payment under Economic Contract No. 1612/2024/HĐKT/MST – TQI, totaling VND 74,189,873,404, into a Joint Investment Cooperation to purchase bonds with code GHVCH22224001.

June 30, 2026, MST Investment Joint Stock Company had invested a total capital of VND 148,497,728,881 and earned a business cooperation profit of VND 8,283,729,841.

(4) MST Investment and Trading Joint Stock Company contributed capital to a business cooperation project under Investment Cooperation Agreement No. 0512/2025/HĐHTKD/QI-MST signed on December 5, 2025, regarding the investment cooperation for the Bac Do Commercial Center Project at No. 2, Lane 159, Tay Son Street, Dan Phuong Commune, Hanoi City. The total investment capital of the project is VND 250,000,000,000, with MST Investment Joint Stock Company contributing VND 225,000,000,000, equivalent to 90% of the profit based on the actual business results of the Project. As of June 30, 2026, MST Investment Joint Stock Company still has a total investment capital of VND 112,146,896,355.

(5) MST Investment Joint Stock Company is investing capital in a business cooperation agreement with VIVALAND Group Joint Stock Company under Investment Cooperation Agreement No. 0901/2025/HĐHTKD/MST-VVL signed on January 9, 2025, regarding the investment of capital in VIVALAND Group Joint Stock Company to buy/sell bonds. The preferred investment bonds are those issued by Saigon General Services Joint Stock Company, Phu Long Real Estate Joint Stock Company, and Dragon Village Real Estate Joint Stock Company, with a 12-month term. The maximum investment amount is VND 120,000,000,000. MST Investment Joint Stock Company will receive 90% of the interest on the bond issue. As of June 30, 2026, MST Investment Joint Stock Company still has a total invested capital of VND 21,200,000,000 and remaining interest received of VND 1,345,255,500.

(6) Cooperation Agreement No. 11-10/2025/HĐHT-APS between MST Investment Joint Stock Company and An Phu Sinh Construction Investment Joint Stock Company, signed on October 17, 2025, concerns the investment agreement for the An Phu Sinh Residential Area Project, located in Phuoc Ly Commune, Can Giuoc District, Long An Province (now Phuoc Ly Commune, Tay Ninh Province). The cooperation period is 3 years.

(7) MST Investment Joint Stock Company contributes capital to a business partnership with Happiness Tu Tam Education Joint Stock Company under Investment Cooperation Agreement No. 2702/HĐHTKD/MST-PTT signed on February 27, 2026, regarding investment cooperation and development of the education system. MST Investment Joint Stock Company contributes a maximum of VND 49,950,000,000 to the Happiness Tu Tam Education Joint Stock Company to implement the business project according to the agreed plan, equivalent to 90% of the profit based on the actual business results of the Project. The contract is valid until the cooperation objectives are achieved and notified in writing.

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- (8) MST Investment Joint Stock Company is contributing capital to a business cooperation agreement with Asia-Europe Global Co., Ltd. under Investment Cooperation Contract No. 01/2026/AAU-MST dated June 15, 2026, regarding the investment cooperation for the construction project of tourist destination No. 7, Quy Nhon - Song Cau Tourism - Service route in Quy Nhon Nam ward, Gia Lai province. The total investment capital, excluding interest, is VND 397,233,000,000. MST Investment Joint Stock Company contributes VND 357,510,000,000, equivalent to owning 90% of the total project value and is entitled to 90% of the profits based on the actual business results of the Project.
- (9) MST Company contributed capital to a business partnership with Qata Trading and Service Development Joint Stock Company under a Sale and Cooperation Agreement for Asset Exploitation signed on December 5, 2025. Accordingly, Qata Company agreed to transfer the right to operate rental rooms and the corresponding CMS on the MRM Social Protech platform, with a total value of VND 250,000,000,000, for a period of 5 years. According to Appendices 01, 02, 03, and 04, both parties agreed to cancel the contract signed on June 1, 2026. As of 09/07/2026, Qata Company has fully reimbursed the amount transferred by MST Company.
- (10) Minutes of Meeting with CMTECH Vietnam LLC under Meeting Minutes No. 0601/BB/CMTECH-MST dated 06/01/2025 regarding conversion of advance payment under Economic Contract No. 0812/2024/HĐKT/MST-CMTECH dated 16/12/2024 for BT1 villas, total amount VND 107,196,627,348, into bond purchase. CMTECH Vietnam LLC committed to repay MST Investment JSC via purchased bonds at 7.5% per annum and to pay interest immediately upon receipt. As of 30/06/2026, MST Investment JSC had invested VND 107,196,627,348 and accrued interest of VND 10,888,760,022.
- (11) MST Investment Joint Stock Company is contributing capital to a joint investment project with Homax Urban Development Investment Joint Stock Company under Investment Cooperation Agreement No. 2507/2025/MST-HOMAX signed on July 25, 2025, regarding the investment in the construction of the Unischool Hoa Lac Inter-level School Project. The capital contribution period is 180 days from the date of signing the contract, with a total investment of VND 155,560,000,000. Of this amount, MST Investment Joint Stock Company contributes a maximum of VND 140,000,000,000, equivalent to owning 90% of the profits based on the actual business results of the Project, and Homax Urban Development Investment Joint Stock Company contributes VND 15,560,000,000, equivalent to owning 10% of the Project's business profits. As of June 30, 2026, MST Investment Joint Stock Company had invested a total capital of VND 138,603,000,000.
- (12) On 07/11/2024, MST Investment JSC and Hera Quy Nhon JSC (formerly Greenhill Joint Stock Company) signed Project Development and Distribution Agreement No. 01/2024/HĐPTDA/MST-GRH and Appendix 01 for Greenhill Village Resort Project, with project development costs of VND 180,000,000,000 (excluding VAT) and estimated sales brokerage costs of VND 224,844,036,061 (excluding VAT). MST Investment JSC contributed VND 87,000,000,000 as project development and distribution guarantee and committed to distribute 100% of project products.

