

No: 70/2026/CV-SGT

Ho Chi Minh City, July 30, 2026

PERIODIC INFORMATION DISCLOSURE

To: **- STATE SECURITIES COMMISSION OF VIETNAM**
 - HO CHI MINH CITY STOCK EXCHANGE

4. Company Name: SAIGON TELECOMMUNICATION & TECHNOLOGIES CORPORATION
Stock code: SGT

Address of headoffice: Lot 46, Quang Trung Software Park, Trung My Tay Ward, Ho Chi Minh City, Vietnam.

Telephone: 028.3715 9909

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Email: info@saigontel.vn

Website: www.saigontel.vn

5. Content of published information:

- Separate financial statements for the Q2, 2026 with explanatory notes on profit difference compared to the same period in 2025
- Consolidated financial statements for the Q2, 2026 with explanatory notes on profit difference compared to the same period in 2025

6. This information was published on the website of Saigon Telecommunication Technology Joint Stock Company www.saigontel.vn under the Shareholder Relations section on July 30, 2026.

We hereby commit that the information published above is true and take full legal responsibility for the content of the published information.

Attached documents:

- Official letter announcing Financial statements
- Separate and Consolidated Financial Statements for the Q2, 2026 with explanatory notes on profit differences compared to the same period in 2025.

Company representative
Authorized Person to Disclose Information



[Signature]

TỔNG GIÁM ĐỐC
Nguyễn Cẩm Phương

SEPARATE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

**SAIGON TELECOMMUNICATION &
TECHNOLOGIES CORPORATION**



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FINANCIAL STATEMENT

As at June 30, 2026

Unit: VND

	ITEMS	Code	Notes	June 30, 2026	January 01, 2026
A.	CURRENT ASSETS	100		2.327.205.117.191	2.353.839.914.480
I.	Cash and cash equivalents	110	V.1	12.558.362.108	89.995.351.236
	1. Cash	111		12.558.362.108	19.995.351.236
	2. Cash equivalents	112			70.000.000.000
II.	Short-term financial investments	120	V.2a	238.726.499.827	194.222.526.501
	1. Trading securities	121		-	-
	2. Provision for devaluation of trading securities	122		-	-
	3. Held-to-maturity investments	123		254.319.301.577	209.815.328.251
	4. Provision for short-term held-to-maturity investments (*)	124		(15.592.801.750)	(15.592.801.750)
	5. Other short-term investments	125		-	-
	6. Provision for loss of other short-term investments (*)	126		-	-
III.	Short-term accounts receivable	130		442.630.099.749	497.426.911.861
	1. Trade accounts receivable	131	V.3	50.936.239.538	204.922.640.580
	2. Prepayments to suppliers	132	V.4	214.968.222.920	122.308.738.635
	3. Intercompany receivables	133		-	-
	4. Construction contract-in-progress receivables	134		-	-
	5. Other short-term receivables	135	V.6a	226.056.901.193	219.526.796.548
	6. Provision for doubtful debts	136	V.7	(49.331.263.902)	(49.331.263.902)
	7. Shortage of assets awaiting resolution	137		-	-
IV.	Inventories	140	V.8	1.611.870.338.472	1.559.669.733.977
	1. Inventories	141		1.611.870.338.472	1.559.669.733.977
	2. Provision for decline in value of inventories	149		-	-
V.	Short-term biological assets	150		-	-
	1. Livestock get products for a short time	151		-	-
	2. Seasonal crops or short-term one-time production	152		-	-
	3. Provision for short-term loss of biological assets	153		-	-
VI.	Other current assets	150		21.419.817.035	12.525.390.905
	1. Short-term prepayments	151	V.9a	12.564.031.422	1.095.543.353
	2. Deductible VAT	152		5.203.285.613	7.847.037.528
	3. Taxes and other receivables from the State Budget	153	V.18b	-	30.450.024
	4. Repurchase and sale of Government's bonds	154		-	-
	5. Other current assets	155	V.10	3.652.500.000	3.552.360.000

