HA DO GROUP JOINT STOCK COMPANY

Separate financial statements

From 01/01/2026 to 30/06/2026

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GENERAL INFORMATION

THE COMPANY

Ha Do Group Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate No. 0100283802 issued by Hanoi Department of Planning and Investment on 11 April 2005. The Company also subsequently received amended Enterprise Registration Certificates, with the latest is the 34th amended Enterprise Registration Certificate being granted on 01 July 2026.

The Company's shares were officially listed on the Ho Chi Minh City Stock Exchange ("HOSE") from 22 February 2010 pursuant to the Decision No. 07/QD-SGDHCM signed by the Director of HOSE on 19 January 2010.

The current principal activities of the Company are to develop real estate property for sale; providing hotel services; office leasing, financial investment, construction investment, and operating power energy projects through its subsidiaries, including 5 hydropower plants, 2 solar power projects, 1 wind power project with a total capacity of 462MW, and other services as per the Enterprise Registration Certificate.

The Company's head office is located at No. 8 Lang Ha, Giang Vo ward, Hanoi, Vietnam. The Company has two branches: the Southern branch is located at No. 60, Truong Son road, Tan Son Hoa ward, Ho Chi Minh City, Vietnam (in the process of terminating operations); and the branch of IBIS Ha Do Hotel is located at No. 2, Hong Ha road, Tan Son Hoa ward, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors during the period and at the date of this report are:

Mr. Le Xuan Long	Chairman
Mr. Nguyen Trong Minh	Vice Chairman
Mrs. Cao Thi Tam	Member
Mr. Nguyen Hoang Trung	Member
Mrs. Tran Thi Quynh Anh	Independent member

AUDIT COMMITTE

Members of the Audit Committee during the period and at the date of this report are:

Mrs. Tran Thi Quynh Anh	Chairman
Mrs. Cao Thi Tam	Member

MANAGEMENT

Members of the Management during the period and at the date of this report are:

Mr. Nguyen Trong Minh	General Director
Mr. Le Xuan Tuan	Deputy General Director
Mr. Tran Tien Dung	Deputy General Director

REPORT OF MANANGEMENT

Management of Ha Do Group Joint Stock Company ("the Company") is pleased to present this report and the separate financial statements of the Company for the period ended 30 June 2026.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

Management is responsible for the separate financial statements of each fiscal year which give a true and fair view of the separate financial position of the Company, and of the separate results of its operations and its separate cash flows for the year. In preparing those separate financial statements, management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the separate financial statements;
- prepare and present the separate financial statements in accordance with accounting standards, accounting system and relevant prevailing regulations.
- prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the separate financial position of the Company and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management hereby states that in its opinion, the separate financial statements give a true and fair view of the separate financial position of the Company as at 30 June 2026, and of the separate results of its operations and its separate cash flows for the reporting period from 01/01/2026 to 30/06/2026 in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.

STATEMENT BY MANAGEMENT

The financial position and the separate results of operations for the financial period from 01/01/2026 to 30/06/2026 of Ha Do Group Joint Stock Company are presented from page 05 to page 35 enclosed herein. The Company has subsidiaries as disclosed in the separate financial statements, The company also prepared the consolidated financial statements of the Company and its subsidiaries for the reporting period ended 30 June 2026. Users of the separate financial statements should read them together with the said consolidated financial statements in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Company and its subsidiaries.

For and on behalf of the Board of Directors
(Permitted)

CÔNG TY CỔ PHẦN TẬP ĐOÀN HÀ ĐÔ
HADO GROUP
MSDN: 0100283802

CHỦ TỊCH
Lê Xuân Long

For and on behalf of the Management
General Director

Nguyễn Trọng Minh

Hanoi, Vietnam
Date 30 July 2026

FINANCIAL STATEMENT REPORT

As at 30 June 2026

Currency: VND

No.	ASSETS	Code	Notes	As at 30 June 2026	As at 01 January 2026
A.	**CURRENT ASSETS**	**100**		**2,504,403,259,319**	**1,927,593,778,233**
I.	**Cash and cash equivalents**	**110**	**V.1**	**175,862,113,777**	**95,107,266,384**
1	Cash	111		113,933,846,918	35,686,932,332
2	Cash equivalents	112		61,928,266,859	59,420,334,052
II.	**Short-term financial investments**	**120**	**V.2**	**1,434,013,283,697**	**1,114,638,951,603**
1	Held-for-trading securities	121	V.2.1	1,107,093,283,697	629,907,434,246
2	Held-to-maturity investments	123	V.2.2	383,219,901,708	541,031,419,065
3	Provision for held-to-maturity investments	124		(56,299,901,708)	(56,299,901,708)
III.	**Current accounts receivable**	**130**	**V3**	**522,356,491,286**	**355,495,150,967**
1	Short-term trade receivables	131		251,193,733,674	250,888,945,019
2	Short-term advances to suppliers	132		17,488,207,936	16,738,836,783
3	Other short-term receivables	135		275,434,143,242	109,626,962,731
4	Provision for doubtful short-term receivables	136		(21,759,593,566)	(21,759,593,566)
IV.	**Inventories**	**140**	**V.4**	**357,898,684,343**	**356,710,958,390**
1	Inventories	141		368,122,885,107	366,935,159,154
2	Provision for inventories	142		(10,224,200,764)	(10,224,200,764)
V.	**Other current assets**	**160**		**14,272,686,216**	**5,641,450,889**
1	Short-term prepaid expenses	161		2,549,225,816	1,276,622,395
2	Value-added tax deductible	162		156,748,581	-
3	Tax and other receivables from the State	163	V.5	11,566,711,819	4,364,828,494
B.	**NON-CURRENT ASSETS**	**200**		**7,729,383,929,587**	**7,417,519,519,827**
I.	**Long-term receivables**	**210**		**269,167,693,312**	**273,088,471,795**
1	Long-term advances to suppliers	212	V.6	267,976,542,626	267,041,724,396
2	Other long-term receivables	215		1,191,150,686	6,046,747,399
II.	**Fixed assets**	**220**		**183,142,976,816**	**189,228,708,716**
1	Tangible fixed assets	221	V.7	182,998,056,171	189,054,928,071
	- Cost	*222*		*344,596,121,939*	*344,596,121,939*
	- Accumulated depreciation	*223*		*(161,598,065,768)*	*(155,541,193,868)*
2	Intangible fixed assets	227	V.7	144,920,645	173,780,645
	- Cost	*228*		*1,679,617,500*	*1,679,617,500*
	- Accumulated depreciation	*229*		*(1,534,696,855)*	*(1,505,836,855)*
III.	**Investment property**	**240**	**V.8**	**584,347,904,571**	**592,843,607,769**
	- Cost	241		850,975,640,033	846,082,029,569
	- Accumulated depreciation	242		(266,627,735,462)	(253,238,421,800)
IV.	**Long-term assets in progress**	**250**	**V.9**	**132,966,041,893**	**131,911,331,713**
1	Long-term work in progress	251		37,070,429,971	37,070,429,971
2	Construction in progress	252		95,895,611,922	94,840,901,742
V.	**Long-term investments**	**260**	**V.10**	**6,554,825,136,336**	**6,224,547,744,336**
1	Investments in subsidiaries	261		6,535,353,594,257	6,223,776,202,257
2	Investments in jointly-controlled entities	262		150,000,000	150,000,000
3	Provision for diminution in value of long-term investments	264		(17,978,457,921)	(17,978,457,921)
4	Held-to-maturity investments	265		37,300,000,000	18,600,000,000
VI.	**Other long-term assets**	**270**		**4,934,176,659**	**5,899,655,498**
1	Long-term prepaid expenses	271		2,926,611,653	3,892,090,492
2	Deferred tax assets	272		2,007,565,006	2,007,565,006
	TOTAL ASSETS	**280**		**10,233,787,188,906**	**9,345,113,298,060**