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5.6. Bad debt

	Closing balance (VND)		Opening balance (VND)	
	Historical cost	Recoverable amount	Historical cost	Provision
Accounts receivable from customers	1,038,002,060	-	1,038,002,060	(1,038,002,060)
699 Construction and Trading Joint Stock Company	1,038,002,060	-	1,038,002,060	(1,038,002,060)
Other receivables	24,379,807,534	-	24,379,807,534	(24,379,807,534)
Phu Minh Son Trading and Services Joint Stock Company	24,379,807,534	-	24,379,807,534	(24,379,807,534)
Total	25,417,809,594	-	25,417,809,594	(25,417,809,594)

5.7. Inventory

	Closing balance (VND)		Opening balance (VND)	
	Historical cost	Provision	Historical cost	Provision
- Work-in-progress production costs	293,035,628,068	-	102,753,268,839	-
Total	293,035,628,068	-	102,753,268,839	-
(*) Details of work-in-progress production costs				
	Closing balance (VND)		Opening balance (VND)	
	Historical cost	Provision	Historical cost	Provision
- Him Lam Project, Dien Bien	146,229,544,902	-	43,848,470,121	-
- The GreenHill Village resort construction project.	146,122,355,309	-	58,904,798,718	-
- Other projects	683,727,857	-	-	-
Total	293,035,628,068	-	102,753,268,839	-

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)*For the accounting period from January 1, 2026 to June 30, 2026***5.8. Increase or decrease in tangible fixed assets**

	Machinery and equipment	Means of transport, transmission	Other tangible fixed assets	Total
Historical cost				
Opening balance	3,496,190,477	1,180,925,455	45,000,000	4,722,115,932
Closing balance	3,496,190,477	1,180,925,455	45,000,000	4,722,115,932
<i>In there:</i>				
Fully depreciated - still in use.	3,496,190,477	-	45,000,000	3,541,190,477
Accumulated depreciation				
Beginning balance	(3,496,190,477)	(805,877,296)	(45,000,000)	(4,347,067,773)
<i>Depreciation during the year</i>	-	(84,351,816)	-	(84,351,816)
Closing balance	(3,496,190,477)	(890,229,112)	(45,000,000)	(4,431,419,589)
Carrying amount				
Opening balance	-	375,048,159	-	375,048,159
Closing balance	-	290,696,343	-	290,696,343

- The carrying amount at the end of the period of tangible fixed assets used as collateral to secure the loan : VND 290,696,343

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5.9. Deferred expenses**a) Short-term deferred expenses**

	Closing balance (VND)	Opening balance (VND)
Tools and equipment issued for use	486,161,653	118,472,445
Other items	-	37,618,635
Total	486,161,653	156,091,080

b) Long-term deferred expenses

	Closing balance (VND)	Opening balance (VND)
Tools and equipment issued for use	9,840,653	14,077,775
Transfer fees for the right to operate rental rooms and the corresponding CMS (Consumer Management System) rights.	5,621,212,122	6,257,575,758
Total	5,631,052,775	6,271,653,533

5.10. Short-term trade payables

	Closing balance (VND)	Opening balance (VND)
- Requires payment to relevant parties.	110,571,866,403	97,424,948,071
+ Vina2 Investment and Construction Joint Stock Company	110,571,866,403	88,146,413,875
+ ND Investment, Trading and Construction Joint Stock Company	-	9,278,534,196
- Other suppliers must be paid.	140,208,033,207	13,005,513,244
+ Phuong Duyen Equipment and Spare Parts Co., Ltd.	13,185,445,225	-
+ Industrial Construction and Investment Joint Stock Company No. 9	10,248,460,002	10,248,460,002
+ Neo Floor Joint Stock Company	27,625,408,560	-
+ Thuan Duc Joint Stock Company	33,445,187,695	-
+ Maruni International Joint Stock Company	29,706,854,544	37,800
+ Other subjects	25,996,677,181	2,757,015,442
Total	250,779,899,610	110,430,461,315

5.11. Short-term prepayments from customers

	Closing balance (VND)	Opening balance (VND)
- Buyers make advance payments from related parties.	1,239,773,096	14,524,635,894
+ Do Thanh Real Estate Investment and Development Joint Stock Company	1,239,773,096	6,125,725,589
+ Urban Infrastructure and Transportation Construction Joint Stock Company	-	8,398,910,305
- Buyers make advance payments from other parties.	10,498,910,305	2,100,000,000
+ Con Dao Infrastructure Investment Joint Stock Company	2,100,000,000	2,100,000,000
+ Urban Infrastructure and Transportation Construction Joint Stock Company	8,398,910,305	-
Total	11,738,683,401	16,624,635,894

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5.12. Taxes and other payables to State budget.

a) Taxes and other payables to State budget.