FINANCIAL STATEMENT

As at June 30, 2026

Unit: VND

ASSETS		Code	Notes	June 30, 2026	January 01, 2026
B.	LONG-TERM ASSETS	200		2.897.032.017.745	2.784.758.342.910
I.	Long-term receivables	210		152.916.591.420	65.845.358.540
1.	Long-term trade receivables	211		-	-
2.	Long-term prepayments to suppliers	212		-	-
3.	Working capital from sub-units	213		-	-
4.	Long-term intercompany receivables	214		-	-
5.	Other long-term receivables	215	V.6b	152.916.591.420	65.845.358.540
6.	Provision for doubtful long-term receivables	216		-	-
II.	Fixed assets	220		82.701.733.377	89.657.249.062
1.	Tangible fixed assets	221	V.11	82.619.997.805	89.644.489.048
	- Cost	222		197.273.457.016	199.871.111.018
	- Accumulated depreciation	223		(114.653.459.211)	(110.226.621.970)
2.	Finance lease assets	224		-	-
	- Cost	225		-	-
	- Accumulated depreciation	226		-	-
3.	Intangible fixed assets	227	V.12	81.735.572	12.760.014
	- Cost	228		506.257.900	425.897.900
	- Accumulated amortization	229		(424.522.328)	(413.137.886)
III.	Long-term biological assets	230		-	-
1.	Livestock produce products periodically	231		-	-
a)	Animals raised for regular production have not yet reached	232		-	-
b)	Animals are raised to produce products periodically until n	233		-	-
	- Cost	234		-	-
	- Accumulated depreciation	235		-	-
2.	Animals get products once and for a long time	236		-	-
3.	Seasonal crops or long-term one-time products	237		-	-
4.	Provision for long-term loss of biological assets	238		-	-
IV.	Investment Properties	230	V.13	216.521.538.678	222.321.969.876
	- Cost	231		270.054.247.636	270.054.247.636
	- Accumulated depreciation	232		(53.532.708.958)	(47.732.277.760)
V.	Non-current assets in progress	240		377.842.041.339	383.951.307.576
1.	Works in progress	241	V.14	-	-
2.	Capital construction in progress	242	V.15	377.842.041.339	383.951.307.576
VI.	Long-term investments	250	V.2b	2.052.432.104.406	2.004.769.160.383
1.	Investments in subsidiaries	251		872.826.000.000	872.826.000.000
2.	Investments in associates, joint-ventures	252		154.363.680.000	783.763.680.000
3.	Investments in equity of other entities	253		1.474.943.501.585	740.011.372.585
4.	Provision for decline in the value of long-term investments	254		(449.701.077.179)	(391.831.892.202)
5.	Held-to-maturity investments	255		-	-
VII.	Other long-term assets	260		14.618.008.525	18.213.297.473
1.	Long-term prepaid expenses	261	V.9b	14.618.008.525	18.213.297.473
2.	Deferred income tax assets	262		-	-
3.	Equipment, materials, spare parts	263		-	-
4.	Other long-term assets	268		-	-
	TOTAL ASSETS	270		5.224.237.134.936	5.138.598.257.390

FINANCIAL STATEMENT

As at June 30, 2026

Unit: VND

	RESOURCES	Code	Notes	June 30, 2026	January 01, 2026
C.	LIABILITIES	300		3.004.427.566.716	2.993.832.549.008
I.	Current liabilities	310		2.280.735.088.455	2.125.200.344.818
1.	Short-term trade payables	311	V.16	126.992.063.864	92.539.304.870
2.	Prepayments from customers	312	V.17	857.861.010	856.746.785
3.	Must pay dividends and profits	313		-	-
4.	Taxes and other payables to the State Budget	314	V.18a	320.187.715.023	332.862.159.592
5.	Payables to employees	315		170.100.000	146.148.672
6.	Short-term accrued expenses	316	V.19	360.397.409.406	379.777.555.421
7.	Short-term intercompany payables	317		-	-
8.	Construction contract-in-progress payables	318		-	-
9.	Short-term unrealized revenue	319	V.20a	205.683.199.563	5.136.172.037
10.	Other short-term payables	320	V.21a	219.942.280.646	370.050.678.037
11.	Short-term borrowings and financial lease liabilities	321	V.22a	1.046.504.458.943	943.831.579.404
12.	Provision for short-term payables	322		-	-
13.	Bonus and welfare fund	323		-	-
14.	Price stabilization fund	324		-	-
15.	Repurchase and sale of Government's bond	325		-	-
II.	Long-term liabilities	330		723.692.478.261	868.632.204.190
1.	Long-term trade payables	331		-	-
2.	Long-term prepayments from customers	332		-	-
3.	Long-term taxes and other payables to the State	333		-	-
4.	Long-term accrued expenses	334	V.19b	-	-
5.	Inter-company payables for operating capital received	335		-	-
6.	Long-term intercompany payables	336		-	-
7.	Long-term unrealized revenue	337	V.20b	5.501.754.690	9.126.083.424
8.	Other long-term payables	338	V.21b	11.759.358.993	11.334.484.871
9.	Long-term borrowings and financial lease liabilities	339	V.22b	684.975.305.688	825.949.984.916
10.	Convertible bond	340		-	-
11.	Preferred shares	341		-	-
12.	Deferred income tax liabilities	342	V.23	21.456.058.890	22.221.650.979
13.	Provision for long-term liabilities	343		-	-
14.	Fund for science and technology development	344		-	-

