HUNG THINH INCONS Người ký: CÔNG TY CỔ PHẦN HƯNG THỊNH

CÔNG TY CỔ PHẦN HƯNG THỊNH INCONS *HUNG THINH INCONS* *JOINT STOCK COMPANY*	CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM THE SOCIALIST REPUBLIC OF VIETNAM Độc lập - Tự do - Hạnh phúc Independence - Freedom - Happiness
Số: 08/TB-HTN No: 08/TB-HTN	*Thành phố Hồ Chí Minh, ngày 30 tháng 07 năm 2026* *Ho Chi Minh City, July 30, 2026*

CÔNG BỐ THÔNG TIN ĐỊNH KỲ
PERIODIC INFORMATION DISCLOSURE

Kính trình: **- ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC**

- SỞ GIAO DỊCH CHỨNG KHOÁN TP.HCM

To: ***- STATE SECURITIES COMMISSION***

- HO CHI MINH CITY STOCK EXCHANGE

1. Tên tổ chức: CÔNG TY CỔ PHẦN HƯNG THỊNH INCONS
1. Name of organization: HUNG THINH INCONS JOINT STOCK COMPANY

- Mã chứng khoán : HTN
- Stock code : HTN
- Địa chỉ : 53 Trần Quốc Thảo, Phường Xuân Hòa, TP.Hồ Chí Minh
- Address : 53 Tran Quoc Thao Street, Xuan Hoa Ward, Ho Chi Minh City
- Điện thoại : (028) 7307 5888 - Fax: (028) 3824 9545
- Telephone : (028) 7307 5888 - Fax: (028) 3824 9545
- Email : info@hungthinhincons.com.vn

2. Nội dung thông tin công bố:
2. Contents of disclosure:

- Báo cáo tài chính riêng và hợp nhất Quý 02/2026;
- *Separate and Consolidated Financial Statements for the second Quarter of 2026;*
- Giải trình về chênh lệch lợi nhuận sau thuế của BCTC riêng Quý 02/2026 so với Quý 02/2025.
- *Explanation of the variance in net profit after tax in the Separate Financial Statements for the second quarter of 2026 compared to the second quarter of 2025.*

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 30/07/2026 tại đường dẫn: https://hungthinhincons.com.vn/investor-relation/Bao-cao-tai-chinh

M.S.D.N: 030537171 CÔNG TY CỔ PHẦN HƯNG THỊNH INCONS THÀNH PHỐ HỒ CHÍ

3. This information was published on the company's website on July 30, 2026 at the link: https://hungthinhincons.com.vn/en/investor-relation/Financial-Statements

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.

Người đại diện theo pháp luật
Legal representative

TỔNG GIÁM ĐỐC
CHIEF EXECUTIVE OFFICER

CÔNG TY CỔ PHẦN HƯNG THỊNH INCONS
M.S.D.N: 0305371707 - C.T.C.P - THÀNH PHỐ HỒ CHÍ MINH

TRUONG VAN VIET

Tài liệu đính kèm:

- Báo cáo tài chính riêng Quý 2/2026
- *Separate Financial Statements for the second quarter of 2026*
- Báo cáo tài chính hợp nhất Quý 02/2026
- *Consolidated Financial Statements for the second quarter of 2026*
- *Giải trình lợi nhuận sau thuế thay đổi hơn 10% so với cùng kỳ*
- *Explanation of the variance in net profit after tax of more than 10% compared to the same period*

HUNG THINH INCONS JOINT STOCK COMPANY
53 Tran Quoc Thao, Xuan Hoa Ward, HCMC
Tax Code: 0305371707

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HUNG THINH INCONS

CONSOLIDATED FINANCIAL STATEMENTS
2nd QUARTER 2026

1. Consolidated Statement Of Financial Position
2. Consolidated income statement
3. Consolidated cash flow statement
4. Note to the consolidated financial statement

2026

Consolidated Financial Statements

HUNG THINH INCONS JSC

For the period from 01 January to 30 June 2026

CONTENTS

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Code		ASSETS	Notes	30/06/2026 VND	01/01/2026 VND (Restated)
100	**A.**	**CURRENT ASSETS**		**6,659,888,178,477**	**6,786,730,453,512**
110	**I.**	**Cash and cash equivalents**	3	**19,127,777,919**	**71,984,925,760**
111	1.	Cash		19,127,777,919	71,984,925,760
120	**II.**	**Short-term financial investments**		**24,789,707,259**	**18,857,487,429**
123	1.	Short-term held to maturity investments	4	24,789,707,259	18,857,487,429
130	**III.**	**Short-term receivables**		**5,955,618,967,870**	**6,041,803,852,392**
131	1.	Short-term trade receivables	5	2,676,622,036,464	2,672,883,851,702
132	2.	Short-term advances to suppliers	6	2,065,764,829,486	2,238,668,454,263
135	3.	Other short-term receivables	7	1,241,295,508,212	1,158,317,125,219
136	4.	Provisions for short-term bad debts	8	(28,063,406,292)	(28,065,578,792)
140	**IV.**	**Inventories**	9	**559,755,206,978**	**535,384,813,222**
141	1.	Inventories		559,755,206,978	535,384,813,222
160	**V.**	**Other current assets**		**100,596,518,451**	**118,699,374,709**
161	1.	Short-term prepaid expenses	12	5,906,250	13,343,750
162	2.	VAT deductibles		100,581,056,449	109,025,741,088
163	3.	Tax and other receivables from the State	17	9,555,752	9,555,752
165	4.	Other current assets	13	-	9,650,734,119
200	**B.**	**NON-CURRENT ASSETS**		**546,305,035,289**	**572,746,549,693**
210	**I.**	**Long-term receivables**		**10,000,000**	**28,710,000,000**
215	1.	Other long-term receivables		10,000,000	28,710,000,000
220	**II.**	**Fixed assets**	11	**209,440,937,515**	**216,720,776,673**
221	1.	Tangible fixed assets		209,027,762,625	216,202,643,117
222		*- Historical cost*		*334,777,888,402*	*335,615,268,402*
223		*- Accumulated depreciation*		*(125,750,125,777)*	*(119,412,625,285)*
227	2.	Intangible fixed assets		413,174,890	518,133,556
228		*- Cost*		*1,335,519,800*	*1,335,519,800*
229		*- Accumulated amortization*		*(922,344,910)*	*(817,386,244)*
240	**III.**	**Investment property**	**10**	**205,631,622,129**	**194,780,587,785**
241		- Cost		234,957,229,213	218,603,834,786
242		- Accumulated depreciation		(29,325,607,084)	(23,823,247,001)
260	**IV.**	**Long-term financial investments**	4	**63,296,943,900**	**63,296,943,900**
263	1.	Other investments in equity instruments		63,296,943,900	63,296,943,900
270	**V.**	**Other non-current assets**		**67,925,531,745**	**69,238,241,335**
271	1.	Long-term prepaid expenses	12	662,766,000	301,061,500
272	2.	Deferred tax assets	32	63,228,898,792	63,289,766,102
275	3.	Good will		4,033,866,953	5,647,413,733
280		**TOTAL ASSETS**		**7,206,193,213,766**	**7,359,477,003,205**

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026
(Continued)