	Opening balance (VND)	Amount payable in the period (VND)	Amount actually paid in the period (VND)	Closing balance (VND)
- Corporate income tax	22,436,371,565	4,102,292,343	11,878,178,996	14,660,484,912
- Personal income tax	88,462,120	27,029,999	24,802,888	90,689,231
- Fees, charges, and other payments.	867,023,475	-	112,093,545	754,929,930
Total	23,391,857,160	4,129,322,342	12,015,075,429	15,506,104,073

b) Taxes and other receivable from the State budget.

	Opening balance (VND)	Amount payable in the period (VND)	Amount actually paid in the period (VND)	Closing balance (VND)
- Output VAT	307,865,861	-	-	307,865,861
Total	307,865,861	-	-	307,865,861

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

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5.13. Borrowings and finance lease liabilities**a) Short-term borrowings and finance lease liabilities**

	Closing balance (VND)	During the year (VND)		Opening balance (VND)
		Increase	Decrease	
Short-term loans and financial leases payable to related parties.	-	-	-	-
Short-term borrowings and finance lease liabilities to other organizations and individuals.	490,136,402,129	497,303,872,736	496,066,919,679	488,899,449,072
Short-term bank loans	468,096,872,736	497,303,872,736	493,129,000,000	463,922,000,000
Military Commercial Joint Stock Bank (1)	35,634,070,687	35,634,070,687	13,922,000,000	13,922,000,000
Vietnam Investment and Development Commercial Bank - Thai Ha Branch (2)	10,400,000,000	10,400,000,000	-	-
Saigon - Hanoi Commercial Joint Stock Bank - Ha Dong Branch (3)	149,996,562,966	149,996,562,966	-	-
Tien Phong Commercial Joint Stock Bank - Bac Tu Liem Branch (4)	272,066,239,083	301,273,239,083	479,207,000,000	450,000,000,000
Short-term loans from other organizations	-	-	721,020,504	721,020,504
TLG Real Estate Group Joint Stock Company	-	-	721,020,504	721,020,504
Short-term loans from other individuals	21,919,100,825	-	2,216,899,175	24,136,000,000
Long-term loans due for repayment (5)	120,428,568	-	-	120,428,568
Total	490,136,402,129	497,303,872,736	496,066,919,679	488,899,449,072

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b) Long-term borrowings and finance lease liabilities

	Closing balance (VND)	During the year (VND)		Opening balance (VND)
		Increase	Decrease	
Long-term borrowings and finance lease liabilities to related parties.	-	-	-	-
Long-term borrowings and finance lease liabilities to other organizations and individuals.	80,595,889,291	80,505,567,841	60,214,284	150,535,734
Long-term bank loans	80,595,889,291	80,505,567,841	60,214,284	150,535,734
Tien Phong Commercial Joint Stock Bank - Thanh Tri Branch (5)	90,321,450	-	60,214,284	150,535,734
Military Commercial Joint Stock Bank - Dien Bien Branch (6)	80,505,567,841	80,505,567,841	-	-
Total	80,595,889,291	80,505,567,841	60,214,284	150,535,734

(1) Loan from Military Commercial Joint Stock Bank under credit agreement No. 323899.25.4008517.TD dated July 31, 2025; loan limit: VND 30,000,000,000; credit limit maintenance period: from the date of signing this contract until July 30, 2026; interest rate: according to each disbursement, loan disbursement and mutual agreement. Loan purpose: to serve the business needs of trading plastic resins;

- Collateral:

+ Real estate according to the Certificate of Ownership of Housing and Other Assets Attached to Land; Issue number: CL 895799; Registration number: CS-DA 26550 issued by the Hanoi Department of Natural Resources and Environment on December 29, 2018, to Mr. Nguyen Viet Anh and Ms. Vuong Thi Ha.

+ Real estate in Quarter 5, Phu Hai Ward, Phan Thiet City, Binh Thuan Province according to the Certificate of Land Use Rights and Ownership of Housing and Other Assets Attached to Land: Issue number: CP 594612; Registration number: CS 02430 issued by the Binh Thuan Department of Natural Resources and Environment on November 28, 2018, updated on April 4, 2019, owned by Ms. Nguyen Tu Phuong.

(2) Borrowing from the Vietnam Investment and Development Bank (BIDV) – Thai Ha Branch under Overdraft Limit Agreement No. 01/2026/10580220/HĐTD dated March, 25, 2026; credit limit is VND 10,400,000,000; limit maintenance period until September 21, 2026; interest rate is 6.86%. The purpose of the loan is to meet working capital needs for production and business activities.