FINANCIAL STATEMENT

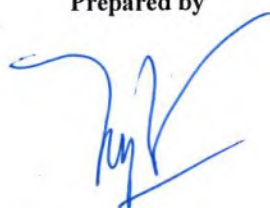
As at June 30, 2026

Unit: VND

RESOURCES		Code	Notes	June 30, 2026	January 01, 2026
D.	OWNERS' EQUITY	400		2.219.809.568.220	2.144.765.708.382
I.	Owners' equity	410	V.24	2.219.809.568.220	2.144.765.708.382
1.	Owners' capital	411		1.480.035.180.000	1.480.035.180.000
	- Ordinary shares with voting rights	411a		1.480.035.180.000	1.480.035.180.000
	- Preferred shares	411b		-	-
2.	Share premium	412		(465.119.800)	(465.119.800)
3.	Bond conversion option	413		-	-
4.	Owners' other capital	414		-	-
5.	Treasury shares	415		(3.100.000)	(3.100.000)
6.	Difference upon assets revaluation	416		-	-
7.	Foreign exchange differences	417		-	-
8.	Investment and development fund	418		-	-
9.	Fund for support of arrangement of enterprises	419		-	-
10.	Other funds	420		-	-
11.	Undistributed earnings	421		740.242.608.020	665.198.748.182
	- Undistributed earnings accumulated to the end of prior	421a		665.198.748.182	330.492.830.952
	- Undistributed earnings in this period	421b		75.043.859.838	334.705.917.230
12.	Investment reserve for basic construction	422		-	-
II.	Budget sources and other funds	430		-	-
1.	Budget sources	431		-	-
2.	Fund to form fixed assets	432		-	-
TOTAL RESOURCES		440		5.224.237.134.936	5.138.598.257.390

Ho Chi Minh city, July 27, 2026

Prepared by



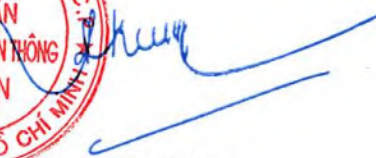
Nguyen Ngoc Ha

Acting Chief Accountant



Le Nguyen Hoang Anh

General Director



 Nguyen Cam Phuong

INCOME STATEMENT

For the accounting period ended June 30, 2026

Unit: VND

ITEMS	Code	Notes	Quarter 2, 2026 announcement	Quarter 2, 2025 announcement	The first 6 months of 2026	The first 6 months of 2025
1. Sales	01		303.182.638.490	166.439.251.297	372.792.333.844	866.070.017.714
2. Less sales deductions	02		-	-	-	-
3. Net sales	10	VI.1	303.182.638.490	166.439.251.297	372.792.333.844	866.070.017.714
4. Cost of sales	11	VI.2	203.954.807.886	93.121.118.639	231.837.873.494	287.844.679.856
5. Gross profit	20		99.227.830.604	73.318.132.658	140.954.460.350	578.225.337.858
(20 = 10 - 11) 6. Profit/loss from sale and liquidation of investment real estate	21		-	-		
7. Financial income	22	VI.3	110.097.283.939	3.793.236.511	115.640.532.605	5.343.878.537
8. Financial expenses	23	VI.4	83.816.447.936	34.117.984.104	96.305.132.799	61.885.846.823
In which: loan interest expenses	24		25.831.343.617	17.055.786.105	38.320.028.480	31.610.490.693
9. Selling expenses	25		4.216.333.232	974.313.502	6.041.717.449	2.887.806.733
10. General & administration expenses	26	VI.5	28.879.733.085	29.111.399.822	50.585.507.869	53.791.019.519
10. Operating profit	30		92.412.600.290	12.907.671.741	103.662.634.838	465.004.543.320
(30 = 20 + 21 + (22 - 23) - (25 + 26))						
11. Other income	31		1.268.914.479	914.477.749	1.534.069.580	1.984.915.970
12. Other expenses	32		282.049.879	1.048	565.825.175	66.123.208
13. Other profit (40 = 31 - 32)	40		986.864.600	914.476.701	968.244.405	1.918.792.762
14. Net accounting profit before tax	50		93.399.464.890	13.822.148.442	104.630.879.243	466.923.336.082
(50 = 30 + 40)						
15. Corporate income tax - current	51	VI.6	27.236.051.504	10.453.075.228	30.352.611.494	107.313.885.506
16. Corporate income tax - deferred	52	VI.7	-	-	(765.592.089)	(765.592.089)
17. Net profit after corporate income tax	60		66.163.413.386	3.369.073.214	75.043.859.838	360.375.042.665
(60 = 50 - 51 - 52)						

Ho Chi Minh city, July 27, 2026

Prepared by



Nguyen Ngoc Ha

Acting Chief Accountant



Le Nguyen Hoang Anh

General Director



Nguyen Cam Phuong

CASH FLOW STATEMENT

(Under indirect method)