FINANCIAL STATEMENT REPORT
As at 30 June 2026

Currency: VND

No.	RESOURCES	Code	Notes	As at 30 June 2026	As at 01 January 2026
C	**LIABILITIES**	**300**		**4,342,047,013,240**	**3,412,901,007,023**
I.	**Current liabilities**	**310**		**3,513,313,348,150**	**2,327,864,598,363**
1	Short-term trade payables	311	V.11	44,905,454,085	50,185,288,893
2	Short-term advances from customers	312	V.11	11,813,286,143	48,661,946,072
3	Dividends and profits payable	313		160,911,400	93,156,450
4	Short-term taxes and other payables to the State	314	V.11	1,725,212,047	5,336,229,908
5	Payables to employees	315		5,194,692,393	11,709,439,596
6	Short-term accrued expenses	316	V.11	730,539,323,960	650,549,025,627
7	Short-term unearned revenue	319		623,244,734	764,093,443
8	Other short-term payables	320	V.11	1,741,060,813,588	985,513,969,612
9	Current borrowings and lease liabilities	321	V.13	937,172,241,163	534,080,502,349
10	Bonus and welfare fund	323		40,118,168,637	40,970,946,413
II.	**Non-current liabilities**	**330**		**828,733,665,090**	**1,085,036,408,660**
1	Long-term accrued expenses	334	V.12	16,191,826,876	72,486,852,170
2	Other long-term payables	338	V.12	17,790,299,214	18,166,017,490
3	Non-current borrowings and lease liabilities	339	V.13	794,751,539,000	994,383,539,000
D.	**OWNERS' EQUITY**	**400**		**5,891,740,175,666**	**5,932,212,291,037**
I.	**Capital**	**410**	V.14	**5,891,740,175,666**	**5,932,212,291,037**
1	Share capital	411		4,069,573,330,000	3,699,630,350,000
	- Shares with voting rights	*411*		*4,069,573,330,000*	*3,699,630,350,000*
	- Cổ phiếu ưu đãi			-	-
2	Share premium	412		374,867,728,678	374,867,728,678
3	Investment and development funds	418	V.15	23,516,835,886	23,516,835,886
4	Undistributed earnings	420		1,423,782,281,102	1,834,197,376,473
	- Undistributed earnings by the end of prior year	*420a*		*1,279,272,878,974*	*1,514,698,600,665*
	- Undistributed earnings of current priod	*420b*		*144,509,402,128*	*319,498,775,808*
II.	**Other funds**	**430**			
	TOTAL LIABILITIES AND OWNERS' EQUITY	**440**		**10,233,787,188,906**	**9,345,113,298,060**

Hanoi, 30 July 2026

Preparer	Chief Accountant	General Director
Vu Thi Dung	Dao Huu Tung	Nguyễn Trọng Minh

CÔNG TY CỔ PHẦN TẬP ĐOÀN HÀ ĐÔ
HADO GROUP
MSDN: 0100283802

INCOME STATEMENT
For the reporting period from 1 January 2026 to 30 June 2026

Currency: VND

ITEMS	Code	Notes	Quarter II		For the reporting priod ended 30 June	
			Current year	Previous year	Current year	Previous year
1. Revenue from sale of goods and rendering of services	**01**	VI.1	**74,725,078,788**	**73,797,599,506**	**208,934,301,141**	**152,562,571,958**
2. Deductions	02		24,512,501,584	-	30,072,150,328	**24,593,182,141**
3. Net revenue from sale of goods and rendering of services (10=01-02)	**10**		**50,212,577,204**	**73,797,599,506**	**178,862,150,813**	**127,969,389,817**
4. Cost of goods sold and services rendered	11	VI.2	13,407,006,810	145,873,276,219	61,588,013,519	163,938,812,492
5. Gross profit from sale of goods and rendering of services (20=10-11)	**20**		**36,805,570,394**	**(72,075,676,713)**	**117,274,137,294**	**(35,969,422,675)**
7. Finance income	22	VI.3	125,225,722,284	183,200,264,455	147,243,845,738	237,233,796,903
8. Finance expenses	23	VI.4	17,582,401,942	11,472,595,178	34,119,733,854	22,066,196,799
- In which: Interest expenses	*24*		*17,575,647,002*	*11,397,114,273*	*34,095,551,964*	*21,988,721,155*
9. Selling expenses	25	VI.5	2,415,788,998	1,894,234,983	4,075,737,059	2,857,246,456
10. General and administrative expenses	26	VI.5	19,787,479,744	25,560,855,588	40,047,164,770	46,474,332,358
11. Operating profit	**30**		**122,245,621,994**	**72,196,901,993**	**186,275,347,349**	**129,866,598,615**
12. Other income	31		63,682,051	24,336,650	100,745,687	38,836,650
13. Other expenses	32		41,850,549,935	179,769,355	41,866,690,908	20,773,634,814
14. Other profit	**40**		**(41,786,867,884)**	**(155,432,705)**	**(41,765,945,221)**	**(20,734,798,164)**
15. Accounting profit before tax	**50**		**80,458,754,110**	**72,041,469,288**	**144,509,402,128**	**109,131,800,451**
16. Current corporate income tax expenses	**51**		-	(4,258,357,815)	-	-
17. Deferred tax expenses	**52**		-	-	-	-
18. Net profit after tax	**60**		**80,458,754,110**	**76,299,827,103**	**144,509,402,128**	**109,131,800,451**

Hanoi, 30 July 2026

Preparer	Chief Accountant	General Director
Vu Thi Dung	Dao Huu Tung	Nguyễn Trọng Minh

CÔNG TY CỔ PHẦN TẬP ĐOÀN HÀ ĐÔ
HADO GROUP
MSDN: 0100283802

CASH FLOW STATEMENT

(Indirect method)