Code		RESOURCES	Notes	30/06/2026 VND	01/01/2026 VND (Restated)
300	**C**	**LIABILITIES**		**5,631,397,754,111**	**5,801,638,580,016**
310	**I**	**Current liabilities**		**4,680,501,230,867**	**4,804,831,372,763**
311	1.	Short-term trade payables	14	1,224,869,654,205	1,259,767,575,283
312	2.	Short-term advances from customers	15	1,455,169,588,251	1,334,801,619,985
313	3.	Dividends and profits payable	16	4,510,171,800	111,227,002,200
314	4.	Tax payables and statutory obligations	17	244,882,787,014	237,899,221,595
315	5.	Payables to employees		3,564,352,590	7,484,330,979
316	6.	Short-term accrued expenses	18	389,103,532,031	344,471,096,500
320	7.	Other short-term payables	19	72,469,431,141	56,869,056,419
321	8.	Short-term loans and liabilities	21	1,221,724,340,187	1,408,465,588,744
322	9.	Short-term provision	20	19,223,118,919	-
323	10.	Bonus and welfare funds		44,984,254,729	43,845,881,058
330	**II**	**Long-term liabilities**		**950,896,523,244**	**996,807,207,253**
338	1.	Other long-term payables	19	63,311,943,900	63,311,943,900
339	2.	Long-term loans and liabilities	21	801,500,000,000	908,712,638,226
343	3.	Provision for long-term payables	20	86,084,579,344	24,782,625,127
400	**D**	**EQUITY**	22	**1,574,795,459,655**	**1,557,838,423,189**
410	**I.**	**OWNERS' EQUITY**		**1,574,795,459,655**	**1,557,838,423,189**
411	1.	Contributed charter capital		891,164,110,000	891,164,110,000
411a		- Ordinary shares with voting right		*891,164,110,000*	*891,164,110,000*
412	2.	Share premium		159,880,860,000	159,880,860,000
418	3.	Investment and development fund		32,093,567,625	31,410,543,422
420	4.	Retained earnings		464,734,707,284	448,230,873,965
420a		- Retained earnings accumulated to previous period		446,388,696,454	430,513,325,533
420b		- Undistributed profit of this period		18,346,010,830	17,717,548,432
429	5.	Non–controlling interest		26,922,214,746	27,152,035,802
440		**TOTAL RESOURCES**		**7,206,193,213,766**	**7,359,477,003,205**

CÔNG TY CỔ PHẦN HƯNG THỊNH INCONS

Pham Thi Thuy Nga	**Dinh Ngoc Trien**	**Truong Van Viet**
Preparer	Chief Accountant	General Director

Ho Chi Minh City, 30 July 2026

CONSOLIDATED STATEMENT OF INCOME

For the period from 01 January 2026 to 30 June 2026

Code		ITEMS	Notes	2nd Quarter 2026	2nd Quarter2025	Accumulation from the beginning of the period This period	 Previous period
						VND	VND
					(Restated)		(Restated)
01	**1.**	**Gross revenue from goods sold and services rendered**	22	**179,859,015,997**	**139,310,080,569**	**210,082,108,400**	**368,872,550,337**
02	2.	Less deductions		-	-	-	-
10	**3.**	**Net revenue from goods sold and services rendered**		**179,859,015,997**	**139,310,080,569**	**210,082,108,400**	**368,872,550,337**
11	4.	Cost of goods sold and services rendered	23	(72,479,834,242)	(122,923,712,506)	(103,241,729,024)	(336,514,737,816)
20	**5.**	**Gross profit from goods sold and services rendered**		**107,379,181,755**	**16,386,368,063**	**106,840,379,376**	**32,357,812,521**
21	6.	Gain/loss from sale and disposals of investment property		-	-	-	-
22	7.	Financial income	24	69,746,215,210	69,853,815,653	133,974,393,108	137,533,931,410
23	8.	Financial expenses	25	(60,010,754,189)	(55,666,858,009)	(114,761,634,582)	(93,916,292,284)
24		*In which: Borrowing costs*		*(60,010,754,189)*	*(55,666,858,009)*	*(114,761,634,582)*	*(93,916,292,284)*
25	9.	Selling expenses	26	(84,291,512,733)	(853,568,086)	(80,525,073,136)	(853,568,086)
26	10.	General administrative expenses	27	(8,718,984,416)	(8,152,093,606)	(17,053,020,858)	(17,643,189,216)
30	**11.**	**Operating profit**		**24,104,145,627**	**21,567,664,015**	**28,475,043,908**	**57,478,694,345**
31	12.	Other income	28	1,459,354,916	203,096,507	1,751,773,098	363,932,825
32	13.	Other expenses	29	(1,635,498,034)	(1,393,862,478)	(2,115,515,917)	(2,493,797,187)
40	14.	Other profit		(176,143,118)	(1,190,765,971)	(363,742,819)	(2,129,864,362)
50	**15.**	**Accounting profit before tax**		**23,928,002,509**	**20,376,898,044**	**28,111,301,089**	**55,348,829,983**

CONSOLIDATED STATEMENT OF INCOME

For the period from 01 January 2026 to 30 June 2026

(Continued)

Code		ITEMS	Notes	2nd Quarter 2026	2nd Quarter2025	Accumulation from the beginning of the period: This period	Accumulation from the beginning of the period: Previous period
						VND	VND
					(Restated)		(Restated)
51	16.	Current corporate income tax expense	30	(8,282,771,224)	(3,606,445,344)	(9,933,205,460)	(11,319,858,516)
52	16.	Deferred corporate income tax expense		(18,470,613)	(58,005,405)	(60,867,310)	(60,867,310)
60	**17.**	**Net profit after tax**		**15,626,760,672**	**16,712,447,295**	**18,117,228,319**	**43,968,104,157**
61	20.	Profit after tax attributable to owners of the parent		15,714,494,036	16,630,482,225	18,346,010,830	43,985,275,238
62	21.	Profit after tax attributable to non-controlling interest		(87,733,364)	81,965,070	(228,782,511)	(17,171,081)
70	**22.**	**EPS**		**176**	**187**	**206**	**494**

Pham Thi Thuy Nga	**Dinh Ngoc Trien**	**Truong Van Viet**
Preparer	Chief Accountant	General Director

CÔNG TY CỔ PHẦN HƯNG THỊNH INCONS
M.S.D.N: 0305371707 - C.T.C.P ★ THÀNH PHỐ HỒ CHÍ MINH

Ho Chi Minh City, 30 July 2026

CONSOLIDATED STATEMENT OF CASH FLOWS

For the period from 01 January 2026 to 30 June 2026
(Indirect method)

Code	ITEMS	Code	This period VND	Previous period VND (Restated)
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	**Profit before tax**		**28,111,301,089**	**55,348,829,983**
	Adjustments for:			
02	Depreciation and amortization		14,395,746,021	12,588,955,566
03	Provisions		80,522,900,636	376,628,086
04	Losses on exchange differences at the year-end		-	-
05	(Gains) from investment activities		(918,266,981)	(1,197,750,415)
06	Interest expense		114,761,634,582	93,916,292,284
07	Other adjustments		-	-
08	**Profit from operating activities before changes in working capital**		**236,873,315,347**	**161,032,955,504**
09	(Increase)/Decrease in receivables		143,777,475,780	546,400,511,050
10	(Increase)/Decrease in inventories		(24,370,393,756)	44,600,444,688
11	(Decrease) in payables (excluding interest payables/CIT payables)		106,539,867,728	(370,699,197,083)
12	(Increase)/Decrease in prepaid expenses		(354,267,000)	1,134,373,200
13	Decrease in trading securities		-	-
14	Interest paid		(93,098,332,606)	(83,790,129,159)
15	Corporate income tax paid		(5,745,143,302)	(960,382,788)
16	Other receipts from operating activities		-	-
17	Other payments on operating activities		-	-
20	**Net cash (outflows)/inflows from operating activities**		**363,622,522,191**	**297,718,575,412**
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase of fixed assets and other long-term assets		-	(239,752,000)
22	Proceeds from disposals of fixed assets and long-term assets		272,727,273	-
23	Loans granted, purchases of debt instruments of other entities		(43,160,897,603)	-
24	Collection of loans, proceeds from sales of debt instruments		18,857,487,429	21,440,000,000
25	Investment in other entities		(10,795,000,000)	(63,296,943,900)
26	Proceeds from divestment in other entities		-	-
27	Interest, dividends and profit received		19,016,730,052	1,207,746,375
30	**Net cash inflows/(outflows) from investing activities**		**(15,808,952,849)**	**(40,888,949,525)**

CONSOLIDATED STATEMENT OF CASH FLOWS

For the period from 01 January 2026 to 30 June 2026
(Indirect method)
(Continued)