For the accounting period ended June 30, 2026

Unit: VND

	Sl	Code	Notes	The first 6 months of 2026	The first 6 months of 2025
I. CASH FLOWS FROM OPERATING ACTIVITIES					
1. Net profit before tax	01			104.630.879.243	466.923.336.082
2. Adjustments for :					
- Depreciation of fixed assets and investment properties	02	V.11,1 2,13		13.528.552.881	7.132.696.592
- Provisions	03	VI.4,5		57.869.184.977	30.609.119.580
- Gain/losses from foreign exchange differences upon revaluation of monetary assets denominated in foreign currencies	04			-	-
- Gains/losses from investing activities	05			(10.611.811.048)	(4.668.435.129)
- Interest expense	06	VI.4		38.320.028.480	31.610.490.693
- Other adjustments	07			-	-
3. Profit from operating activities before changes in working capital	08			203.736.834.533	531.607.207.818
- Increase (-)/ decrease (+) in receivables	09			(20.106.764.582)	744.963.412.841
- Increase (-)/ decrease (+) in inventories	10			(52.200.604.495)	(19.143.419.829)
- Increase (+)/ decrease (-) in payables (Other than payables, income tax)	11			(8.638.336.326)	(811.765.441.743)
- Increase (-)/ decrease (+) in prepaid expenses	12			(7.873.199.121)	(14.635.986.792)
- Increase (-)/ decrease (+) in trading securities	13			-	-
- Interest paid	14			26.863.482.106	(14.032.131.245)
- Corporate income tax paid	15	V.18		(37.235.376.268)	(18.053.786.342)
- Other receipts from operating activities	16			-	-
- Other payments on operating activities	17			(100.140.000)	(964.480.000)
Net cash inflows/(outflows) from operating activities	20			104.445.895.847	397.975.374.708
II. CASH FLOWS FROM INVESTING ACTIVITIES					
1. Purchases of fixed assets and other long-term assets	21			5.336.660.239	(35.048.415.461)
2. Proceeds from disposals of fixed assets and other long-term assets	22			-	118.181.818
3. Loans granted, purchases of debt instruments of other entities	23			(79.703.973.326)	(206.342.107.122)
4. Collection of loans, proceeds from sales of debt instruments of other entities	24			35.200.000.000	3.000.000.000
5. Investments in other entities	25			(105.532.129.000)	(40.000.000.000)
6. Proceeds from divestment in other entities	26			-	-
7. Dividends and interest received	27			1.118.356.801	605.745.913
Net cash inflows/(outflows) from investing activities	30			(143.581.085.286)	(277.666.594.852)

CASH FLOW STATEMENT

(Under indirect method)

For the accounting period ended June 30, 2026

Unit: VND

	Sl	Code	Notes	The first 6 months of 2026	The first 6 months of 2025
III. CASH FLOWS FROM FINANCING ACTIVITIES					
1. Proceeds from issue of shares and capital contribution	31			-	-
2. Repayment of contributed capital and repurchase of stock issued	32			-	-
3. Proceeds from borrowings	33	IX.3		325.675.769.815	243.023.261.227
4. Repayments of borrowings	34	IX.4		(363.977.569.504)	(450.672.635.582)
5. Payments for finance lease liabilities	35			-	-
6. Dividends paid	36			-	-
Net cash inflows/(outflows) from financing activities	40			(38.301.799.689)	(207.649.374.355)
Net cash inflows/(outflows) (50 = 20+ 30 + 40)	50			(77.436.989.128)	(87.340.594.499)
Cash and cash equivalents at the beginning of the year	60			89.995.351.236	106.165.068.882
Effect of foreign exchange differences	61			-	-
Cash and cash equivalents at the end of the year (70 = 50+60+61)	70	V.1		12.558.362.108	18.824.474.383

Ho Chi Minh city, July 27, 2026

Prepared by



Nguyen Ngoc Ha

Acting Chief Accountant



Le Nguyen Hoang Anh

General Director



 Nguyen Cam Phuong

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

I. BUSINESS HIGHLIGHTS**1. Establishment**

Saigon Telecommunication Technology Joint Stock Company was established and operated under Business Registration Certificate No. 0302615063, first registered on May 14, 2002 (most recent change registered for the 18th time on September 23, 2025) issued by the Department of Finance of Ho Chi Minh City, updated the company's headquarters address according to administrative boundary changes from July 1, 2025.

Structure of ownership

Joint Stock Company.

English name: SAIGON TELECOMMUNICATION & TECHNOLOGIES CORPORATION

Short name: SAIGONTEL CORP

Security code: SGT (Listing and trading at HOSE - Ho Chi Minh Stock Exchange)

Headquarters: Lot 46, Quang Trung Software Park, Trung My Tay Ward, Ho Chi Minh City, Vietnam.

2. Business sectors

Business fields are commercial business, services, construction, business in many different fields.

3. Principal activities

The Company's principal activities include:

- Wholesaling electronic, telecom equipment and spare parts, in particular: trading electric-electronic equipment; Trading materials, transmission equipment, terminator, protection equipment for IT; Trading telephone card, internet card;

The Company's regular activities include:

- Wholesaling computers, peripheral equipment and software, in particular: Trading computers, software;
- Repairing computers and peripheral equipment, in particular: Installing, repairing, maintaining computers (except for mechanics, waste recycling, electroplating);
- Rendering IT service and other services related to computers, in particular: Technological constancy on informatics; Designing, installing network infrastructures;
- Other telecom activities, in particular: Providing with value added services on internet: data and information access service on internet, data handling service, electronic data exchanging service (except for internet access service at the head office) (without internet infrastructures); Acting as internet service agent (not at the head office) (without internet infrastructures); Acting as telecom postal service agent (without internet infrastructures);
- Trading real estates, right to use land which belongs to owner, user or leased, in particular: Trading real estates (except for brokerage, valuation, real estates transaction center); Trading infrastructures in industrial parks; Trading industrial park, urban residential area, informatics technological zone;
- Building other civil technological works, in particular: Building industrial, civil, traffic works, road and bridge, irrigational and electrical works up to 35KV; Investing in infrastructures of industrial parks; Building industrial park, urban residential area, informatics technological zone;
- Wholesaling machinery, equipment and other spare parts, in particular: Trading machinery and equipment for telecom;
- Exploiting, treating and providing with water (not at the head office);
- Producing, transmitting and distributing power, in particular: Producing, transmitting power (not at the head office);
- Information gate; Details: Setting up consolidated electronic information page;
- Installing electrical equipment (except for mechanical processing, wastes recycling, electroplating at the head office);
- Installing electricity system (except for mechanical processing, wastes recycling, electroplating at the head office);
- Organizing events for trade introduction and promotion; Details: Organizing events for trade introduction and promotion, organizing events, fair, exhibition, conference, festival (except for fire, explosion effects, using explosive, fire substances or chemical as instruments for music shows, event, movie);
- Advertisement;

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

4. Normal operating cycle

Normal operating cycle of the Company is not longer than 12 months, beginning from January 01 and ending on December 31.

As to project business, the operating cycle lasts more than 12 months.

5. Operations in the fiscal year affecting the financial statements: Not applicable.

Not applicable.

6. Total employees to June 30, 2026: 266 employees. (December 31, 2025: 249 employees).**7. Structure of subsidiaries****7.1. List of Subsidiaries**

As at June 30, 2026, the Company has seven (07) directly underlining subsidiaries:

<i>Name of Company and Address</i>	<i>Principal activities</i>	<i>Contributed capital</i>	<i>Rate of benefit</i>	<i>Voting rights ratio</i>
1. Saigontel Real Estate Investment JSC	Selling as a wholesaler and producing equipment, electronic and telecom accessories; Trading real estates, right to use land being owned, used or leased	35.000.000.000	70,0%	70,0%
2. Kinh Bac Investment JSC	Trading electronic, telecom machinery and equipment; Giving consultancy on construction investment project and building works,...	46.243.000.000	100,0%	100,0%
3. Saigon Urban Development and Investment JSC	Building houses, railways, roads, electricity works, water supply and drainage; Installing electrical systems; Functioning as brokerage agent; Wholesaling materials; Real estate business; Advertisement; Construction supervision.....	120.000.000.000	60,0%	60,0%
4. Saigontel - Thai Nguyen Industrial One Member Co.,Ltd	Trading real estates, right to use land being owned, used or leased	1.583.000.000	100,0%	100,0%

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

Name of Company and Address	Principal activities	Contributed capital	Rate of benefit	Voting rights ratio
5. Saigontel Long An Co.,Ltd	Trading real estates, right to use land being owned, used or leased	525.000.000.000	75,0%	75,0%
6. Saigontel High-Tech Park Investment and Development Co.,Ltd	Trading real estates, right to use land being owned, used or leased	125.000.000.000	100,0%	100,0%
7. Quang Yen Electronic Components Co., Ltd (*)	Producing electronic components	-	100,0%	100,0%

(*) At the time of reporting, Saigon Telecommunication Technology Joint Stock Company had not contributed capital and the subsidiary had not generated any data.

7.2. List of joint-venture companies, associates

As at June 30, 2026, the Company had three (3) associates:

Name of Company and Address	Principal activities	Contributed capital	Rate of benefit	Voting rights ratio
1. SkyX Saigontel JSC	Producing solar power; Retailing machinery and electronic equipment; Management consulting activities; Architectural activities and related technical consultancy Leasing machinery, equipment and other tangible goods	3.480.000.000	30,0%	30,0%
2. Saigon Vina Telecom Garment Textiles JSC	Real estate business. Real estate brokerage consulting. Construction of houses of all kinds. Construction of road works. Producing yarn, raw textile fabrics and finishing textile products; Sewing of clothing (except fur clothing).	139.368.680.000	48,9%	48,9%
3. Saigontel STS Vietnam Co.,Ltd	Business in management consulting services, technical design services to complete construction works	11.515.000.000	49,0%	49,0%

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

7.3. List of underlying entities which are not qualified to be independent accounting entity**Bac Ninh Branch**

Branch in Bac Ninh is incorporated and operating under Business Registration Certificate No. 21.13.000043 dated September 09, 2004 (under the sixth amendment on January 15, 2024) issued by the Department of Planning and Investment of Bac Ninh Province.

Address: Dai Dong Hoan Son IP, Dai Dong commune, Bac Ninh Province, Viet Nam.

Business sector: Investment, trading, construction, design, consultancy and services.