For the reporting period from 1 January 2026 to 30 June 2026

Currency: VND

	Items	Code	For the reporting priod ended 30 June	
			Current year	Previous year
I.	**Cash flows from operating activities**			
1	***Accounting profit before tax***	01	**144,509,402,128**	**109,131,800,451**
2	***Adjustments for:***			
-	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets (including allocated goodwill during the year)	02	19,475,045,562	19,095,372,517
-	Profits from investing activities	05	(144,431,546,964)	(225,385,868,677)
-	Interest expenses	06	34,095,551,964	21,988,721,155
3	***Operating profit before changes in working capital***	***08***	***53,648,452,690***	***(75,169,974,554)***
-	Decrease/(increase) in receivables	09	(19,310,883,911)	6,855,126,435
-	Decrease/(increase) in inventories	10	(6,081,336,417)	(545,315,747)
-	Decrease in payables (other than interest, corporate income tax)	11	625,224,281,037	272,084,447,993
-	Increase in prepaid expenses	12	(307,124,582)	(56,373,736)
-	(Increase)/decrease in held-for-trading securities	13	(477,185,849,451)	(46,036,036,201)
-	Interest paid	14	(4,600,553,141)	(6,392,176,859)
-	Corporate income tax paid	15	(7,130,348,768)	(21,869,386,125)
-	Other cash inflows from operating activities	16	-	-
-	Other cash outflows for operating activities	17	(4,316,826,555)	(898,058,626)
	Net cash flows (from)/used in operating activities	**20**	**159,939,810,902**	**127,972,252,580**
II.	**Cash flows from investing activities**			
-	Purchase and construction of fixed assets and other long-term assets	21	(1,054,710,180)	(32,360,603,676)
-	Loans to other entities and payments for purchase of debt instruments of other entities	23	(102,000,000,000)	(90,000,000,000)
-	Collections from borrowers	24	241,111,517,357	114,413,358,794
-	Payments for investments in other entities	25	(311,577,392,000)	(881,932,225,000)
-	Interest and dividends received	27	75,857,400,000	101,518,316,316
	Net cash flows used in investing activities	**30**	**(97,663,184,823)**	**(788,361,153,566)**

CASH FLOW STATEMENT

(Indirect method)

For the reporting period from 1 January 2026 to 30 June 2026

Currency: VND

Items	Code	For the reporting priod ended 30 June	
		Current year	Previous year
III Cash flows from financing activities			
- Drawdown of borrowings	33	243,268,000,000	831,510,000,000
- Repayment of borrowings	34	(39,808,261,186)	(94,803,164,151)
- Dividends paid/Profit distributed	36	(184,981,517,500)	-
Net cash flows used in financing activities	**40**	**18,478,221,314**	**736,706,835,849**
Net (decrease)/increase in cash for the period	**50**	**80,754,847,393**	**76,317,934,863**
Cash and cash equivalents at beginning of Period	**60**	**95,107,266,384**	**181,460,953,377**
Impact of exchange rate fluctuation	61		
Cash and cash equivalents at end of Period	**70**	**175,862,113,777**	**257,778,888,240**

Hanoi, 30 July 2026

Preparer	Chief Accountant	General Director
Vu Thi Dung	Dao Huu Tung	Nguyễn Trọng Minh

CÔNG TY CỔ PHẦN TẬP ĐOÀN HÀ ĐÔ
HADO GROUP
MSDN: 0100283802

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

As at 30 June 2026 and for the priod ended

I. CORPRATE INFORMATION

1. Forms of shareholders ownership

Ha Do Group Joint Stock Company ("the Company is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate No. 0100283802 issued by Hanoi Department of Planning and Investment on 11 April 2005. The Company subsequently received amended Enterprise Registration Certificates, with the latest is the 34th amended Enterprise Registration Certificate being granted on 01 July 2026.

2. Business sectors:

The principal activities of the Company in the current year are to develop, construct and trade real estate properties; construction services; provide hospitality services, office leasing and to conduct other businesses.

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The Company's fiscal year applicable for the preparation of its consolidated financial statements starts on 1 January and ends on 31 December.

2. Accounting currency

The separate financial statements are prepared in VND which is also the Company's accounting currency.

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting standards and system:

The Company applies Vietnamese Enterprise Accounting System in accordance with Circular 99/2025/TT-BTC introduced on 27/10/2025 which supersedes Circular No. 200/2014/TT-BTC, Vietnamese Accounting Standards issued by the Ministry of Finance and relevant amendments, supplementary issues and guidance.

2. The declaration of compliance with Vietnamese Accounting Standards and system:

The separate financial statements of the Company, which are expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- ▶ Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- ▶ Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- ▶ Decision No. 234/2003/QD-BTC dated 31 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- ▶ Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and

▶ Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying separate financial statements, including their utilization are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the financial position and results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

3. Applied accounting documentation system :

The Company's applied accounting documentation system is the General Journal system.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash, subject to an insignificant risk of change in value and that are used for meeting short-term payment obligations.

2. Inventories

2.1. Recognition of inventories:

Inventories are measured at the lower of historical cost and net realisable value. Historical cost is based on specific identification method and comprise costs incurred in bringing the inventories to their present location and conditions. For finished goods and work in progress, historical costs comprise land use rights, amounts paid to contractors for construction and development of infrastructure, construction management fees and other relevant fees. Net realisable value is the estimated selling price less the estimated costs to completion and the estimated costs of sale.

2.2. Inventory system:

The company applies perpetual inventory method to account for inventories.

2.3. Provision for obsolete inventories:

An inventory provision is created at the balance sheet date for the difference by which the historical cost is higher than the net realisable value of inventories.

3. Trade receivables and other receivables:

Receivables are presented in the separate financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

Provision for doubtful debts is made in accordance with provisions in Circular 48/2019/TT-BTC dated 08/08/2019 by the Ministry of Finance.

4. Tangible fixed assets:

4.1. Recognition of tangible and intangible fixed assets:

Fixed assets are stated at historical cost. Fixed assets are stated at initial value less accumulated depreciation or amortisation and carrying value.

4.2. Depreciation of tangible fixed assets, investment properties

Depreciation of tangible fixed assets is calculated on a straight-line basis. Useful life of assets used for depreciation is estimated in accordance with Circular 45/2013/TT-BTC dated 25/04/2013 by the Ministry of Finance on the management, usage and depreciation of fixed assets.

5. Investments

Investments in subsidiaries and associates are carried at cost. Distributions from accumulated net profits of the subsidiaries and associates arising after the date of acquisition are recognised in the separate income statements. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investments in joint ventures over which the Company has significant influence are carried at cost. Contributions to joint ventures are not affected by changes in the Company's share of net assets of joint ventures. Distributions from accumulated net profits of the joint ventures arising after the date of acquisition are recognised in the separate income statements.

6. Capitalisation of other expenses:

6.1. Prepaid expenses:

Prepaid expenses in relation to expenses incurred in the current fiscal year are reported as short-term prepaid expenses.

The following expenses incurred in the fiscal year are recognised as long-term prepaid expenses and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses:

- Instruments and tools of high value issued for use
- Expenses incurred in relation to the economic benefits of several fiscal years.

Prepaid expenses allocated to construction in progress, improvement of fixed assets are capitalized into fixed assets currently invested and improved.

6.2. Other expenses:

Other expenses incurred by the investment into construction in progress, and the improvement of fixed assets are capitalized into fixed assets currenly invested and improved.

6.3. Allocation of prepaid expenses

Prepaid expenses in relation to the current fiscal year are reported as operating expenses in the fiscal year.

Calculation and allocation of long-term prepaid expenses into the operating expenditures of each year are based on the substance and size of each expense to determine the appropriate allocation method and criteria.