Code	ITEMS	Code	This period VND	Previous period VND (Restated)
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Proceeds from borrowings		167,203,927,546	244,934,798,483
34	Repayment of borrowings		(461,157,814,329)	(564,711,900,612)
35	Finance lease principal payments		-	-
36	Dividends paid		(106,716,830,400)	-
40	**Net cash inflows/(outflows) from financing activities**		**(400,670,717,183)**	**(319,777,102,129)**
50	**Net cash flows in the period**		**(52,857,147,841)**	**(62,947,476,242)**
60	**Cash and cash equivalents at the beginning of the period**		**71,984,925,760**	**85,831,278,128**
61	Impact of exchange differences		-	-
70	**Cash and cash equivalents at the end of the period**		**19,127,777,919**	**22,883,801,886**

M.S.D.N: 0305371707 - C.T.C.P. CÔNG TY CỔ PHẦN HƯNG THỊNH INCONS THÀNH PHỐ HỒ CHÍ MINH

Pham Thi Thuy Nga	**Dinh Ngoc Trien**	**Truong Van Viet**
Preparer	Chief Accountant	General Director

Ho Chi Minh City, 30 July 2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the period ended as at 30 June 2026

1. GENERAL INFORMATION OF THE COMPANY

Form of ownership

Hung Thinh Incons JSC, formerly Hung Thinh Design - Construction Company Limited, operates under Business Registration Certificate No. 4102056613 dated 7 December 2007 issued by the Department of Planning and Investment of Ho Chi Minh City (now the Department of Finance of Ho Chi Minh City), then adjusted to Business Registration Certificate No. 0305371707 dated 28 August 2010 and its amendments.

The Company's shares with the code HTN are listed on the Ho Chi Minh City Stock Exchange ("HCM Stock Exchange") under Decision No. 427/QD-SGDHCM issued by the HCM Stock Exchange on 24 October 2018.

The Company's charter capital is VND 891,164,110,000; equivalent to 89,116,411 shares; with a par value of VND 10,000 per share.

The number of employees of the Parent Company and its subsidiary as at 30 June 2026 respectively is: 202 people (as at 01 January 2026: 232 people).

Business activities

Main business activities of the Company include providing civil and industrial construction services.

Normal business and production cycle

The Company's normal business and production and business cycle for construction activities is 12 months and for investment in real estate projects is expected to be from 36 months to 60 months.

Corporate structure

As of 30 June 2026, the Company has one consolidated subsidiary, Binh Trieu Mechanical and Construction JSC, with a 95.24% interest and voting rights ratio.

Binh Trieu Mechanical and Construction JSC has its registered head office at 207C Nguyen Xi, Binh Thanh Ward, Ho Chi Minh City, Vietnam. Its main activities are real estate investment and trading.

2. ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1. Accounting period and accounting currency

Annual accounting period commences from 01 January and ends as at 31 December.
The Company maintains its accounting records in Vietnam Dong (VND).

2.2. Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Company applies Corporate Accounting System issued under the Circular No. 99/2025/TT-BTC dated October 27, 2025 by the Ministry of Finance, the Circular No. 202/2014/TT-BTC dated December 22, 2014 by the Ministry of Finance guiding the preparation and presentation of Consolidated Financial Statements and Circular No. 43/2026/TT-BTC dated April 20, 2026, amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC.

Declaration of compliance with Accounting Standards and Accounting System

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3. Basis for the preparation of the Consolidated Financial Statements

Consolidated Financial Statements are prepared based on consolidating Separate Financial Statements of the Company and Financial Statements of its subsidiaries under its control as at 30 June. Control right is achieved when the company has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

Consistent accounting policies are applied in Financial Statements of subsidiaries and the Company. If necessary, adjustments are made to the Financial Statements of subsidiaries to ensure the consistency of application of accounting policies among the Company and its subsidiaries.

The operating results of subsidiaries acquired or disposed during the period are included in the Consolidated financial statements from the effective date of acquisition or up to the effective date of disposal.

Balance, main incomes and expenses, including unrealized profits from intra-group transactions are eliminated in full from Consolidated financial statements.

Non – controlling interests represents the portion of profit or loss and net assets of subsidiaries not held by owners.

2.4. Accounting estimates

The preparation of Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the Consolidated Financial Statements and the reported amounts of revenues and expenses during the accounting period.

The estimates and assumptions that have a material impact in the Consolidated Financial Statements include:

- Provision for bad debts;
- Provision for devaluation of inventory;
- Provision for payables;

- Estimated allocation of prepaid expenses;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- Estimated income tax;
- Estimated construction cost.

Estimates and assumptions are continually evaluated based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company and are assessed by the Board of Management to be reasonable under the circumstances.

2.5. Cash and cash equivalents

Cash comprises cash on hand and demand deposits.

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

2.6. Goodwill

The goodwill is defined as the difference between the cost of the business combination and acquirer's interest in the net fair value of the identifiable subsidiable assets at the acquisition date held by Parent (the time when the parent company takes control of the subsidiary). Goodwill is allocated to costs by the straight-line method for an estimated useful period of 10 years. Periodically the Company will assess goodwill losses at the subsidiary, if there is evidence that the loss of goodwill is greater than the annual allocation, the allocation shall be based on the loss of goodwill in the year of arising.

2.7. Financial investments

Investments held to maturity including: Term bank deposits, Bonds held to maturity with the intention of earning periodic interest and other held to maturity investments.

Investments in other entities comprise investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at original cost. After initial recognition, these investments are measured at original cost less provision for devaluation of investments.

Provision for devaluation of investments is made at the end of the period as follows:

- Long-term investments (other than trading securities) without significant influence on the investee: If the investment in listed shares or the fair value of the investment is determined reliably, provisions shall be made on the basis of the market value of the shares; if the fair value of the investment is not determined at the reporting date, provision shall be made based on the Financial Statements at the provision date of the investee.
- Investments held to maturity: provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

2.8. Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables shall be classified into short-term receivables or long-term receivables on the consolidated financial statements according to their remaining terms at the reporting date.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing or estimating the possible losses.

2.9. Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

Net realizable value is estimated based on the selling price of the inventory minus the estimated costs for completing the products and the estimated costs needed for their consumption.

The cost of inventory is calculated using weighted average method.

Inventory is recorded by perpetual.

The value of work in progress is recorded based on each project that has not been completed or has not recorded revenue, corresponding to the amount of unfinished work at the end of the period.

Provision for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over their net realizable value.

2.10. Fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets are recorded at cost, accumulated depreciation/amortization and carrying amount.

Subsequent measurement after initial recognition

If these costs augment future economic benefits obtained from the use of tangible fixed assets are extended to their Initial standards conditions, these costs are capitalized as an incremental in their historical cost.

Other costs incurred after tangible fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the Statement of Income in the period in which the costs are incurred.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

▸ Buildings, structures	05 – 50 years
▸ Machinery, equipment	03 – 10 years
▸ Vehicles, Transportation equipment	04 – 08 years
▸ Office equipment and furniture	03 years
▸ Computer software	03 years

2.11. Investment properties

Investment properties are initially recognised at historical cost.

Investment properties held for capital appreciation prior to 01 January 2015 are depreciated on a straight-line basis similar to other fixed assets, but from 01 January 2015 are not depreciated.

Investment properties held for operating lease are recorded at cost, accumulated depreciation and carrying amount. Investment properties are depreciated using the straight-line method with expected useful life as follows:

▸ Shopping mall	47 years

2.12. Business Cooperation Contract (BCC)

Business Cooperation Contract (BCC) is a contractual agreement between two or more parties to conduct an economic activity but without creating a separate legal entity. This activity may be jointly controlled or not jointly controlled by the contributing parties, or controlled by one of the parties to the contract.

In cases where cash or assets are received from other parties as contributions to the BCC, such amounts are accounted for as liabilities. In cases where cash or assets are contributed to the BCC, the accounting treatment shall be determined based on the terms and the substance of the BCC to establish whether there is joint control or non-joint control over the BCC.

According to the agreed terms in the BCCs, the profit sharing is implemented in the following forms:

Profit sharing based on a percentage or as agreed between the two parties;

Profit sharing based on a percentage of the share selling price.

2.13. Short-term prepaid expenses

Expenses incurred that are related to the business operation results of multiple financial years are recorded as prepaid expenses to be gradually amortized into the business results of subsequent financial years.