Principal activities of the Branch:

Trading computers, electrical-electronic equipments, telecom and postal materials – equipments; Trading and installing materials, transmission equipment, termination, protection equipment for information industry; Rendering consultant service on IT; Designing, installing network infrastructure; Producing, trading software; Informatics services: installing, repairing, maintaining computers; Producing CD-VCD (whose content is allowed to be circulated by law);

Providing training service (with license as required by the law); Functioning as Internet service provider; Functioning as Telecom and Postal Services Agent; Building and trading infrastructure in industrial zones; Providing consultant services on investment, science and technology; Providing technology transfer service; Constructing industrial, civil works, road, bridge, irrigational works, electrical works up to 35KV; Providing delivering and receiving services, renting warehouses and freight yard; Trading houses, plants (building and repairing houses for sale or lease); Investing, building and trading amusement parks.

Thai Nguyen Branch

Branch in Thai Nguyen is incorporated and operating under Business Registration Certificate No. 0302615063-005 dated May 22, 2023 issued by the Department of Planning and Investment of Thai Nguyen Province.

Address: No. 381, Luong Ngoc Quyen Street, Phan Dinh Phung Ward, Thai Nguyen Province, Vietnam.

Principal activities of the Branch:

Real estate business, land use rights belonging to owners, users or renters. Detail:

- Real estate business (except brokerage, valuation, real estate trading floor; Do not invest in the construction of cemetery and cemetery infrastructure to transfer land use rights).
- Warehouse for rent. House and workshop business (construction, repair of houses for sale or rent)
- Infrastructure business in industrial parks.
- Business in industrial parks, urban residential areas, information technology technical parks.

Quang Ninh Branch

Branch in Quang Ninh is incorporated and operating under Business Registration Certificate No. 0302615063-006 dated August 26, 2025 issued by the Department of Finance of Quang Ninh Province.

Address: Dong Trieu Industrial Park, Tan Yen Quarter, Yen Duong Quarter, Hoang Que Ward, Quang Ninh Province, Vietnam.

Business sector: Real estate business, advertising, management consulting and brokerage.

Principal activities of the Branch:

Real estate business, land use rights of owners, users or tenants. Details:

- Real estate business (Not investing in building infrastructure for cemeteries and graveyards to transfer land use rights associated with infrastructure).
- Warehousing and storage of goods.
- Management consulting activities.
- Architectural activities and related technical consulting.

8. Disclosure on comparability of information in the Financial Statements

The selection of figures and information needed to be presented in the financial statements has been implemented on the principles of comparability among corresponding accounting periods.

II. ACCOUNTING PERIOD AND REPORTING CURRENCY**1. Fiscal year**

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

2. Reporting currency

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

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

III. ADOPTION OF ACCOUNTING STANDARDS AND POLICIES**1. Applicable Accounting System**

The Company applies Vietnamese Accounting Standards, Vietnamese Corporate Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, Circular No. 53/2016/TT-BTC dated March 21, 2016 amending and supplementing a number of articles of Circular No. 99/2025/TT-BTC and circulars guiding the implementation of accounting standards of the Ministry of Finance in preparing and presenting financial statements.

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

The Board of General Directors/Board of Directors/General Director/Director ensures compliance with the requirements of Vietnamese Accounting Standards and Vietnamese Corporate Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, Circular No. 53/2016/TT-BTC dated March 21, 2016 amending and supplementing a number of articles of Circular No. 99/2025/TT-BTC as well as circulars guiding the implementation of accounting standards of the Ministry of Finance in preparing and presenting financial statements.

IV. APPLICABLE ACCOUNTING POLICIES**1. Bases for preparing financial statements**

Financial statements are prepared on the basis of accrual accounting (except for information related to cash flows).

The financial statements of the entire Corporation/Enterprise are prepared on the basis of synthesizing the financial statements of the affiliated units. Revenue and balances between affiliated units are excluded when the financial statements are prepared.

2. Transactions in foreign currencies

Transactions arising in foreign currencies are converted at the exchange rate at the date of the transaction. The balance of monetary items denominated in foreign currencies at the end of the accounting period are converted at the exchange rate on that date.

Exchange rate differences arising during the period from transactions in foreign currencies are recorded in financial income or financial expenses. Exchange rate differences due to revaluation of monetary items denominated in foreign currencies at the end of the fiscal year after clearing the increase and decrease difference are recorded in financial income or financial expenses.

Principles for determining exchange rates for arising transactions

The exchange rate used to convert transactions arising in foreign currency is the actual exchange rate at the time the transaction occurs. The actual exchange rate for transactions in foreign currency is determined as follows:

Actual exchange rate when foreign currencies are traded (foreign currencies spot contracts, forward contracts, futures contracts, options contracts, swap contracts): exchange rate stated in the foreign currencies trading contract signed between the Company and the bank.

For receivables: buying rate of the commercial bank where the Company appoints the customer to pay at the time the transaction arises.

For liabilities: selling exchange rate of the commercial bank where the Company plans to transact at the time the transaction occurs.

For asset purchase transactions or expenses paid immediately in foreign currency (not through accounts payable): buying exchange rate of the commercial bank where the Company makes payment.