7. Payables and accruals

7.1. Recognotion of payables and accruals

Payables and accruals, whether or not billed to the Company, are recognised as expenses of the current fiscal year to avoid overestimation of expenses and to ensure the matching principle of revenue and expenses. Once accruals are billed to the Company, should there be difference from the accrued amounts, a corresponding addition or deduction to expenses is made.

7.2. Provision for unemployment subsidy fund

Under Vietnam's Labour Law, when employees working for the Company for more than 12 months ("qualified employees") voluntarily terminate contracts, employers have to pay resignation subsidies for the employees based on their years of employment and salary at resignation. Provision for resignation subsidy is made on the basis of current remuneration and working years. Under Law on Social Insurance, effective from the date 01 January 2009, the Company and its employees are required to contribute to unemployment insurance fund managed by Vietnam Social Security. Amounts paid by each party are calculated at 1% of the lower between the basic salary and 20 times the general minimum wage imposed by the Government anytime. Having applied unemployment insurance regime, the Company is not statutorily required to provide for resignation subsidy for working years of the employees after 01 January 2009.

8. Shareholders' equity

Shareholders' equity is recognised on the basis of the actual contributions by shareholders.

Share premium is determined as the excess of the actual issue price against the face value upon the initial public offering, subsequent offering and treasury offering.

Other capital is stated at the disposal value that is either the fair value of assets offered, gifted by organizations, individuals after taxes in relation to these offers and gifts; or the fair value of other sources from the results of operations.

Treasury stocks are outstanding stocks that are issued and then bought back by the issuing company. Treasury stocks are recognised at the actual values and presented in separate balance sheet as a deduction from shareholders' equity.

Dividends to be distributed are recognised as liabilities in separate balance sheet following approval at General Meeting of Shareholders and notice of dividend distributions issued by the Board of Directors.

Undistributed after-tax profits are earnings from different activities of the Company after adjusting amounts of retrospective application to change accounting policies and rectify significantly misstated opening balances.

Profit after tax is distributed in accordance with the Company's charter and consensus at General Meeting of Shareholders.

9. Revenue recognition

9.1. Revenue from sale of investment property is recognised upon meeting the following conditions:

- The significant risks and rewards of ownership of the properties have passed to the buyer;
- The Company no longer has the right to manage investment property as the owner or control the investment property;

- Revenue can be reliably measured;
- Economic benefits have flowed or probably will flow to the Company;
- Expenses incurred as a result of sales are reliabily determined.

9.2. Revenue from construction are recognised as follows:

Settlement amounts (or periodic settlements) determined after inspection, signing between investors and contractors.

9.3. Revenue from rendering of services

Revenue from hotel services and other related services are recorded when the services are rendered to the customers, and the outcome of the contract is certainly determined. When provision of services in relation to several reporting periods, revenue is recognised based on the proportion of finished works at separate balance sheet date. The outcome of service provision contract is determined upon meeting the following conditions:

- Revenue can be reliably measured;
- It is probable that the economic benefits will flow to the Company;
- The proportion of works completed is certainly determined at separate balance sheet date;
- Expenses incurred as a result of the contract and to complete the provision of service are reliably determined.

9.4. Revenue from financial activities: Revenue arising from gains, royalties, dividends, distributed profits and other finance income recognised upon meeting both the following conditions:

- It is probable that the economic benefits will flow to the Company;
- Revenue can be reliably measured.

Dividends and distributed profits are recognised when the Company is entitled to receiving the dividends or profits from capital contribution.

10. Recognition of finance expenses

Recognised finance expenses comprise:

- Expenses or losses as a result of financial investments;
- Lending and borrowing expenses;
- Losses arising from exchange rate variations in foreign currency transactions.
- Provision for impairment of secutities investment

Finance expenses are recognised at the aggregate amounts arising in the reporting period, not to be net off with finance income.

11. Recognition of current and deferred corporate income tax expenses

Current corporate income tax expenses are determined on the basis of income subject to corporate income tax and tax rate in the current year.

Deferred corporate income tax expenses are determined on the basis of the deductible temporary differerence, the taxable temporary difference and the corporate income tax rate.

V. NOTES TO ITEMS DISCLOSURED IN THE SEPARATE FINANCIAL STATEMENT REPORT

Currency: VND

V.1. Cash and cash equivalents

	As at 30 June 2026	As at 01 January 2026
Cash on hand	4,128,775,151	4,075,581,785
Cash at banks	109,805,071,767	29,470,321,748
Cash is being transferred		2,141,028,799
Cash equivalents	61,928,266,859	59,420,334,052
Total	**175,862,113,777**	**95,107,266,384**

Details of each type of foreign currency in original currency:

	As at 30 June 2026	As at 01 January 2026
Foreign currency:		
US Dollars (USD)	8,220.62	9,749.48

V.2. Short-term financial investments

2.1 Held-for-trading securities

Currency: VND

	As at 30 June 2026			As at 01 January 2026		
	Cost	Fair Value	Provision	Cost	Fair Value	Provision
Bond	1,107,093,283,697	(*)	-	629,907,434,246	(*)	-
Tổng cộng	**1,107,093,283,697**			**629,907,434,246**		

Details of investments in bond accounting for over 10% of total bond value as of June 30, 2026 and January 1, 2026

	As at 30 June 2026			As at 01 January 2026		
Bond	Cost	Fair Value	Provision	Cost	Fair Value	Provision
TP_IPA12501	156,916,604,653	(*)	-	-		
TP_LPB125006	167,353,826,950	(*)	-	-	(*)	-
TP_SHB202401	126,607,596,441	(*)		-		
TP_IPA12403,IPA12402	-			102,021,177,094		
TP_NPM12209	-		-	103,356,630,557	(*)	-
CCTG_EVNFC_8				72,819,178,110	(*)	-
TP_BCM12407				101,139,676,956	(*)	

(*) As at 30 June 2026, the Company has not collected sufficient information to evaluate the fair value of these investments.

V. NOTES TO ITEMS DISCLOSURED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

2.2 Held-to-maturity investments

	As at 30 June 2026		As at 01 January 2026	
	Cost	Carrying amount	*Cost*	Carrying amount
Bond investment	310,000,000,000	310,000,000,000	391,111,517,357	391,111,517,357
Deposits	13,620,000,000	13,620,000,000	93,620,000,000	93,620,000,000
Loan receivables	59,599,901,708	59,599,901,708	56,299,901,708	56,299,901,708
Tổng cộng	**383,219,901,708**	**383,219,901,708**	**541,031,419,065**	**541,031,419,065**
Provision for doubtful short-term loan receivables	(56,299,901,708)		(56,299,901,708)	

V.3. Short-term receivables

Currency: VND

Short-term trade receivables

	As at 30 June 2026	As at 01 January 2026
Receivables from sale of inventory properties	212,104,384,459	212,433,942,114
Receivables from hotel services	7,306,308,225	6,180,535,639
Receivable from other activities	31,783,040,990	32,274,467,266
Total	**251,193,733,674**	**250,888,945,019**

In which		
Short-term trade receivables from others	228,272,971,086	226,883,486,054
Short-term trade receivables from related parties	22,920,762,588	24,005,458,965