The calculation and allocation of long-term prepaid expenses into the operating costs of each financial year are based on the nature and extent of each type of expense to select an appropriate amortization method and criteria.

The Company's prepaid expenses include:

- Tools and supplies: These include assets held by the Company for use in its normal business operations, with an historical cost of each asset being less than VND 30 million, and therefore, not qualifying for recognition as fixed assets under current regulations. The cost of tools and supplies is amortized on a straight-line basis over a period ranging from 01 to 03 years;
- Other prepaid expenses: These are recognized at cost and amortized on a straight-line basis over their useful lives from 01 to 03 years.

2.14. Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. The payables shall be classified into short-term payables or long-term payables on the consolidated financial statements according to their remaining terms at the reporting date.

2.15. Borrowings

Borrowings shall be recorded in details in terms of lending entities, loan agreement and terms of borrowings.

2.16. Borrowing costs

Borrowing costs are recognized as operating expenses in the period, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Besides, regarding borrowings serving the construction of fixed assets and investment properties, the interests shall be capitalized even when the construction duration is under 12 months.

2.17. Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as: interest expenses, accrued expenses to estimate the cost of goods sold construction, etc. which are recorded as operating expenses of the reporting period.

2.18. Provision for payables

Provision for payables is only recognized when meeting all of the following conditions:

- The Company has a present debt obligation (legal obligation or joint obligation) as a result of past events;
- It is probable that the decrease in economic benefits may lead to the requirement for debt settlement;
- Debt obligation can be estimated reliably

Value recorded as a provision for payables is the most reasonably estimated amount required to settle the current debt obligation at the end of the accounting year.

Only expenses related to the previously recorded provision for payables shall be offset by that provision for payables.

Provision for warranty obligation of construction project is estimated from 2.5% to 5% on value of the project based on the specification of each project and evaluation made by the Board of Management on actual time for warranty.

2.19. Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Company.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after the announcement of dividend payment from the Board of Directors and announcement of cut-off date for dividend payment Vietnam Securities Depository and Clearing Corporation.

2.20. Revenue

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measures regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

Revenue from construction contract

In the case of a construction contract that stipulates when the contractor is paid based on the value of the volume performed, the results of the construction contract performance can be estimated reliably and confirmed by the customer, revenue and costs related to the contract are recognized corresponding to the completed work confirmed by the customer on the invoice.

Contract performance increases and decreases, bonuses and other payments are only included in revenue when agreed with the customer.

When the outcome of a construction contract cannot be estimated reliably, revenue is recognised only to the extent of contract costs incurred whose recovery is reasonably certain. Contract costs are recognised as expenses in the year in which they are incurred.

Revenue from real estate transfer

The revenue from real estate transfer is recognized when most of the risks and benefits associated with ownership of the property are transferred to the buyer.

Financial income

Financial incomes include income from assets yielding interest, dividends and other financial gains by the company shall be recognised when the two conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The amount of the revenue can be measured reliably.

2.21. Cost of goods sold and services rendered

Cost of goods sold and services rendered are cost of finished goods, merchandises, materials sold or services rendered during the period, and recorded on the basis of matching with revenue and on a prudence basis. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, provision for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the period even when products and goods have not been determined as sold.

The cost of construction contract is estimated based on the cost estimate of the Company's construction for each project.

2.22. Financial expenses

Items recorded into financial expenses comprise are borrowing costs recorded by the total amount arising in the period without offsetting against financial income.

2.23. Corporate income tax

a) Deferred income tax asset

Deferred income tax asset is recognized for deductible temporary differences and the carrying forward of unused tax losses and unused tax credits. Deferred income tax asset are determined based on corporate income tax rate.

Deferred tax assets are recognized only to the extent that it is probable that taxable profit in future will be available against which the deductible temporary difference can be utilised. Deferred tax assets are recorded a decrease to the extent that it is not sure taxable economic benefits will be usable.

b) Current corporate income tax expenses and deferred corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income during the period and current corporate income tax rate.

Deferred corporate income tax expenses are determined based on deductible temporary differences, the taxable temporary differences and corporate income tax rate.

Current corporate income tax expenses and deferred corporate income tax expenses are not offset against each other.

c) Current corporate income tax rate

The Company applies the corporate income tax rate of 20 % for the operating activities which has taxable income for the fiscal period ended as at 30 June 2026.

2.24. Earnings per share

Basic earnings per share are calculated by dividing net profit or loss after tax for the period attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund and allowance for Board of Management) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share are calculated by dividing the net profit or loss after tax attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund, allowance for Board of Directors and interest on the convertible preference shares) by the weighted average number of ordinary shares that would be issued by conversion of all dilutive potential ordinary shares into ordinary shares.

2.25. Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering the relationship of related parties to serve for the preparation and presentation of Consolidated Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

2.26. Segment information

A segment is a distinguishable component of the Company that is engaged in providing an individual or group of related products or services (business segment), or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from other ones.

Segment information should be prepared in conformity with the accounting policies adopted for preparing and presenting the financial statements of the Company in order to help users of financial statements better understand and make more informed judgements about the Company as a whole.

3. Cash and cash equivalents

	30/06/2026 VND	01/01/2026 VND (Restated)
Cash on hand	288,987,755	12,997,433
Cash in bank (i)	18,838,790,164	71,971,928,327
	19,127,777,919	**71,984,925,760**

(i) Details of cash in bank are presented as follows:

	30/06/2026	01/01/2026
	VND	VND
Tien Phong Commercial Joint Stock Bank	16,354,220,638	53,048,265,601
Loc Phat Vietnam Joint Stock Commercial Bank	105,727,950	13,448,266,394
Others	2,378,841,576	5,475,396,332
	18,838,790,164	**71,971,928,327**

4. Financial investments

a) Held to maturity investments

	30/06/2026	01/01/2026
	VND	VND
Term deposits (ii)	-	18,857,487,429
Loans	24,789,707,259	-
	24,789,707,259	**18,857,487,429**

(ii) The cash equivalents are deposits with terms of 06 months deposited at commercial banks with interest rates from 2.3%/year to 6%/year and are being used as collaterals for loans.

b) Long-term investments

	30/06/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
TTD Hope Housing Development Co., Ltd.	63,296,943,900	-	63,296,943,900	-
	63,296,943,900	**-**	**63,296,943,900**	**-**

The Company contributed capital to establish TTD Hope Housing Development Co., Ltd. with the amount of VND 63,296,943,900, equivalent to 15% of the charter capital. The capital contribution was approved by the Company's Board of Directors according to Resolutions No. 08/2024/NQ/HDQT dated 12 April 2024 and Resolution No. 05/2025/NQ/HDQT dated 11 March 2025.

Details of the Company's investments as of 30 June 2026 are as follows:

Company name	Place of establishment and operation	Ownership percentage	Main business activities
TTD Hope Housing Development Co., Ltd	No. 14/92/263 Lach Tray Street, Gia Vien Ward, Hai Phong City, Vietnam	15%	Real estate investment and business

5. Short-term trade receivables

	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Related parties	**2,197,141,126,367**	**-**	**2,189,545,918,283**	**-**
Khai Thinh Real Estate JSC	623,655,747,036	-	483,205,889,327	-
Tan Van Hoa Construction and Trading JSC	505,233,774,876	-	505,233,774,876	-
Hung Thinh Quy Nhon Service Entertainment JSC	503,150,527,821	-	518,384,527,821	-
Hung Thinh Corporation	311,363,435,122	-	361,934,084,747	-
BMC Quy Nhon Real Estate Investment and Trading JSC	64,481,146,075	-	131,531,146,075	-
Kim Cuc Real Estate Investment And Trading JSC	133,890,894,670	-	133,890,894,670	-
TopenLand Vietnam JSC	29,534,074,019	-	29,534,074,019	-
Thuan An Mystery JSC	13,234,899,623	-	13,234,899,623	-
Gia Dinh Star Investment JSC	8,350,454,331	-	8,350,454,331	-
Minh Tuan Song Ray Tourism JSC	4,246,172,794	-	4,246,172,794	-
Others	**479,480,910,097**	**(9,748,324,067)**	**483,337,933,419**	**(9,748,324,067)**
Linh Dam Real Estate Investment Co, Ltd,	188,989,505,675	-	188,989,505,675	-
Viet Tam Investment JSC	29,002,497,833	-	28,978,683,833	-
Others	261,488,906,589	(9,748,324,067)	265,369,743,911	(9,748,324,067)
	2,676,622,036,464	**(9,748,324,067)**	**2,672,883,851,702**	**(9,748,324,067)**