2. Transactions in foreign currencies**Principles for determining exchange rates at the end of the accounting period**

Closing balance of monetary items (cash, cash equivalents, payables and receivables, except for prepayments to suppliers, prepayments from customers, pre-paid expenses, deposits and unearned revenue) denominated in foreign currencies are revaluated at the actual rate ruling at the balance sheet date:

- The actual exchange rates upon revaluation of monetary assets denominated in foreign currencies which have been classified as assets will be the buying rate of Military Bank. The buying rate as at June 30, 2026: 26,111 VND/USD.

- The actual exchange rates upon revaluation of monetary assets denominated in foreign currencies which have been classified as payables will be the selling rate stated by Military Bank. The exchange rate as at June 30, 2026: 26,466 VND/USD.

Principles for determining the rate of accounting books

When recovering receivables, deposits, margins or paying liabilities in foreign currencies, the Company uses the actual carrying rate in person.

When paying funds in foreign currency, the Company uses the mobile weighted average book rate

NOTES TO THE FINANCIAL STATEMENTS*For the accounting period ended June 30, 2026**Unit: VND***3. The actual interest rate for discounting the cash flows**

The actual interest rate (effective interest rate) used to discount cash flows for items recorded at present value, amortized value, recovery value, etc. is the commercial bank's interest rate which is commonly applied in the market at the time of transaction/where the Company can borrow in the form of issuing debt instruments without the right to convert into shares under ongoing production and business conditions. (State the reason for determination).

4. Principles for recording cash and cash equivalents

Money includes cash, demand and term bank deposits, money in transit and monetary gold.

Cash equivalents are short-term investments with a redemption period or maturity of no more than 3 months from the date of purchase, easily convertible into a specified amount of cash and do not have much risk in conversion into money.

5. Principles for accounting financial investments**Principles for accounting held-to-maturity investments**

An investment is classified as held to maturity when the Enterprise has the intention and ability to hold it to maturity.

Held-to-maturity investments include: term bank deposits (including bills and promissory notes), bonds, preference shares that the issuer is required to repurchase at a certain point in the future and held-to-maturity loans for the purpose of collecting interest periodically and other held-to-maturity investments.

Held-to-maturity investments are initially recorded at cost including purchase price and costs related to the investment transaction. After initial receipt, these investments are recorded at their recoverable amount. Interest income from held-to-maturity investments after the purchase date is recorded on the income statement on an accrual basis. Interest earned before the Company holds it is recorded as a deduction from the original price at the time of purchase.

When there is solid evidence that part or all of the investment may not be recoverable and the amount of loss can be reliably determined, the loss is recorded in financial expenses during the period and under direct deduction of investment value.

Principles for accounting loans

Loans are determined at cost less provisions for bad debts. Provision for bad debts of loans is established based on the expected level of loss that may occur.

Principles for accounting investments in subsidiaries, associates

A **subsidiary** is an enterprise controlled by the Parent Company. Control is achieved when the Parent Company has the ability to control the financial and operating policies of the investee enterprise in order to obtain economic benefits from that enterprise's activities.

An **associate** is an enterprise over which the Company has significant influence but not control over the financial and operating policies. Significant influence is the right to participate in making financial and operating policy decisions of the investee enterprise but not to control these policies.

Investments in subsidiaries, joint ventures, and associates are initially recorded at cost, including the purchase price or capital contribution plus costs directly related to the investment. In case of investment in non-monetary assets, the cost of the investment is recorded according to the fair value of the non-monetary asset at the time of arising.

Dividends and profits of periods before the investment is purchased are accounted for as a decrease in the value of that investment itself. Dividends and profits of periods after the investment is purchased are recorded as revenue. Dividends received in shares are only tracked by the number of additional shares, the value of shares received is not recorded/recorded at par value.

Loss provisions for investments in subsidiaries, joint ventures, and associates are made when the subsidiaries, joint ventures, or associates suffer losses at a level equal to the difference between the actual contributed capital of the parties at subsidiaries, joint ventures, and associates and the actual equity multiplied by the Company's capital contribution ratio compared to the total actual capital contribution of the parties at the subsidiaries, joint venture, associates.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

5. Principles for accounting financial investments (Cont)**Principles for recording equity investments in other entities**

Investments in equity instruments of other entities include investments in equity instruments but the Company does not have control, joint control or significant influence over the investee.

Investments in equity instruments of other entities are initially recognized at cost, which includes the purchase price or capital contribution plus direct costs related to investment activities. Dividends and profits of periods before the investment is purchased are accounted for as a decrease in the value of that investment itself. Dividends and profits of periods after the investment is purchased are recorded as revenue. Dividends received in shares are only tracked by the number of additional shares, the value of shares received/recorded at par value is not recorded (except for state-owned companies that comply with current provisions of law).

Loss provisions for investments in equity instruments of other entities are made as follows:

- For investments in listed stocks or fair value of investments that can be reliably determined, provision is based on the market value of the shares.
- For investments whose fair value cannot be determined at the time of reporting, provisions are made based on the losses of the investee with the level of provision equal to the difference between the actual contributed capital of the parties at other entities and the actual equity multiplied by the Company's capital contribution ratio compared to the total actual capital contribution of the parties at the other entities.

6. Principles for recording trade receivables and other receivables

Receivables are presented at book value less provisions for doubtful debts.