Short-term trade receivables from related parties

	As at 30 June 2026	As at 01 January 2026
Ha Do PM JSC	30,040,938	30,040,938
Binh An Riverside JSC	5,245,055,854	5,245,055,854
756 Sai Gon JSC	3,257,675,102	3,257,675,102
Ha Do NPM JSC	243,013,333	1,581,583,710
Song Tranh 4 JSC	781,783,116	781,783,116
Khanh Ha JSC	518,163,607	518,163,607
Ha Do Binh Thuan LLC	2,064,484,073	2,064,484,073
Ha Do International Investment LLC	5,447,390,528	5,447,390,528
Za Hung JSC	2,317,363,037	2,063,489,037
Minh Long JSC	111,456,000	111,456,000
Mr Nguyen Trong Thong	643,142,000	643,142,000
Mr Le Xuan Long	769,417,000	769,417,000
Mrs Hoang Thi Phuong Dieu	617,896,000	617,896,000
Other internal related individuals	873,882,000	873,882,000
Total	**22,920,762,588**	**24,005,458,965**

V. NOTES TO ITEMS DISCLOSURED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.3. Short-term receivables (continued)

Short-term advances to suppliers

Currency: VND

	As at 30 June 2026	As at 01 January 2026
Nam Viet Engineering Joint Stock Company	3,356,516,900	3,356,516,900
Other suppliers	14,131,691,036	13,382,319,883
Total	**17,488,207,936**	**16,738,836,783**

Currency: VND

Other short-term receivables

	As at 30 June 2026	As at 01 January 2026
Advances	120,093,935,736	41,688,524,697
Dividend and distributed profit receivables from subsidiaries	120,219,074,000	60,459,074,000
Loan, deposit and bond interest receivables	7,842,196,771	3,071,810,293
Other short-term receivables	27,278,936,735	4,407,553,741
Total	**275,434,143,242**	**109,626,962,731**

V.4. Inventories

Currency: VND

	As at 30 June 2026		As at 01 January 2026	
	Cost	Provision	Cost	Provision
Real estate properties developed for sale	361,077,096,183	10,224,200,764	361,304,921,361	10,224,200,764
An Khanh - An Thuong Project	*315,957,771,059*	*10,224,200,764*	*316,460,182,904*	*10,224,200,764*
Dich Vong Project – CC1	*41,814,351,699*		*41,814,351,699*	
Others	*3,304,973,425*		*3,030,386,758*	
Work in progress	*6,515,385,806*		5,174,387,457	
Raw materials	530,403,118		455,850,336	
Total	**368,122,885,107**	**10,224,200,764**	**366,935,159,154**	**10,224,200,764**

V. NOTES TO ITEMS DISCLOSURED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.5. Tax and other receivables from the State

	As at 30 June 2026	As at 01 January 2026
Corporate income tax	11,425,427,976	4,295,079,208
Personal income tax	141,283,843	69,749,286
Total	**11,566,711,819**	**4,364,828,494**

V.6. Long-term advances to suppliers

	As at 30 June 2026	As at 01 January 2026
Tu Liem JSC	150,976,542,626	150,041,724,396
756 One Member Co., Ltd	117,000,000,000	117,000,000,000
Total	**267,976,542,626**	**267,041,724,396**

V. NOTES TO ITEMS DISCLOSURED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.7. Fixed assets

Increase and decrease in tangible, intangible fixed assets

Currency: VND

No.	Items	Buildings and structures	Machineries and equipment	Means of transportation	Office equipment	Other Tangible Fixed Assets	Total tangible fixed assets	Intangible fixed assets
I	**Cost:**							
	As at 01 January 2026	**244,421,955,098**	**85,056,611,786**	**9,828,639,954**	**5,213,035,101**	**75,880,000**	**344,596,121,939**	**1,679,617,500**
	Increase				-	-	-	-
	New purchase				-	-	-	-
	Transfer from construction in progress							
	Due to reclassification							
	Decrease							
	Disposal							
	Due to reclassification							
	As at 30 June 2026	**244,421,955,098**	**85,056,611,786**	**9,828,639,954**	**5,213,035,101**	**75,880,000**	**344,596,121,939**	**1,679,617,500**
II	**Accumulated depreciation:**							
	As at 01 January 2026	**79,623,050,065**	**62,217,999,615**	**8,885,839,964**	**4,805,873,112**	**8,431,112**	**155,541,193,868**	**1,505,836,855**
	Increase	**3,923,798,412**	**1,901,838,882**	**161,272,002**	**57,315,936**	**12,646,668**	**6,056,871,900**	**28,860,000**
	Depreciation for the period	3,923,798,412	1,901,838,882	161,272,002	57,315,936	12,646,668	6,056,871,900	28,860,000
	Due to reclassification							
	Decrease							
	Disposal							
	Due to reclassification							
	As at 30 June 2026	**83,546,848,477**	**64,119,838,497**	**9,047,111,966**	**4,863,189,048**	**21,077,780**	**161,598,065,768**	**1,534,696,855**
III	**Net carrying amount:**							
	As at 01 January 2026	**164,798,905,033**	**22,838,612,171**	**942,799,990**	**407,161,989**	**67,448,888**	**189,054,928,071**	**173,780,645**
	As at 30 June 2026	**160,875,106,621**	**20,936,773,289**	**781,527,988**	**349,846,053**	**54,802,220**	**182,998,056,171**	**144,920,645**

V. NOTES TO ITEMS DISCLOSURED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.8. Investment properties

Currency: VND

	Buildings, structures and land use rights
Cost:	
Beginning balance	846,082,029,569
Increase	4,893,610,464
Decrease	
Ending balance	850,975,640,033
Accumulated depreciation:	
Beginning balance	253,238,421,800
Increase of depreciation	13,389,313,662
Decrease of depreciation	
Ending balance	266,627,735,462
Net carrying amount:	
Beginning balance	592,843,607,769
Ending balance	584,347,904,571

Details of historical costs of the Company's investment properties are as follows:

	As at 30 June 2026	As at 01 January 2026
Ha Do Airport Office Building	180,766,432,781	180,766,432,781
Buildings structures of 60M Truong Son	133,600,517,254	133,600,517,254
Commercial floor of apartment building 151	4,881,479,260	4,881,479,260
Commercial area of Z751 Apartment building	4,057,028,078	4,057,028,078
Commercial area of 183 Hoang Van Thai Apartment building	13,952,126,285	13,952,126,285
Commercial area of N10 Apartment building	21,336,181,353	21,336,181,353
Basement of N10 Apartment building	16,882,854,908	16,882,854,908
Commercial area of Nguyen Van Cong Apartment building	10,618,892,068	10,618,892,068
Tennis courts CC2+CC3	3,135,792,727	3,135,792,727
Commercial area of Ha Do 186 Hoang Sam Apartment Building	27,488,274,808	27,488,274,808
Commercial area of Dich Vong CC1	23,794,849,884	23,794,849,884
Basement of Dich Vong CC1	9,593,876,960	9,593,876,960
Rental property at Alley 776, Su Van Hanh Street	92,781,161,123	87,887,550,659
Commercial area of Ha Do Centrosa Garden	308,086,172,544	308,086,172,544
Total	**850,975,640,033**	**846,082,029,569**