6. Short-term prepayment to suppliers

	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Related parties	**1,037,671,564,732**	**-**	**1,305,447,647,870**	**-**
Hung Thinh Quy Nhon Service Entertainment JSC	785,109,535,539	-	1,080,425,194,572	-
Khai Thinh Real Estate JSC	54,750,000,000	-	165,000,000,000	-
Indec Investment and Construction JSC	129,121,012,998	-	831,437,103	-
Kim Cuc Real Estate Investment And Trading JSC	34,050,742,988	-	34,050,742,988	-
BMC Quy Nhon Real Estate Investment and Trading JSC	25,140,273,207	-	25,140,273,207	-
Hung Thinh Corporation	9,500,000,000	-	-	-
Others parties	**1,028,093,264,754**	**(18,317,254,725)**	**933,220,806,393**	**(18,317,254,725)**
Hung Thinh Furniture JSC	535,489,254,199	-	450,489,254,199	-
INC Infrastructure Development JSC	298,944,865,000	-	298,944,865,000	-
Vietnam Quang Huy Steel Real Estate JSC	13,000,000,000	(13,000,000,000)	13,000,000,000	(13,000,000,000)
Others	180,659,145,555	(5,317,254,725)	170,786,687,194	(5,317,254,725)
	2,065,764,829,486	**(18,317,254,725)**	**2,238,668,454,263**	**(18,317,254,725)**

7. Other short-term receivables

	30/06/2026 VND	01/01/2026 VND
a) Details by content		
Deposit for share transfer (i)	500,000,000,000	489,205,000,000
Receivables from sale of Richmond City receipt on behalf	372,157,531,799	372,110,531,799
Financial compensation receivable	171,831,337,022	135,406,617,912
Project transfer deposit (ii)	117,490,000,000	117,490,000,000
Advance	1,355,617,677	1,621,956,832
Others	78,461,021,714	42,483,018,676
	1,241,295,508,212	**1,158,317,125,219**
b) Details by object		
Related parties	**1,068,385,540,628**	**981,143,748,073**
Hung Thinh Land JSC (i)	500,000,000,000	489,853,097,397
Hung Thinh Corporation	372,157,531,799	372,178,317,004
Hung Thinh Quy Nhon Service Entertainment JSC	83,172,738,493	36,346,329,230
Khai Thinh Real Estate JSC	38,763,350,300	39,372,751,516
Tan Van Hoa Construction and Trading JSC	57,672,191,076	28,902,183,455
Kim Cuc Real Estate Investment And Trading JSC	9,020,160,916	8,140,531,207
BMC Quy Nhon Real Estate Investment and Trading JSC	6,819,344,375	5,570,314,595
TopenLand Vietnam JSC	780,223,669	780,223,669
Others parties	**172,909,967,584**	**177,173,377,146**
Amata Bien Hoa Urban JSC (ii)	117,490,000,000	117,490,000,000
Others	55,419,967,584	59,683,377,146
	1,241,295,508,212	**1,158,317,125,219**

(i) Deposits made to Hung Thinh Land JSC, a related party, for the transfer of shares in Kim Cuc Real Estate Investment and Trading JSC and Vinh Tien Real Estate JSC under deposit agreements.

(ii) The deposit for transfer of a portion of the Amata Commercial Area project in Long Binh Ward, Dong Nai Province, Viet Nam under Cooperation Agreement No. 1110/HĐ-HTĐT signed on 11 October 2023, between the Company and Amata Bien Hoa Urban Development Joint Stock Company. As of 30 June 2026, the partner company was still in the process of completing the legal procedures for the project transfer.

8. Doubtful debts

	30/06/2026		01/01/2026	
	Book value	Recoverable amount	Book value	Recoverable amount
	VND	VND	VND	VND
Receivables, debts that are overdue or not overdue but hardly to recover:	28,063,406,292	-	28,065,578,792	-
- Trade receivables	9,748,324,067	-	9,748,324,067	-
+ Kim Tam Hai JSC	*8,620,506,122*	-	*8,620,506,122*	-
+ Others	*1,127,817,945*	-	*1,127,817,945*	-
- Advances to suppliers	18,315,082,225	-	18,317,254,725	-
+ Casa Bella Co,, Ltd	*2,594,772,000*	-	*2,594,772,000*	-
+ Vnsteel Quang Huy JSC	*13,000,000,000*	-	*13,000,000,000*	-
+ Others	*2,720,310,225*	-	*2,722,482,725*	-
- Other receivables	-	-	-	-
	28,063,406,292	**-**	**28,065,578,792**	**-**

9. Inventories

	30/06/2026	01/01/2026
	VND	VND
Raw material	-	844,010,564
Work in progress	559,755,206,978	534,540,802,658
- Construction in progress (ii)	*547,059,469,504*	*521,845,065,184*
- Property in progress (i)	*12,695,737,474*	*12,695,737,474*
	559,755,206,978	**535,384,813,222**

(i) Details of the costs of construction in progress are presented as follows:

	30/06/2026	01/01/2026
	VND	VND
Dai Phu Project	130,339,793,397	126,066,343,324
Thi Sach - Vung Tau Pearl Project	102,459,269,097	68,496,498,950
Merryland Quy Nhon - Hollywood Hills commercial and entertainment tourism complex	39,475,508,730	39,475,508,730
BMC Quy Nhon Project	39,985,734,791	37,904,053,522
Hai Giang Merry Land – Monaco Tourism Complex	38,560,112,115	37,525,317,858
Hung Thinh - Ghenh Rang Residential Area Project	12,413,611,024	12,182,702,864
Khai Vy Project	-	6,511,924,566
Other projects	183,825,440,350	193,682,715,370
	547,059,469,504	**521,845,065,184**

(ii) Details of unfinished real estate are presented as follows:

	30/06/2026	01/01/2026
	VND	VND
Richmond City project	12,695,737,474	12,695,737,474
	12,695,737,474	**12,695,737,474**

10. Investment properties

	Commercial center
	VND
Historical cost	
As at 01/01/2026	218,603,834,786
Other increases	16,353,394,427
As at 30/06/2026	**234,957,229,213**
Accumulated depreciation	
As at 01/01/2026	23,823,247,001
Depreciation	5,502,360,083
As at 30/06/2026	**29,325,607,084**
Net carrying amount	
As at 01/01/2026	194,780,587,785
As at 30/06/2026	**205,631,622,129**

11. Fixed assets ("FA")

	Tangible fixed assets (FA)					Intangible FA
	Buildings	Machinery and equipment	Vehicles equipment	Management equipment	Total	Computer software
	VND	VND	VND	VND	VND	VND
Historical cost						
As at 01/01/2026	218,469,874,946	110,588,151,452	4,197,598,694	2,359,643,310	**335,615,268,402**	**1,335,519,800**
Liquidation	-	-	(837,380,000)	-	**(837,380,000)**	-
As at 30/06/2026	**218,469,874,946**	**110,588,151,452**	**3,360,218,694**	**2,359,643,310**	**334,777,888,402**	**1,335,519,800**
Accumulated depreciation						
As at 01/01/2026	25,767,375,876	87,148,215,712	4,137,390,387	2,359,643,310	**119,412,625,285**	**817,386,244**
Depreciation / amortization	2,402,916,057	4,750,714,433	21,250,002	-	**7,174,880,492**	**104,958,666**
Liquidating, disposal	-	-	(837,380,000)	-	**(837,380,000)**	-
As at 30/06/2026	**28,170,291,933**	**91,898,930,145**	**3,321,260,389**	**2,359,643,310**	**125,750,125,777**	**922,344,910**
Net carrying amount						
As at 01/01/2026	192,702,499,070	23,439,935,740	60,208,307	-	**216,202,643,117**	**518,133,556**
As at 30/06/2026	**190,299,583,013**	**18,689,221,307**	**38,958,305**	**-**	**209,027,762,625**	**413,174,890**

- Cost of fully depreciated tangible fixed assets and amortized intangible fixed assets but still in use respectively at the end of the period: VND 49,813,335,034 VND and 705,767,800 VND.