(3) Borrowing from Saigon - Hanoi Commercial Joint Stock Bank - Ha Dong Branch under Loan Limit Agreement No. 0079/2026/HDHM-PN/SHB.112000 dated February 12, 2026; maximum loan limit of VND 150,000,000,000; limit maintenance period of 12 months; interest rate varies per disbursement. The purpose of the loan is to supplement working capital, credit is only granted based on output plans including the following enterprises/chains: Vietnam Post Corporation, Stavian Group, Thuan Duc Plastic Group. Collateral includes:

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- Land use right certificate No. 612, map sheet No. 14; located in Ghenh Rang ward, Quy Nhon city, Binh Dinh province (now Quy Nhon Nam ward, Gia Lai province); area: 31,227.0 m²; form of use: private; purpose of use: commercial and service land; term of use: until September 27, 2062, according to Land Use Right Certificate, House Ownership and Assets Attached to Land Certificate No. B1934581, registration number: CT05847 issued by the Department of Natural Resources and Environment of Binh Dinh province on July 19, 2017;
- All current and future property rights legally owned by MST Investment Joint Stock Company relate to the Tourism and Service Area Project at Tourist Point No. 7, Quy Nhon - Song Cau tourism and service route, located in Ghenh Rang Ward, Quy Nhon City, Binh Dinh Province (now Quy Nhon Nam Ward, Gia Lai Province).
- (4) Loan from Tien Phong Commercial Joint Stock Bank – Bac Tu Liem Branch under credit agreement number: 218/2026/HDTTD/BTL dated May 27, 2026; loan limit: VND 480,000,000,000; loan term: 12 months; interest rate: subject to each disbursement, loan disbursement, and mutual agreement. Loan purpose: To supplement working capital for the business of trading plastic pellets.
- (5) Long-term loan from Tien Phong Commercial Joint Stock Bank – Thanh Tri Branch under Loan and Mortgage Agreement No. 47/2021/HDTTD/TTI/01 dated March 24, 2021; loan amount: VND 843,000,000; loan term: 84 months from the day immediately following the disbursement date; interest rate: from March 24, 2021 to March 23, 2022 is 7.2%/year; interest rate for the period up to March 24, 2028 will be adjusted periodically every 3 months and will be equal to the 12-month savings interest rate with interest paid at the end of the term of TPBank at the time of adjustment plus a margin of 2.5%/year; Purpose of loan: Payment for the purchase of a car according to Sales Contract No. 05210324 dated March 2, 2021, between MST Investment Joint Stock Company and Toyota Thanh Xuan Co., Ltd.; Collateral: Toyota Fortuner TGN166L-SDTSKU car.
- (6) Long-term loan from Military Commercial Joint Stock Bank – Dien Bien branch under Credit Agreement No. 281448.25.170.4008517.TD dated February 4, 2026; credit limit amount is VND 150,000,000,000; loan term until July 14, 2027; interest rate is applied per disbursement; the purpose of the loan is to finance the costs of implementing the urban residential, commercial and service area project in residential areas 17 and 18, Him Lam ward, Dien Bien Phu city. Collateral: Assets belonging to the Urban Residential, Commercial and Service Area Project in residential areas 17 and 18, Him Lam Ward, Dien Bien Phu City (now Dien Bien Phu Ward, Dien Bien Province) according to Investment Policy Approval Decision No. 1768/QD-UBND issued on October 30, 2023, Investment Policy Adjustment Approval Decision No. 230/QD-UBND issued on October 30, 2023, and adjusted for the first time on February 7, 2025, including: The right to exploit, operate, and manage the Project; All property rights of the Mortgagor related to the investment, construction, exploitation, operation, and management of the Project, including but not limited to: the right to claim debts, receivables, other payment claims, the right to lease, sublease, the right to enjoy profits, interest, and other benefits; the right to compensation for damages; Other rights arising from contracts and transactions concluded and executed by the Mortgagor during the investment, construction, exploitation, business, and management of the Project; Profits and revenues obtained from the exploitation, business, and management of the value of land use rights or assets attached to the land of the Project; Rights to buy, sell, and transfer assets and products formed from the investment, construction, exploitation, business, and management of the Project; Rights to sell, transfer, cooperate in investment... with respect to a part or the whole of the Project; All construction works, items, assets, and other property rights that have been formed or will be formed in the future related to the Project; All payments made to account number 2929396666 of the Mortgagor at MB and the amount in the Mortgagor's accounts at MB and other credit institutions.

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5.14. Short-term accrued expenses

	Closing balance (VND)	Opening balance (VND)
- Payment must be made to other organizations and individuals.	93,023,203,086	25,171,612,600
+ Interest payable	21,788,280,358	21,338,546,476
+ Compensation for breach of contract must be paid.	2,593,783,819	2,593,783,819
+ Accrual of Expenses from the BCC with Huy Duong Company	67,400,928,042	-
+ Other provisions	1,240,210,867	1,239,282,305
Total	93,023,203,086	25,171,612,600