V. NOTES TO ITEMS DISCLOSURED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.9. Long-term assets in progress

Currency: VND

Long-term work in progress

	As at 30 June 2026	As at 01 January 2026
	-	
Project of Complex Building in Dich Vong New Urban Area	32,836,204,700	32,836,204,700
Others	4,234,225,271	4,234,225,271
Cộng	**37,070,429,971**	**37,070,429,971**

Construction in progress

Construction in progress includes the following projects:

	As at 30 June 2026	As at 01 January 2026
An Khanh – An Thuong Project	45,168,816,071	44,927,168,632
Electric energy Projects	702,000,000	-
Dich Vong Project – CC3	50,024,795,851	49,913,733,110
Total	**95,895,611,922**	**94,840,901,742**

V. NOTES TO ITEMS DISCLOSURED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.10. Financial investments

Long-term investments	As at 30 June 2026		As at 01 January 2026	
	Cost VND	Fair value VND	Cost VND	Fair value VND
Held-to-maturity bonds	25,000,000,000	25,000,000,000	3,000,000,000	3,000,000,000
Loan receivables	12,300,000,000	12,300,000,000	15,600,000,000	15,600,000,000
	37,300,000,000	**37,300,000,000**	**18,600,000,000**	**18,600,000,000**

V. NOTES TO ITEMS DISCLOSURED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.10. Financial investment (*Continued)*

	As at 30 June 2026			As at 01 January 2026		
	No. of shares	Ownership	Carrying value (VND)	No. of shares	Ownership	Carrying value (VND)
Long-term investments in:						
Subsidiaries						
1 756 Sai Gon JSC	28,350,000	63.00%	283,500,000,000	28,350,000	63.00%	283,500,000,000
2 Khanh Ha JSC	18,440,000	70.92%	196,842,885,000	18,440,000	70.92%	196,842,885,000
3 Binh An Riverside JSC	61,782,000	99.97%	628,299,000,000	61,782,000	99.97%	628,299,000,000
4 Ha Do International Investment LLC	(*)	100%	374,387,594,832	(*)	100%	372,910,202,832
5 Minh Long JSC	63,724,216	73.67%	730,313,139,435	63,724,216	73.67%	730,313,139,435
6 Education Equipment 1 JSC	89,992,157	99.98%	1,140,018,982,322	89,992,157	99.98%	1,140,018,982,322
7 Za Hung group JSC	69,531,600	51.75%	371,629,000,000	69,531,600	51.75%	371,629,000,000
8 Song Tranh 4 JSC	15,300,000	34.00%	157,994,654,400	15,300,000	34.00%	157,994,654,400
9 Ha Do Energy JSC	112,460,000	99.96%	1,124,600,000,000	112,460,000	99.96%	1,124,600,000,000
10 Agrita Quang Nam JSC	99,729,000	94.98%	1,190,305,295,099	99,729,000	94.98%	1,190,305,295,099
11 Binh Gia wind Energy JSC	31,010,000	99.90%	310,100,000,000			
12 Ha Do PM JSC	1,499,250	99.95%	7,365,043,169	1,499,250	99.95%	7,365,043,169
13 Ha Do NPM JSC	1,999,800	99.99%	19,998,000,000	1,999,800	99.99%	19,998,000,000
Total			**6,535,353,594,257**			**6,223,776,202,257**
Associate						
1 Dich Vong Complex Company Liability Limited		50.00%	150,000,000		50.0%	150,000,000
Total			**150,000,000**			**150,000,000**
Provision for diminution in value of long-term investments						
- *Provision for investments in subsidiaries*			*(17,978,457,921)*			*(17,978,457,921)*
Total			**(17,978,457,921)**			**(17,978,457,921)**

(*) Ha Do International Investment LLC was established in Laos.

V. NOTES TO ITEMS DISCLOSURED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.11. Current liabilities

Currency: VND

Short-term trade payables

	As at 30 June 2026	As at 01 January 2026
Short-term payables to related parties	35,971,106,232	38,879,627,495
D.N.T Construction Trading Service LTD	880,020,000	880,020,000
AHS Property Joint Stock Company	-	1,997,794,000
Others	8,054,327,853	8,427,847,398
Total	**44,905,454,085**	**50,185,288,893**

Short-term payables to related parties

	As at 30 June 2026	As at 01 January 2026
756 Sai Gon JSC	31,890,294,513	31,890,294,513
Ha Do PM JSC	1,600,304,088	1,905,350,378
Ha Do NPM JSC	460,962,172	3,064,437,145
Other related parties:	2,019,545,459	2,019,545,459
Total	**35,971,106,232**	**38,879,627,495**

Short-term advances from customers

Currency: VND

	As at 30 June 2026	As at 01 January 2026
Downpayment from customers under sale and purchase agreements for real-estate properties	11,506,746,589	48,292,352,574
Advances for construcsion services	245,000,000	245,000,000
Others	61,539,554	124,593,498
Total	**11,813,286,143**	**48,661,946,072**

Other short-term payables

Currency: VND

	As at 30 June 2026	As at 01 January 2026
Payables for centralised cash flow management	1,540,153,579,970	771,488,537,006
Payables on behalf	11,180,030,098	12,733,739,138
Military Science and Technology Institute	5,620,228,180	10,202,767,947
Finance Department, Ministry of National Defence	10,804,815,102	7,292,569,968
Newton Education & Trainning Investment LTD	20,630,454,546	20,630,454,546
Surya Prakash Vietnam Energy LTD	34,000,000,000	34,000,000,000
Ha Do Energy JSC	92,082,000,000	92,082,000,000
Accrued interest expenses	-	9,388,367,944
Other short-term payables	1,915,980,234	1,839,749,971
Deposits received	24,673,725,458	25,855,783,092
Total	**1,741,060,813,588**	**985,513,969,612**

V. NOTES TO ITEMS DISCLOSURED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.11 Current liabilities (continued)

Tax payables to the State and statutory obligations

Currency: VND

	As at 30 June 2026	As at 01 January 2026
Value added tax	590,505,767	4,608,335,333
Personal income tax	438,396,554	650,665,143
Land & housing tax, land rental charges	558,108,902	-
Foreign contractor tax and other taxes	138,200,824	77,229,432
Total	**1,725,212,047**	**5,336,229,908**

Short -term accrued expenses

Currency: VND

	As at 30 June 2026	As at 01 January 2026
Accrual of construction costs and land use fees of real estate properties already sold	595,568,709,533	606,823,082,862
Accrued interest expenses	128,647,662,195	37,874,817,179
Others	6,322,952,232	5,851,125,586
Total	**730,539,323,960**	**650,549,025,627**

V.12. Long-term liabilities

Currency: VND

Long-term Accrued expenses	As at 30 June 2026	As at 01 January 2026
Accrued interest expenses	11,342,203,072	70,385,976,098
Others	4,849,623,804	2,100,876,072
Total	**16,191,826,876**	**72,486,852,170**

Others long-term liabilities

	As at 30 June 2026	As at 01 January 2026
Deposits received	17,762,353,134	18,138,071,410
Others	27,946,080	27,946,080
Cộng	**17,790,299,214**	**18,166,017,490**