12. Prepaid expenses

	30/06/2026 VND	01/01/2026 VND
Short-term		
Dispatched tools and supplies	5,906,250	13,343,750
	5,906,250	**13,343,750**
Long-term		
Dispatched tools and supplies	662,766,000	301,061,500
	662,766,000	**301,061,500**

13. Other current assets

	30/06/2026 VND	01/01/2026 VND (Restated)
Other current assets (i)	-	9,650,734,119
	-	**9,650,734,119**

(i) The other current assets are deposits with terms of no more than 03 months deposited at commercial banks with interest rates 2%/year, which have been pledged as collateral to secure the loans.

14. Short-term trade payables

	30/06/2026 VND	01/01/2026 VND
Related parties	**30,208,625,349**	**30,595,658,608**
Indec Investment and Construction JSC	29,032,776,732	29,433,176,732
Hung Thinh Hospitality JSC	640,955,200	640,955,200
Branch of Hung Thinh Cam Ranh	209,856,000	209,856,000
Hung Thinh Corporation	181,374,064	181,374,064
Vinh Tien Real Estate JSC	82,500,000	82,500,000
Doi Dua - Hoan My Trading and Service JSC	61,163,353	47,796,612
Others	**1,194,661,028,856**	**1,229,171,916,675**
Hai Dang Thai Binh Trading Construction JSC	133,646,322,843	133,493,139,919
Thanh Vinh Construction Service Trading JSC	72,445,642,485	73,003,748,674
Saigon Polytechnic Construction JSC	104,849,834,686	104,849,834,686
Others	883,719,228,842	917,825,193,396
	1,224,869,654,205	**1,259,767,575,283**

15. Short-term prepayments from customers

	30/06/2026 VND	01/01/2026 VND
Related parties	**1,431,979,832,795**	**1,314,696,913,985**
Hung Thinh Quy Nhon Service Entertainment JSC	905,129,017,219	803,299,017,219
H,B,C Investment & Services JSC	274,744,865,000	274,744,865,000
Doi Dua - Hoan My Trading and Service JSC	103,933,341,000	119,220,762,502
Dai Phuc Co,, Ltd,	112,898,194,795	112,898,194,795
Khai Thinh Real Estate JSC	34,432,420,456	-
Hung Thinh Corporation	401,780,250	63,682,200
Khai Huy Quan JSC	193,776,300	68,526,000
Gia Dinh Star Investment JSC	124,543,575	33,799,275
Thuan Thanh Phat Trading Construction Co,, Ltd,	121,894,200	121,894,200
Minh Tuan Song Ray Tourism JSC	-	4,246,172,794
Others	**23,189,755,456**	**20,104,706,000**
Viet Tam Investment JSC	18,225,000	35,721,000
Others	23,171,530,456	20,068,985,000
	1,455,169,588,251	**1,334,801,619,985**

16. Dividends and profits payable

	30/06/2026 VND	01/01/2026 VND
Related parties	**-**	**70,486,603,200**
Hung Thinh Corporation	-	26,780,623,200
Hung Thinh Investment JSC	-	25,709,400,000
Mr Nguyen Dinh Trung	-	17,996,580,000
Others	**4,510,171,800**	**40,740,399,000**
	4,510,171,800	**111,227,002,200**

According to the Resolution of the Annual General Meeting of Shareholders No. 01/2022/NQ-DHDCD dated 05 June 2022, the Company's shareholders approved the payment of 2021 cash dividends at 12% of the par value of common shares. On 11 October 2022, the Company's Board of Directors issued Resolution No. 09/NQ-HDQT/2022 on closing the list of shareholders and the time for dividend payment on 25 November 2022. On June 9, 2026, upon arranging/balancing sufficient financial resources, the Board of Directors issued Resolution No. 05/NQ-HĐQT/2026 approving the acceleration of the 2021 dividend payment schedule from July 1, 2026 to June 24, 2026. Accordingly, the Company has completed the dividend payment to shareholders

17. Tax and other payables to the state budget

	01/01/2026		This period		30/06/2026	
	Receivables	Payables	Payables	Actual payment	Receivables	Payables
	VND	VND	VND	VND	VND	VND
VAT	-	-	432,256,651	432,256,651	-	-
Corporate income tax	9,555,752	69,216,843,128	9,933,221,460	5,745,143,302	9,555,752	73,404,921,286
Personal income tax	-	401,906,688	3,093,306,939	556,469,083	-	2,938,744,544
Land tax and land rental (i)	-	168,260,358,146	-	-	-	168,260,358,146
Others	-	20,113,633	267,676,699	9,027,294	-	278,763,038
	9,555,752	**237,899,221,595**	**13,726,461,749**	**6,742,896,330**	**9,555,752**	**244,882,787,014**

(i) Based on Official Dispatch No. 6059/STNMT-KTD dated 22 June 2017 of the Department of Natural Resources and Environment on the plan to determine land price according to market value for the Richmond City Project Land, Binh Trieu Mechanical and Construction JSC (Subsidiary) has determined the land use fee value of the Richmond City Project as VND 336,520,716,293. On the date of these Consolidated Financial Statements, the Subsidiary has temporarily paid 50% of the land use fee.

18. Short-term accrued expenses

	30/06/2026 VND	01/01/2026 VND
Construction in progress accrued expense	61,373,258,466	37,806,841,703
Accrual for land use right fee (i)	208,445,742,258	208,445,742,258
Interest expense	117,610,814,386	95,947,512,410
Others	1,673,716,921	2,271,000,129
	389,103,532,031	**344,471,096,500**

(i) In 2020, the Subsidiary estimated the land use right value of the Richmond City Project based on the latest updated information. Accordingly, the Subsidiary has additionally deducted the land use right value of the Richmond City Project with an amount of VND 208,445,742,258. As of the date of these consolidated financial statements, the Subsidiary has not received official notice from the regulatory authorities on the exact determination of the land use right value of the Richmond City Project

19. Other payables

	30/06/2026 VND	01/01/2026 VND
a) Short-term		
Social insurance, health insurance, unemployment insurance and trade union	5,877,640,303	6,799,388,868
Others	66,591,790,838	50,069,667,551
	72,469,431,141	**56,869,056,419**
b) Long-term		
b.1) Details by content		
Capital contribution received under an Investment Cooperation Contract (ii)	63,296,943,900	63,296,943,900
Deposits received	15,000,000	15,000,000
	63,311,943,900	**63,311,943,900**
b.2) Details by object		
Others	63,311,943,900	63,311,943,900
	63,311,943,900	**63,311,943,900**

(ii) This is an investment cooperation between the Company and an individual, according to the Business Cooperation Contract No. 26/0624/HDHT dated 26 June 2024 and the adjusted appendix, with the purpose of contributing capital to TTD Hope Housing Development Company Limited (Note 4b) to implement the Social Housing Project in Cau Rao 2 Urban Area, Hai Phong City. Total cooperation capital is VND 63,296,943,900 and all contributed by individual partners. The term of the Contract is according to the implementation and operation period of the project. The cooperation profit is divided among the parties from the profits of implementation and business project.