5.15. Other payables.**a) Other short-term payables**

	Closing balance (VND)	Opening balance (VND)
- Requires payment to relevant parties.	84,303,625,913	-
+ Huy Duong Group Joint Stock Company - Interest payable	84,303,625,913	-
- Payment must be made to other entities and individuals.	20,246,721,851	24,857,350,414
+ Trade union funds	58,160,670	50,426,300
+ Social insurance	41,147,177	-
+ Health insurance	7,972,515	-
+ Unemployment insurance	4,429,175	-
+ Business cooperation with TLG Real Estate Group Joint Stock Company	-	15,000,000,000
+ Investment cooperation with individuals (2)	5,709,599,999	5,709,599,999
+ Other short-term payables	14,425,412,315	4,097,324,115
Total	104,550,347,764	24,857,350,414

b) Other long-term payables

	Closing balance (VND)	Opening balance (VND)
- Requires payment to relevant parties.	1,530,544,170,516	1,340,502,873,152
+ Business cooperation Huy Duong Group Joint Stock Company (1)	1,530,544,170,516	1,340,502,873,152
Total	1,530,544,170,516	1,340,502,873,152

- (1) This investment cooperation agreement with Huy Duong Group Joint Stock Company, under Contract No. 01/2024/BCC/MST-HDG dated November 7, 2024, aims to jointly develop the GreenHill Village Quy Nhon Resort Project in Song Cau, Ghenh Rang Ward, Quy Nhon City, Binh Dinh Province. GreenHill Village Joint Stock Company is the investor, with a scale of 16.62 hectares, as per Investment Registration Certificate No. 7018631077 issued by the Department of Planning and Investment of Binh Dinh Province on October 9, 2020. The total investment cooperation value is VND 1,810,000,000,000, with MST Investment Joint Stock Company contributing VND 130,000,000,000 and Huy Duong Group Joint Stock Company contributing VND 1,680,000,000,000. MST Investment Joint Stock Company is entitled to 10% and Huy Duong Group Joint Stock Company is entitled to 90% of the profits based on the actual business results of the project.

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- (2) The funds were received as a joint investment with individuals to participate in the auction for land use rights covering a total area of 47,710 m² for the implementation of the Commercial Street project along the extended 3rd of February Street in Hau Nghia town, Duc Hoa district, Long An province.

5.16. Equity**Table of changes in equity**

	Owner's equity contribution VND	Retained earnings VND	Total VND
Balance at the beginning of the previous year	760,043,010,000	88,617,624,888	848,660,634,888
- Capital increase in the previous year	300,000,000,000	-	300,000,000,000
- Profit in the previous year	-	22,788,172,293	22,788,172,293
- Dividend payment	75,999,190,000	(75,999,190,000)	-
- Other discounts	-	(324,000,000)	(324,000,000)
Balance at the beginning of this period	1,136,042,200,000	35,082,607,181	1,171,124,807,181
- Profit for the period	-	16,245,498,136	16,245,498,136
Closing balance	1,136,042,200,000	51,328,105,317	1,187,370,305,317

Details of owner's capital contribution

	Closing balance (VND)	Opening balance (VND)
- Mr. Nguyen Thanh Tuyen	69,415,850,000	69,415,850,000
- Capital contributions from other parties	1,066,626,350,000	1,066,626,350,000
Total	1,136,042,200,000	1,136,042,200,000

Capital transactions with owners and dividend distribution, profit sharing

	Closing balance (VND)	Opening balance (VND)
- Owner's investment capital		
<i>Capital contribution at the beginning of the period</i>	1,136,042,200,000	760,043,010,000
<i>Contributed capital increased in the period</i>	-	375,999,190,000
<i>Contributed capital decreased in the period</i>	-	-
<i>Contributed capital at the end of the period</i>	1,136,042,200,000	1,136,042,200,000
- Dividends and distributed profits	-	-

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Shares

	30/06/2026 (VND) Share	01/01/2026 (VND) Share
- Number of shares registered for issuance	113,604,220	113,604,220
- Number of shares issued to the public	113,604,220	113,604,220
<i>Ordinary shares</i>	113,604,220	113,604,220
<i>Preference shares</i>	-	-
- Number of shares repurchased	-	-
<i>Ordinary shares</i>	-	-
<i>Preference shares</i>	-	-
- Number of outstanding shares in circulation	113,604,220	113,604,220
<i>Ordinary shares</i>	113,604,220	113,604,220
<i>Preference shares</i>	-	-

* Par value of outstanding shares (VND/share): 10,000 VND/share

6. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE INTERIM STATEMENT OF INCOME**6.1. Revenue from sales and services**

	This period (VND)	Previous period (VND)
- Sales revenue	826,442,029,184	673,704,203,248
- Construction contract revenue	68,529,961,340	57,783,777,100
Total	894,971,990,524	731,487,980,348

6.2. Cost of goods sold

	This period (VND)	Previous period (VND)
- Cost of goods sold	824,369,591,170	672,150,776,757
- Construction cost	59,371,404,537	47,860,592,986
Total	883,740,995,707	720,011,369,743

6.3. Financial income

	This period (VND)	Previous period (VND)
- Interest on deposits, interest on loans	14,607,887,198	56,083,231,988
- Bond investment interest	17,553,290,614	3,447,251,302
- Profits from business cooperation and investment cooperation contracts.	156,715,094,569	9,488,309,363
Total	188,876,272,381	69,018,792,653