V. NOTES TO ITEMS DISCLOSURED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.13. Loans and lease liabilities

Currency: VND

Short-term loans	As at 30 June 2026		Movement during the period		As at 01 January 2026	
	Carrying value	Payable amount	Increase	Decrease	Carrying value	Payable amount
Loans from others (individuals)	19,364,023,000	19,364,023,000	15,900,000,000		3,464,023,000	3,464,023,000
Current portion of long-term loans from bank	21,808,218,163	21,808,218,163		21,808,261,186	43,616,479,349	43,616,479,349
Current portion of long-term loans from related parties	896,000,000,000	896,000,000,000	702,000,000,000	293,000,000,000	487,000,000,000	487,000,000,000
Total	**937,172,241,163**	**937,172,241,163**	**717,900,000,000**	**314,808,261,186**	**534,080,502,349**	**534,080,502,349**
Long-term loans						
Loans from others	55,286,539,000	55,286,539,000	11,268,000,000	15,900,000,000	59,918,539,000	59,918,539,000
Loans from related parties	739,465,000,000	739,465,000,000	510,000,000,000	705,000,000,000	934,465,000,000	934,465,000,000
Total	**794,751,539,000**	**794,751,539,000**	**521,268,000,000**	**720,900,000,000**	**994,383,539,000**	**994,383,539,000**

V. NOTES TO ITEMS DISCLOSURED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)
V.13. Loans and lease liabilities (continued)

Currency: VND

*** Details of loans are presented as below:**

	Interest rate (per annum)	As at 30 June 2026	Principal and interest repayment term
- Loans from bank			
Shinhan Bank One Member Limited – Tran Duy Hung Branch	*7.5%*	21,807,668,323	*Principal and interest are paid quarterly and monthly respectively*
- Loans from others			
Loans from individuals	*4% - 6.7%*	*74,650,562,000*	*Principal and interest are paid at maturity date*
Credit Card		*549,840*	
- Loans from related parties			
Agrita Quang Nam JSC	2%-6.2%	-	
756 Sai Gon JSC	2%-6.2%	*73,465,000,000*	
Ha Do Thuan Nam LLC	4.3%	*47,000,000,000*	
Education Equipment 1 JSC	4.3%	*762,000,000,000*	
Za Hung group JSC	4,3%-6,2%	*258,000,000,000*	
Song Tranh 4 JSC	4.5%	*90,000,000,000*	
Ha Do PM JSC	4.5%	*20,000,000,000*	
Ha Do NPM JSC	4.5%	*19,000,000,000*	
Surya LLC	4,3%-6,2%	*133,000,000,000*	
Minh Long JSC	6.0%	*230,000,000,000*	
Mrs Trinh Thi Thao	4% - 6,7%	*3,000,000,000*	
Total		**1,731,923,780,163**	

V. NOTES TO ITEMS DISCLOSURED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.14. Changes in owners' equity

Currency: VND

Items	Issued share capital(*)	Share premium	Treasury shares	Investment and development fund	Undistributed earnings	Total
As at 01 January 2026	**3,699,630,350,000**	**374,867,728,678**	-	**23,516,835,886**	**1,834,197,376,473**	**5,932,212,291,037**
Increase	**369,942,980,000**	-	-	-	**144,509,402,129**	**514,452,382,129**
Net profit for the period					144,509,402,128	144,509,402,128
Share issuance for stock dividend	369,942,980,000					369,942,980,000
Decrease		-	-	-	**554,924,497,500**	**554,924,497,500**
Cash dividend					184,981,517,500	184,981,517,500
Stock dividend					369,942,980,000	369,942,980,000
As at 30 June 2026	**4,069,573,330,000**	**374,867,728,678**	-	**23,516,835,886**	**1,423,782,281,102**	**5,891,740,175,666**

V. NOTES TO ITEMS DISCLOSURED IN THE SEPARATE FINANCIAL STATEMENT REPORT (continued)

V.14. Changes in owners' equity (continued)

Share capital

The Company's approved and issued share capital is as below:

	As at 30 June 2026		As at 01 January 2026	
	No. of shares	VND	No. of shares	VND
Authorized shares	406,957,333	4,069,573,330,000	369,963,035	3,699,630,350,000
Issued shares				
Ordinary shares	406,957,333	4,069,573,330,000	369,963,035	3,699,630,350,000
Treasury shares				
Ordinary shares				
Shares in circulation				
Ordinary shares	**406,957,333**	**4,069,573,330,000**	**369,963,035**	**3,699,630,350,000**

Par value of outstanding shares: VND10,000 per share. Each share represents one voting right at the General Meeting of Shareholders. Shareholders are entitled to dividends the Company announces each time. All common stocks have the same order of priority and right to remaining assets of the Company. Rights associated with treasury stocks bought back by the Company are dismissed until treasury offering.

V.15. Funds

(a) Investment and development fund

Investment and development fund is allocated from undistributed earnings in accordance with the resolution agreed at the General Meeting of Shareholders. These funds are established for future business expansion. When funds are used for business development, amounts in use are transferred to share capital.

VI. NOTES TO ITEMS DISCLOSURED IN SEPARATE INCOME STATEMENT

VI.1. Total revenue

Total revenue represents total sale of goods and rendering of services excluding value added tax.

Currency: VND

	For the reporting priod ended 30 June	
	Current year	Previous year
Revenue from sale of real estate properties	48,857,465,826	-
Revenue from construction services	417,609,409	4,175,182,727
Revenue from hotel services	83,976,620,413	72,471,615,199
Revenue from leasing, consulting management and other activities	75,682,605,493	75,915,774,032
Total	**208,934,301,141**	**152,562,571,958**
Deduct:		
Revenue deductions	30,072,150,328	24,593,182,141

	For the reporting priod ended 30 June	
	Current year	Previous year
Net revenue	178,862,150,813	127,969,389,817
Total	**178,862,150,813**	**127,969,389,817**

VI.2. Cost of goods sold and services rendered

Currency: VND

	For the reporting priod ended 30 June	
	Current year	Previous year
Cost of sale of inventory properties	(12,270,405,534)	52,116,464,090
Cost of construction services	391,762,000	3,539,547,086
Cost of hotel services	34,881,066,133	32,407,638,935
Cost of leasing activities, management consulting and other activities	38,585,590,920	75,875,162,381
Total	**61,588,013,519**	**163,938,812,492**

VI.3. Finance income

Currency: VND

	For the reporting priod ended 30 June	
	Current year	Previous year
Interest income	4,569,385,816	5,807,130,843
Dividend income	135,617,400,000	210,271,640,000
Gain from trading securities	7,057,059,922	21,155,026,060
Total	**147,243,845,738**	**237,233,796,903**

VI. NOTES TO ITEMS DISCLOSURED IN SEPARATE INCOME STATEMENT (continued)

VI.4. Finance expenses

Currency: VND

	For the reporting priod ended 30 June	
	Current year	Previous year
Interest expenses	34,095,551,964	21,988,721,155
Others	24,181,890	77,475,644
Total	**34,119,733,854**	**22,066,196,799**

VI.5. Selling expenses and administrative expenses

Currency: VND

	For the reporting priod ended 30 June	
	Current year	Previous year
Commission fee and others	4,075,737,059	2,857,246,456
Total	**4,075,737,059**	**2,857,246,456**