20. Provision

	30/06/2026	01/01/2026
	VND	VND
Short-term		
Provision for product warranties	19,223,118,919	-
	19,223,118,919	**-**
Long-term		
Provision for construction warranties	86,084,579,344	24,782,625,127
	86,084,579,344	**24,782,625,127**

21. Borrowings and finance lease liabilities

	01/01/2026	This period		30/06/2026
	Book value	Increase	Decrease	Book value
	VND	VND	VND	VND
a) Short-term				
Short-term loans	***1,328,965,588,744***	***167,203,927,546***	***274,445,176,103***	***1,221,724,340,187***
Joint Stock Commercial Bank for Investment and Development of Vietnam - North Saigon Branch	508,667,590,536	38,914,351,651	50,391,126,679	497,190,815,508
Vietnam Maritime Commercial Joint Stock Bank - Ho Chi Minh City Branch	346,936,967,746	128,289,575,895	200,193,018,962	275,033,524,679
Loc Phat Vietnam Joint Stock Commercial Bank - Ho Chi Minh Branch	400,000,000,000	-	-	400,000,000,000
Tien Phong Commercial Joint Stock Bank - Nguyen Oanh Branch	49,500,000,000	-	-	49,500,000,000
Orient Commercial Joint Stock Bank - Tan Binh Branch	23,861,030,462	-	23,861,030,462	-
Proportion of long-term loans	***79,500,000,000***	***-***	***79,500,000,000***	***-***
Vietnam Prosperity Joint Stock Commercial Bank - Ben Thanh Branch	79,500,000,000	-	79,500,000,000	-
	1,408,465,588,744	**167,203,927,546**	**353,945,176,103**	**1,221,724,340,187**

	01/01/2026	This period		30/06/2026
	Book value	Increase	Decrease	Book value
	VND	VND	VND	VND
b) Long-term				
Vietnam Prosperity Joint Stock Commercial Bank - Ben Thanh Branch	79,500,000,000	-	79,500,000,000	-
Tien Phong Commercial Joint Stock Bank - Nguyen Oanh Branch	908,712,638,226	-	107,212,638,226	801,500,000,000
	988,212,638,226	**-**	**186,712,638,226**	**801,500,000,000**
Maturity within next 12 months	(79,500,000,000)	-	(79,500,000,000)	-
Maturity after 12 months	**908,712,638,226**			**801,500,000,000**

22. Owner's equity

a) Changes in owner's equity

	Contributed charter capital	Share premium	Investment and development funds	Retained earning	Non–controlling interest	Total
	VND	VND	VND	VND	VND	VND
As at 01/01/2025	**891,164,110,000**	**159,880,860,000**	**30,753,480,378**	**432,923,165,325**	**27,259,743,213**	**1,541,981,358,916**
Net profit of the previous	-	-	-	43,985,275,238	(17,171,081)	43,968,104,157
Distribution of profit:	-	-	657,063,044	(1,752,168,118)	-	(1,095,105,074)
- Investment and development funds	-	-	*657,063,044*	*(657,063,044)*	-	-
- Bonus and Welfare funds	-	-	-	*(1,095,105,074)*	-	*(1,095,105,074)*
Other decrease	-	-	-	(657,671,672)	(32,869,773)	(690,541,445)
As at 30/06/2025	**891,164,110,000**	**159,880,860,000**	**31,410,543,422**	**474,498,600,773**	**27,209,702,359**	**1,584,163,816,554**
As at 01/01/2026	**891,164,110,000**	**159,880,860,000**	**31,410,543,422**	**448,230,873,965**	**27,152,035,802**	**1,557,838,423,189**
Net profit of the previous	-	-	-	18,346,010,830	(228,782,511)	18,117,228,319
Distribution of profit:	-	-	683,024,203	(1,821,397,874)	-	(1,138,373,671)
- Investment and development funds	-	-	*683,024,203*	*(683,024,203)*	-	-
- Bonus and Welfare funds	-	-	-	*(1,138,373,671)*	-	(1,138,373,671)
Other decrease	-	-	-	(20,779,637)	(1,038,545)	(21,818,182)
As at 30/06/2026	**891,164,110,000**	**159,880,860,000**	**32,093,567,625**	**464,734,707,284**	**26,922,214,746**	**1,574,795,459,655**

b) Details of Contributed capital

	30/06/2026	Ratio	01/01/2026	Ratio
	VND	%	VND	%
Hung Thinh Corporation	164,375,000,000	18,44	164,375,000,000	18,44
Mr. Nguyen Dinh Trung	149,971,500,000	16,83	149,971,500,000	16,83
Hung Thinh Investment JSC	115,000,000,000	12,90	115,000,000,000	12,90
Others	461,817,610,000	51,83	461,817,610,000	51,83
	891,164,110,000	**100,00**	**891,164,110,000**	**100,00**

c) Capital transactions with owners and distribution of dividends and profits

	30/06/2026	01/01/2026
	VND	VND
Owner's contributed capital		
At the beginning of the period	*891,164,110,000*	*891,164,110,000*
At the end of the period	*891,164,110,000*	*891,164,110,000*

d) Share

	30/06/2026	01/01/2026
	Shares	Shares
Quantity of Authorized issuing shares	89,116,411	89,116,411
Quantity of issued shares	89,116,411	89,116,411
- Common shares	*89,116,411*	*89,116,411*
Quantity of outstanding shares in circulation	89,116,411	89,116,411
- Common shares	*89,116,411*	*89,116,411*

Par value per share: VND 10,000 /share.

23. Revenue from sales of goods and rendering of services

	2nd Quarter 2026	2nd Quarter2025
	VND	VND
Revenue	**179,859,015,997**	**139,310,080,569**
Revenue from construction contracts	173,681,577,551	125,736,885,955
Revenue of rendering of services	6,177,438,446	13,573,194,614
	-	-
Net revenues	**179,859,015,997**	**139,310,080,569**
In which, revenue from related parties (Note 34)	**173,643,327,551**	**81,470,895,469**

24. Cost of goods sold and rendered services

	2nd Quarter 2026	2nd Quarter2025
	VND	VND
		(Restated)
Cost of construction contracts	68,060,721,113	110,151,306,586
Cost of rendering of services	4,419,113,129	12,772,405,920
	72,479,834,242	**122,923,712,506**

25. Financial income

	2nd Quarter 2026	2nd Quarter2025
	VND	VND
Financial compensation (i)	42,433,943,114	69,056,431,338
Interest on deposits	316,888,658	797,384,315
Others	26,995,383,438	-
	69,746,215,210	**69,853,815,653**
In which, income from related parties (Note 34)	**66,631,168,638**	**45,883,574,166**

(i) Financial compensation during the debt deferral period for some customers to the Company.

26. Financial expenses

	2nd Quarter 2026	2nd Quarter2025
	VND	VND
Interest and bond expenses	53,626,208,735	50,418,676,189
Other borrowing costs	6,384,545,454	5,248,181,820
	60,010,754,189	**55,666,858,009**

27. Selling expenses

	2nd Quarter 2026	2nd Quarter2025
	VND	VND
		(Restated)
Warranty	84,291,512,733	853,568,086
	84,291,512,733	**853,568,086**

28. General administrative expenses

	2nd Quarter 2026	2nd Quarter2025
	VND	VND
Labor expenses	7,098,438,642	7,236,003,685
Depreciation expenses	75,213,711	61,627,777
Taxes, fees and charges	-	-
External services	621,153,082	(231,108,375)
Others expenses in cash	924,178,981	1,085,570,519
	8,718,984,416	**8,152,093,606**

29. Other income

	2nd Quarter 2026	2nd Quarter2025
	VND	VND
Disposal of fixed assets	713,035,153	-
Reversal of construction warranty provision	294,599,832	-
Others	451,719,931	203,096,507
	1,459,354,916	**203,096,507**

30. Other expenses

	2nd Quarter 2026	2nd Quarter2025
	VND	VND
Others	1,635,498,034	1,393,862,478
	1,635,498,034	**1,393,862,478**

31. Current corporate income tax expenses

	2nd Quarter 2026	2nd Quarter2025
	VND	VND
CIT at Parent Company	8,282,771,224	3,606,445,344
Current CIT expense in the period	**8,282,771,224**	**3,606,445,344**

32. Deferred tax assets

	30/06/2026	01/01/2026
	VND	VND
Corporate income tax rate used to determine deferred income tax assets	20%	20%
Deferred income tax assets related to deductible temporary differences:	63,228,898,792	63,289,766,102
- Land used fee has been deducted in advance from the cost of selling real estate but has not been paid yet	*58,143,150,084*	*58,143,150,084*
- Unrealized profits from internal transactions	*3,733,699,633*	*3,778,396,440*
- Interest expenses not eligible for capitalization	*1,352,049,075*	*1,368,219,578*
	63,228,898,792	**63,289,766,102**

33. Basic earnings per share

	2nd Quarter 2026	2nd Quarter 2025
	VND	VND
Net profit after tax	15,714,494,036	16,630,482,225
Adjustments:	-	-
- Bonus and welfare fund	-	-
Profit distributed to common shares	15,714,494,036	16,630,482,225
Average number of outstanding common shares in circulation in the year	89,116,411	89,116,411
Basic earnings per share	**176**	**187**

As at 30 June 2026, the Company does not have shares with dilutive potential for earnings per share.