6.4. Financial expenses

	This period (VND)	Previous period (VND)
- Borrowing costs	106,306,585,078	66,679,496,592
- Other financial costs	755,785,862	-
- Accrual of Expenses for the BCC	67,400,928,042	-
Total	174,463,298,982	66,679,496,592

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)

For the accounting period from January 1, 2026 to June 30, 2026

6.5. Selling and administrative expenses**a) Selling expenses**

	This period (VND)	Previous period (VND)
- Other costs	3,829,602	40,014,000
Total	3,829,602	40,014,000

b) Administrative expenses

	This period (VND)	Previous period (VND)
- Employee costs	1,705,649,741	1,056,017,770
- Office supplies costs	421,530,414	-
- Depreciation cost of fixed assets	86,323,476	90,536,589
- Taxes, fees and charges	180,604,715	347,202,981
- Outsourced service costs	-	121,101,064
- Other costs	2,898,411,789	879,700,714
Total	5,292,520,135	2,494,559,118

6.6. Other income

	This period (VND)	Previous period (VND)
- Revision of provisions	-	139,124,151
- Other income from real estate investment partnerships	-	1,919,523,217
- Other income	180,000	2,898,379
Total	180,000	2,061,545,747

6.7. Corporate income tax expense

	This period (VND)	Previous period (VND)
- Accounting profit before tax	20,347,790,479	13,342,879,295
- Non-deductible expenses	163,671,236	193,404,236
+ Other non-deductible expenses	163,671,236	193,404,236
- Total taxable income for the year	20,511,461,715	13,536,283,531
- Current corporate income tax rates	20%	20%
- Estimated Corporate Income Tax Payable	4,102,292,343	2,707,256,706
- Total current corporate income tax expense	4,102,292,343	2,707,256,706

Corporate income tax expense for the accounting period is estimated based on taxable income and may be subject to adjustments depending on tax authority audits.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (Continued)*For the accounting period from January 1, 2026 to June 30, 2026***6.8. Basic and diluted earnings per share****a) Basic earnings per share**

	This period (VND)	Previous period (VND)
- Accounting profit after corporate income tax	16,245,498,136	10,635,622,589
- Earnings per share (based on basic earnings per share)	16,245,498,136	10,635,622,589
- The weighted average number of common shares outstanding during the period.	113,604,220	76,004,301
Basic earnings per share	143.00	139.93

b) Diluted earnings per share

The Company's Board of Management assesses that, in the upcoming period, there will be no impact from instruments convertible into shares that could dilute share value; therefore, diluted earnings per share are equal to basic earnings per share.

7. OTHER INFORMATION**7.1. Contingent debt**

No contingent liabilities arise from events that may affect the information presented in the Financial Statements that the Company does not control or has not yet recognized.

7.2. Potential assets

According to Minutes of Meeting No. 2611/BB/GRH-MST signed on November 26, 2024, regarding the agreement on the debt and accrued interest of Greenhill Village Joint Stock Company (Hera Quy Nhon Joint Stock Company) and Appendix No. 02 dated January 10, 2025, of the Project Development and Distribution Representation Contract for Greenhill Village Resort No. 01/2024/HĐPTDA/MSR-GRH signed on November 7, 2024, MST Investment Joint Stock Company has repurchased the loan debt of Greenhill Village Joint Stock Company (Hera Quy Nhon Joint Stock Company) from Vietnam Commercial and Industrial Bank - Thu Thiem Branch with a principal and interest balance (including both in-term and overdue interest) of VND 495,040,446,841.

MST Investment Joint Stock Company agrees to allow Greenhill Village Joint Stock Company (Hera Quy Nhon Joint Stock Company) to assume a debt of VND 410,000,000,000. The difference of VND 85,040,446,841 will be paid by Greenhill Village Joint Stock Company (Hera Quy Nhon Joint Stock Company) when the project fully meets the conditions regarding infrastructure and technical systems of the project as prescribed by law.

Furthermore, in Meeting Minutes No. 01/BB/GRH-MST signed on December 20, 2024, the parties reached a more specific agreement regarding the conditions for fulfilling the obligation concerning the aforementioned difference. Accordingly, Hera Quy Nhon Joint Stock Company will make the payment once the project has products available for sale, generates revenue from sales activities, and yields a profit. Regarding the payment method, following discussions and mutual agreement, the parties have consented to allow Hera Quy Nhon Joint Stock Company to settle the payment either in cash or via real estate of equivalent value, subject to actual circumstances and the agreement reached between the parties.

7.3. Events occurring after the end of the accounting period.

As of the date of this report, the Company's Board of Directors believes that no events could have caused the figures and information presented in the Company's interim financial statements to be misrepresented.