General and administrative expenses

	For the reporting priod ended 30 June	
	Current year	Previous year
Labour costs	22,719,221,271	21,035,286,097
External services expenses	558,523,468	229,705,500
Provision for doubtful debts	7,437,238,464	13,414,085,143
Others	9,332,181,567	8,821,205,398
Total	**40,047,164,770**	**46,474,332,358**

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VI.6. Production and operating costs

Currency: VND

	For the reporting priod ended 30 June	
	Current year	Previous year
Development costs of inventory properties	1,188,212,848	2,364,208,534
Land use fees and land rental	7,457,457,453	251,024,249,423
Labour costs	30,629,682,012	28,527,252,586
Depreciation of fixed assets, investment properties and amortization of intangible fixed assets	21,246,776,466	19,427,629,615
External services expenses	49,306,016,727	42,040,172,897
Write-off ceased projects	-	146,636,111
Others	47,588,754,027	13,816,375,284
Total	**157,416,899,533**	**357,346,524,450**

VII. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties during the current period and previous period are as below

Currency: VND

Related parties	Relationship	Transactions	For the reporting priod ended 30 June Current year	Previous year
756 Sai Gon JSC	Subsidiary	Capital contributed	-	-
		Dividends paid	16,020,000,000	-
		Loan interest expense	1,566,515,329	1,799,573,233
Ha Do International Investment LLC	Subsidiary	Capital contributed	1,477,392,000	5,481,555,000
Ha Do PM JSC	Subsidiary	Return of capital contribution		-
		Dividends paid	-	1,119,440,000
		Purchase of goods and services	7,131,961,917	7,069,833,657
		Sale of goods and services	112,938,462	112,938,462
		Loan interest expense	446,301,370	446,301,370
Khanh Ha JSC	Subsidiary	Capital contributed	-	-
		Interest income from loans	618,871,232	618,871,232
Song Tranh 4 JSC	Subsidiary	Capital contributed	-	-
		Dividends paid	15,300,000,000	-
		Sale of goods and services	-	11,709,775
		Loan interest expense	2,008,356,165	2,008,356,165
Za Hung group JSC	Subsidiary	Capital contributed	-	-
		Dividends paid	104,297,400,000	69,531,600,000
		Sale of goods and services	461,589,090	495,855,460
		Loan interest expense	6,296,230,137	7,435,726,026
Education Equipment 1 JSC	Subsidiary	Capital contributed	-	876,450,670,000
		Borrowings	-	720,000,000,000
		Borrowings paid	-	100,000,000,000
		Loan interest expense	16,248,345,205	1,446,657,534
Agrita Quang Nam JSC	Subsidiary	Capital contributed	-	-
		Dividends paid	-	139,620,600,000
		Borrowings	-	140,000,000,000
		Borrowings paid	-	40,000,000,000
		Loan interest expense	-	351,232,877

VII. TRANSACTIONS WITH RELATED PARTIES (continued)

Currency: VND

Related parties	Relationship	Transactions	For the reporting priod ended 30 June Current year	 Previous year
Ha Do Thuan Nam LLC	Subsidiary	Capital contributed	-	-
		Borrowings	-	50,000,000,000
		Borrowings paid	3,000,000,000	-
		Loan interest expense	985,558,903	23,561,644
Surya LLC	Subsidiary	Capital contributed	-	-
		Borrowings	-	20,000,000,000
		Borrowings paid	15,000,000,000	24,000,000,000
		Loan interest expense	3,084,202,741	3,147,957,534
Minh Long East Sai Gon JSC	Subsidiary	Capital contributed	-	-
		Borrowings	230,000,000,000	-
		Loan interest expense	443,643,686	-
Ha Do NPM JSC	Subsidiary	Capital contributed	-	-
		Purchase of goods and services	5,452,925,059	4,712,714,829
		Sale of goods and services	2,649,993,132	642,916,364
		Loan interest expense	423,986,301	423,986,302
Other related parties:				
Mrs Trinh Thi Thao	Close family member of a BOD member	Borrowings	2,000,000,000	
		Loan interest expense	38,082,491	

VII. TRANSACTIONS WITH RELATED PARTIES (continued)

Remuneration of members of the Board of Directors, Management and the Audit Committee is presented as follow:

Currency: VND

Name	Position	Remuneration – For the reporting priod ended 30 June – Current year	Remuneration – For the reporting priod ended 30 June – Previous year
Mr. Le Xuan Long	Chairman	337,500,000	353,000,000
Mr. Nguyen Trong Minh	Vice Chairman; General Director	910,120,000	549,920,000
Mr. Hoang Dinh Hung	Independent BOD member (Resigned on 26 April 2025)		164,545,455
Mrs. Cao Thi Tam	BOD member, Audit Committee member	199,500,000	189,000,000
Mrs. Tran Thi Quynh Anh	Independent BOD member, chairman of the Audit Committee	139,500,000	135,000,000
Mr. Nguyen Hoang Trung	BOD member	259,500,000	255,000,000
Mr. Le Xuan Tuan	Deputy General Director	177,265,623	154,762,597
Mr. Tran Tien Dung	Deputy General Director	577,320,000	539,220,000
Total		**2,600,705,623**	**2,340,448,052**

VIII. EVENTS AFTER THE BALANCE SHEET DATE

1. Events after the end of the reporting period

There is no matter or circumstance that has arisen since the balance sheet date that requires adjustment or disclosure in the separate financial statements of the Company.

2. Comparative information

For the financial year beginning on 1 January 2026, the Company adopted Circular No. 99/2025/TT-BTC, which supersedes Circular No. 200/2014/TT-BTC. Accordingly, certain line items in the financial statements and the comparative figures have been reclassified to conform with the presentation requirements of the new regulations. Such reclassification did not affect the Company's total assets, total liabilities, equity or profit after tax.

Details of the affected line items are presented below

Currency: VND

RESOURCES	At 01 January 2026 to Circular 200/2014	Reclassify	At 01 January 2026 to Circular 99/2025
Held-to-maturity investments	484,731,517,357	56,299,901,708	541,031,419,065
Provision for held-to-maturity investments	-	(56,299,901,708)	(56,299,901,708)
Short-term loan receivables	56,299,901,708	(56,299,901,708)	-
Provision for doubtful short-term receivables	(78,059,495,274)	56,299,901,708	(21,759,593,566)
Long-term receivables	288,688,471,795	(15,600,000,000)	273,088,471,795
Long-term loan receivables	15,600,000,000	(15,600,000,000)	-
Long-term investments	6,208,947,744,336	15,600,000,000	6,224,547,744,336
Held-to-maturity investments	3,000,000,000	15,600,000,000	18,600,000,000
Dividends and profits payable	-	93,156,450	93,156,450
Other short-term payables	985,607,126,062	(93,156,450)	985,513,969,612

Hanoi, 30 July 2026

Preparer	Chief Accountant	General Director
Vu Thi Dung	Dao Huu Tung	Nguyễn Trọng Minh

CÔNG TY CỔ PHẦN TẬP ĐOÀN HÀ ĐÔ
HADO GROUP
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