34. Transactions and balances with related parties

List and relations between related parties and the Company as at 30 June 2026 are as follows:

Related parties	Relation
Hung Thinh Quy Nhon Service Entertainment JSC	The company has the same BoD members
Hung Thinh Corporation JSC	The company has the same BoD members
Hung Thinh Land JSC	The company has the same BoD members
Doi Dua - Hoan My Trading and Service JSC	The company has the same BoD members
Hung Thinh Hospitality Joint Stock Company	The company has the same BoD members
Hung Thinh Investment JSC	The company has the same BoD members
Tan Van Hoa Construction and Trading JSC	The company has the same key management members
Kim Cuc Real Estate Investment and Trading JSC	The company has the same key management members
BMC Quy Nhon Real Estate Investment and Trading JSC	The company has the same key management members
Thuan An Real Estate JSC	The company has the same key management members
Gia Dinh Star Investment JSC	The company has the same key management members
Indec Investment and Construction JSC	The company has the same key management members
HBC Investment And Services JSC	The company has the same key management members
Dai Phuc Co.,Ltd.	The company has the same key management members
Khai Huy Quan JSC	The company has the same key management members
Thuan Thanh Phat Trading Construction Co.,Ltd.	The company has the same key management members
Da Lat Mega JSC	The company has the same key management members
Khai Thinh Real Estate JSC	Subsidiary of company having the same BoD members
Minh Tuan Song Ray Tourism JSC	Subsidiary of company having the same BoD members
Vinh Tien Real Estate JSC	Subsidiary of company having the same BoD members
Branch of Hung Thinh Cam Ranh Co.,Ltd.	Subsidiary of company having the same BoD members
The members of the Board of Directors, the Board of Management, and the Audit Committee	

In addition to the information with related parties presented in the above Notes, during the fiscal period, the Company has transactions with related parties as follows:

Revenue from sales of goods and rendering of services:

	2nd Quarter 2026 VND	2nd Quarter 2025 VND
Khai Thinh Real Estate JSC	159,428,182,642	-
Doi Dua - Hoan My Trading and Service JSC	14,155,019,909	-
Hung Thinh Corporation	60,125,000	14,796,898,853
Dai Phuc Co,,Ltd,	-	33,865,434,752
Hung Thinh Quy Nhon Service	-	13,268,477,282
Kim Cuc Real Estate Investment and	-	9,437,506,756
Tan Van Hoa Construction and Trading JSC	-	10,102,577,826
	173,643,327,551	**81,470,895,469**

Financial income:

	2nd Quarter 2026 VND	2nd Quarter 2025 VND
Hung Thinh Quy Nhon Service	26,995,383,438	13,863,522,514
Khai Thinh Real Estate JSC	19,584,218,382	-
Tan Van Hoa Construction and Trading JSC	14,464,478,970	13,316,430,002
Kim Cuc Real Estate Investment and	3,577,970,534	4,639,984,251
BMC Quy Nhon Real Estate Investment and Trading JSC	1,785,292,657	4,675,096,881
Da Lat Mega JSC	223,824,657	-
Hung Thinh Corporation	-	9,388,540,518
	66,631,168,638	**45,883,574,166**

Services purchase transaction:

	2nd Quarter 2026 VND	2nd Quarter 2025 VND
Doi Dua - Hoan My Trading and Service JSC	5,383,692	
	5,383,692	**-**

Loans:

	2nd Quarter 2026 VND	2nd Quarter 2025 VND
Da Lat Mega JSC	24,000,000,000	
	24,000,000,000	**-**

In addition to the above related parties' transactions, other related parties did not have any transactions during the fiscal period and have no balance at the end of fiscal period with the Company.

35. Comparative figures

The Company's Board of Directors has restated certain comparative figures in the financial statements for the accounting period from January 01, 2026, to June 30, 2026, in accordance with Circular No. 99/2025/TT-BTC dated October 27, 2025, which replaces Circular No. 200/2014/TT-BTC dated December 22, 2014, issued by the Ministry of Finance. Accordingly, certain items in the financial statements have been restated as follows:

a) Statement of Financial Position

Items	Code/ Circular	Note	01/01/2026 Presented	01/01/2026 Restated	Difference
			VND	VND	VND
(1)	(2)	(3)	(4)	(5)	(6)=(5)-(4)
Cash equivalents	112/TT200	3	9,650,734,119	-	(9,650,734,119)
Other current assets	165/TT99	13	-	9,650,734,119	9,650,734,119
			-	-	-
Other short-term payables	319/TT200	17	168,096,058,619	-	(168,096,058,619)
Dividends and profits payable	313/TT99	16	-	111,227,002,200	111,227,002,200
Other short-term payables	320/TT99	19	-	56,869,056,419	56,869,056,419
			177,746,792,738	**177,746,792,738**	**-**

b. Restatement of the separate statement of income

b.1 Second quarter of 2025

Items	Code	The second quarter 2025 Presented	The second quarter 2025 Restated	Adjust
		VND	VND	VND
(1)	(2)	(4)	(5)	(6)=(5)-(4)
Cost of Goods Sold	11	(123,777,280,592)	(122,923,712,506)	(853,568,086)
Selling Expenses	25	-	(853,568,086)	853,568,086
				-
		(123,777,280,592)	**(123,777,280,592)**	**-**

b.2. For the first half of 2025

Items	Code	From 01/01/2025 to 30/06/2025 Presented	From 01/01/2025 to 30/06/2025 Restated	Adjust
		VND	VND	VND
(1)	(2)	(4)	(5)	(6)=(5)-(4)
Cost of Goods Sold	11	(337,368,305,902)	(336,514,737,816)	(853,568,086)
Selling Expenses	25	-	(853,568,086)	853,568,086
				-
		(337,368,305,902)	**(337,368,305,902)**	**-**

b) Consolidated statement of cash flows

Items	Code	From 01/01/2025 to 30/06/2025 Presented	From 01/01/2025 to 30/06/2025 Restated	Difference
		VND	VND	VND
(1)	(2)	(4)	(5)	(6)=(5)-(4)
(Increase)/Decrease in receivables	05	(1,234,266,571)	(1,197,750,415)	(36,516,156)
Interest expense	06	80,219,928,646	93,916,292,284	13,696,363,638
(Increase)/Decrease in receivables	09	546,525,955,460	546,400,511,050	(125,444,410)
(Increase)/Decrease in prepaid expenses	12	14,830,736,838	1,134,373,200	(13,696,363,638)
Interest, dividends and profit received	27	1,244,262,531	1,207,746,375	(36,516,156)
Cash and cash equivalents at the beginning of the period	60	95,184,839,433	85,831,278,128	(9,353,561,305)
Cash and cash equivalents at the end of the period	70	32,362,807,601	22,883,801,886	(9,479,005,715)

Approval of Consolidated Financial Statements

The Consolidated Financial Statements were approved and authorised for issuance by the Company's Board of Management on 30 July 2026.

M.S.D.N:0305371707-C.T.C.P. CÔNG TY CỔ PHẦN HƯNG THỊNH INCONS THÀNH PHỐ HỒ CHÍ MINH

Pham Thi Thuy Nga	**Dinh Ngoc Trien**	**Truong Van Viet**
Preparer	Chief Accountant	General Director

Ho Chi Minh City, 30 July 2026