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7.4. Information about stakeholders

List of parties involved with the Company during the year and as of the end of the accounting period:

Stakeholders	Relationship
Mr. Nguyen Huy Quang	Chairman of the Board
Mrs. Ta Thi Dinh	Permanent Vice Chairman of the Board of Directors (Appointed as a member of the Board of Directors from April 28, 2026).
Mr. Phan Duy Dung	Board Member and General Director
Mr. Hoang Van Minh	Independent Board Member
Mr. Nguyen Quang Nguyen	Independent Board Member
Mr. Trinh Van Hung	Board member (Dismissal effective April 28, 2026).
Ms. Nguyen Thi Trang Nhung	Head of the Supervisory Board (Dismissed on April 28, 2026).
Ms. Nguyen Dieu Vy	Head of the Supervisory Board (Appointed on April 28, 2026).
Ms. Nguyen Thi Thuy	Supervisory Board Member
Ms. Vu Thi Thuy	Supervisory Board Member
Mr. Nguyen Dang Kien	Deputy General Manager
Ms. Nguyen Minh Huyen	Chief Accountant
TLG Investment Joint Stock Company	Mr. Nguyen Thanh Tuyen is a major shareholder of the company and also the legal representative of TLG Investment Joint Stock Company.
Urban Infrastructure and Transportation Construction Joint Stock Company	Associate(No longer an Associate as of May 15, 2026).
Vina2 Investment and Construction Joint Stock Company	Associates: Mr. Nguyen Huy Quang is the Vice Chairman of the Board of Directors of Vina2 Investment and Construction Joint Stock Company; Mr. Nguyen Quang Nguyen is the Deputy General Director of Vina2 Investment and Construction Joint Stock Company; Mr. Trinh Van Hung is the Deputy General Director of Vina2 Investment and Construction Joint Stock Company.
Do Thanh Real Estate Investment and Development Joint Stock Company	Mr. Nguyen Huy Quang is a member of the Board of Directors and Deputy General Director of Do Thanh Real Estate Investment and Development Joint Stock Company.
Vina2 Construction and Mechanical Equipment Joint Stock Company	Mr. Nguyen Huy Quang is a member of the Board of Directors of Vina2 Construction and Mechanical Equipment Joint Stock Company.
NBA Joint Stock Company	Mr. Nguyen Huy Quang is the General Director of NBA Joint Stock Company; Mr. Nguyen Dang Kien is a member of the Board of Directors of NBA Joint Stock Company.
Hera Quy Nhon Joint Stock Company (formerly Greenhill Village Joint Stock Company)	Mr. Nguyen Huy Quang is the General Director of Hera Quy Nhon Joint Stock Company (formerly Greenhill Village Joint Stock Company).
Phuc Thanh Hung Investment Joint Stock Company	Mr. Trinh Van Hung is a member of the Board of Directors of Phuc Thanh Hung Investment Joint Stock Company.
Song Hong Capital Group Joint Stock Company	Mr. Nguyen Quang Nguyen is a member of the Board of Directors of Song Hong Capital Group Joint Stock Company until July 22, 2025.
DQI Investment and Trading Joint Stock Company	Mr. Nguyen Dang Kien has been the General Director of DQI Investment and Trading Joint Stock Company from June 13, 2025 to the present; Ms. Ta Thi Dinh is the Chairwoman of the Board of Directors of DQI Investment and Trading Joint Stock Company.
ND Investment, Trading and Construction Joint Stock Company	This company is no longer associated with Ms. Nguyen Thi Mai Phuong, the sister of Mr. Nguyen Dang Kien (Deputy General Director of MST), as of March 25, 2026.
Huy Duong Group Joint Stock Company	Other investment companies.

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As of June 30, 2026, the Company has the following balances with related parties:

	Closing balance (VND)	Opening balance (VND)
Accounts receivable from customers	2,718,268,800	2,990,630,131
Vina2 Investment and Construction Joint Stock Company	2,718,268,800	2,990,630,131
Pay the seller in advance.	14,649,145,482	11,348,500,000
Huy Duong Group Joint Stock Company	10,899,500,000	10,899,500,000
Hera Quy Nhon Joint Stock Company (formerly Greenhill Village Joint Stock Company)	3,300,645,482	-
DQI Investment and Trading Joint Stock Company	449,000,000	449,000,000
Other receivables	314,421,321,079	157,706,226,510
Hera Quy Nhon Joint Stock Company (formerly Greenhill Village Joint Stock Company)	314,421,321,079	157,706,226,510
Payment to the seller	110,571,866,403	97,424,948,071
Vina2 Investment and Construction Joint Stock Company	110,571,866,403	88,146,413,875
ND Investment, Trading and Construction Joint Stock Company	-	9,278,534,196
Buyer pays in advance.	1,239,773,096	14,524,635,894
Urban and Transportation Infrastructure Construction Joint Stock Company	-	8,398,910,305
Do Thanh Real Estate Investment and Development Joint Stock Company	1,239,773,096	6,125,725,589
Other payments required.	1,614,847,796,429	1,340,808,688,146
Urban and Transportation Infrastructure Construction Joint Stock Company	-	305,814,994
Huy Duong Group Joint Stock Company	1,614,847,796,429	1,340,502,873,152
Short-term investment (held until maturity)	410,000,000,000	410,000,000,000
Hera Quy Nhon Joint Stock Company (formerly Greenhill Village Joint Stock Company)	410,000,000,000	410,000,000,000

During the accounting period from January 1, 2026 to June 30, 2026, the Company had transactions primarily with the following related parties:

	This period (VND)	Previous period (VND)
Revenue from the sale of goods and provision of services	68,529,961,340	57,513,497,010
Do Thanh Real Estate Investment and Development Joint Stock Company	68,529,961,340	294,126,980
Vina2 Investment and Construction Joint Stock Company	-	57,219,370,030
Purchasing goods and services	143,280,638,065	58,776,463,801
Vina2 Investment and Construction Joint Stock Company	143,280,638,065	58,776,463,801
Interest from investment cooperation	156,715,094,569	131,556,226,510
Hera Quy Nhon Joint Stock Company (Formerly known as Greenhill Village Joint Stock Company)	156,715,094,569	131,556,226,510
Investment cooperation interest expenses	156,715,094,569	130,755,130,619
Huy Duong Group Joint Stock Company	156,715,094,569	130,755,130,619

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Total income paid to the Executive Board during the period

The income of key members is as follows:

	This period (VND)	Previous period (VND)
Board of Management		
Supervisory Board		
Ms. Nguyen Dieu Vy (Appointed on April 28th, 2026	12,647,040	-
Ms. Nguyen Thi Trang Nhung (Dismissed of April 28th, 2026)	24,588,407	5,620,160
Board of Directors		
Mr. Phan Duy Dung - General Director	74,382,438	69,200,901
Mr. Nguyen Dang Kien - Deputy General Director	61,225,746	48,031,027
Ms. Nguyen Minh Huyen - Chief Accountant	49,830,523	29,056,800

7.5. Segment reporting

This period	Sales activities VND	Construction activities VND	Total VND
Net revenue from the sale of goods and services to external parties.	826,442,029,184	68,529,961,340	894,971,990,524
Total net revenue from sales and services	826,442,029,184	68,529,961,340	894,971,990,524
Allocated costs	824,369,591,170	59,371,404,537	883,740,995,707
Business results by segment	2,072,438,014	9,158,556,803	11,230,994,817
Non-departmental costs			5,296,349,737
Profit from business operations			20,347,618,479
Financial income			188,876,272,381
Financial expense			174,463,298,982
Other income			180,000
Other expenses			8,000
Current corporate income tax expense			4,102,292,343
Profit after corporate income tax			16,245,498,136
Department assets			-
Assets not allocated by department			3,764,472,735,223
Total assets			3,764,472,735,223
Department's liabilities			-
Unallocated liabilities			2,577,102,429,906
Total liabilities			2,577,102,429,906

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Previous period	Sales activities	Construction activities	Total
	VND	VND	VND
Net revenue from the sale of goods and services to external parties.	673.704.203.248	57,783,777,100	731,487,980,348
Total net revenue from sales and services	673.704.203.248	57,783,777,100	731,487,980,348
Allocated costs	672,150,776,757	47,860,592,986	720.011.369.743
Business results by segment	1,553,426,491	9,923,184,114	11,476,610,605
Non-departmental costs			2,534,573,118
Profit from business operations			11,281,333,548
Financial income			69,018,792,653
Financial expense			66,679,496,592
Other income			2,061,545,747
Other expenses			-
Current corporate income tax expense			2,707,256,706
Profit after corporate income tax			10,635,622,589
Department assets			-
Assets not allocated by department			3,201,377,845,456
Total assets			3,201,377,845,456
Department's liabilities			-
Unallocated liabilities			2,030,253,038,275
Total liabilities			2,030,253,038,275

7.6. Information about ongoing operations

During the accounting period, no activities or events occurred that significantly affected the Company's ability to continue operating. Therefore, the Company's financial statements are prepared on the assumption that the Company will continue to operate.

7.7. Comparative data

The comparative figures in the interim financial statement and corresponding notes are the figures in the financial statements for the fiscal year ended December 31, 2025 of MST Investment Joint Stock Company, audited by PKF – TTG Audit and Consulting Company Limited.

The comparative figures in the interim income statement, interim cash flow statement, and corresponding notes are the figures in the interim financial statements for the accounting period from January 1, 2025 to June 30, 2025 of MST Investment Joint Stock Company, which have been reviewed by International Auditing and Valuation Company Limited.

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As presented in Note 3.2, effective January 1, 2026, the Company applies Circular 99 non-retroactively. Some comparative figures have also been reclassified to conform with the provisions of Circular 99 regarding the presentation of interim financial statements. The comparison table of figures presented in the previous period, before and after reclassification, is as follows:

Mid-year financial report

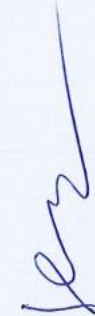
Target	Code number	01/01/2026 (VND) (Reclassified)	December 31, 2025 (VND) (according to audited financial statements)	Difference	Note
Short-term investments held until maturity.	123	503,184,913,239	493,184,913,239	(10,000,000,000)	Transfer the balance of the "Short-term receivables" item to the "Short-term investments held to maturity" item.
Long-term investment holding until maturity.	265	410,000,000,000	-	(410,000,000,000)	Transfer the balance of the "Other long-term receivables" item to the "Long-term investments held to maturity" item.

PREPARED BY



NGUYEN THI NHU NGOC

CHIEF ACCOUNTANT



NGUYEN MINH HUYEN

GENERAL DIRECTOR



PHAN DUY DUNG

Approved, August 14th, 2026