The classification of receivables is carried out according to the following principles:

- **Receivables from customers** reflect commercial receivables arising from purchase-sale transactions between the Enterprise and the buyer who is an independent unit of the Company, including amounts Receivable proceeds from export sales entrusted to other units.
- **Internal receivables** reflect receivables from affiliated units without legal status and being dependent accounting entities.
- **Other receivables** reflect non-commercial receivables, not related to purchase and sale transactions

Provision for bad debts is made for each bad debt based on the overdue age of the debts or the expected level of loss that may occur, specifically as follows:

- For overdue receivables:
- For receivables that are not overdue but are unlikely to be recovered: base on the expected level of loss to set up provisions.

Increases and decreases in bad debt provision balances that need to be appropriated at the end of the fiscal year are recorded in corporate management expenses.

7. Principles for recording inventories

Inventories are recorded at the lower of cost and net realizable value.

Original costs are determined as follows

- **Raw materials and goods:** includes purchasing costs and other directly related costs incurred to bring inventory to its current location and condition.
- **Cost of production and business in progress:** only includes the cost of main raw materials (or other appropriate cost elements).

Method of calculating inventories' value: Weighted average method.

Method of accounting for the inventories: Perpetual method.

Method for setting up provisions for devaluation of inventory: Provision for devaluation of inventory is established for each inventory item whose original price is greater than its net realizable value. Net realizable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to consume them. (For services provided in progress, the provision for devaluation is calculated according to each type of service with a separate price.)

Increases and decreases in the balances of provision for devaluation of inventory that need to be appropriated at the end of the fiscal year are recorded in cost of goods sold.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

8. Principles for recording fixed assets**8.1. Principles for recording tangible fixed assets**

Tangible fixed assets are stated at original cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises all expenditures of bringing the asset to its working condition and location for its intended use. The expenditures incurred beyond their originally assessed standard of performance are capitalised as an additional cost of tangible fixed assets when they have resulted in an increase in the future economic benefits expected to be obtained from the use of those tangible fixed assets. The expenditures which do not meet the above conditions are charged to the expenses in the year.

When the assets are sold or disposed, their original costs and the accumulated depreciation which have been written off and any gain or loss from disposal of assets are recorded in the income statement.

Determination of historical cost on a case-by-case basis

Tangible fixed assets purchased

The original cost of purchased tangible fixed assets shall consist of the actual purchase price less (-) trade discounts or reduction plus (+) taxes (excluding taxes to be refunded) and relevant expenses calculated to the time when such fixed assets are put into operation such as fees for installation and trial operation of fixed assets; specialists and other direct costs.

Fixed assets which are buildings, structures attached to land use right, the value of land use right is computed separately and recorded as intangible fixed assets.

8.2. Principles for recording intangible fixed assets

Intangible fixed assets are recorded at cost less (-) accumulated depreciation. The historical cost of intangible fixed assets includes all costs that the Company must spend to acquire the fixed asset up to when the asset is put into a ready-to-use state. Costs related to intangible fixed assets that arise after initial recognition are recorded as production and business costs in the period unless these costs are associated with a specific intangible fixed asset and increase the economic benefits from these assets.

When intangible fixed assets are sold or liquidated, their original cost and accumulated depreciation are written off and profits and losses arising from disposal are recorded in income or expenses during the year.

Determination of historical cost on a case-by-case basis

Computer software

Costs related to computer software programs that are not an integral part of the related hardware are capitalized. The original price of computer software is all expenses that the Company has spent up to the time the software is put into use.

8.3. Method of depreciating and amortizing fixed assets

Depreciation is charged to write off the cost of fixed assets on a straight line basis over their estimated useful lives. Useful life means the duration in which the tangible fixed assets produce their effect on production and business.

The estimated useful life for assets is as follows

<i>Buildings and structures</i>	<i>05 - 25 years</i>
<i>Machinery and equipment</i>	<i>05 years</i>
<i>Transportation and facilities</i>	<i>03 - 15 years</i>
<i>Office equipment</i>	<i>04 - 05 years</i>
<i>Computer software</i>	<i>05 years</i>

9. Principles for recording construction in progress

Construction in progress costs reflect costs (including interest costs) directly related, in accordance with the Company's accounting policies, to assets under construction, machinery and equipment being installed to serve production, lease and management purposes as well as costs related to ongoing repairs of fixed assets. These assets are recorded at cost and are not depreciated.

These costs are capitalised as an additional cost of asset when the works have been completed. After the works have been finalized, the asset will be handed over and put into use.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

10. Principles for recording and depreciating investment properties

Principles for recording investment property: Investment property is the right to use land, a house, a part of a house or infrastructure owned or financially leased by the Company being used for making profit from renting or waiting for price increase. Investment property is stated at cost less accumulated depreciation.

Original cost of investment property: All expenses that the Company has to spend or the fair value of the amounts given in exchange to acquire investment property up to the time of purchase or complete construction of that investment property.

The original cost of a purchased investment property comprises its purchase price and any directly attributable expenditure. Directly attributable expenditure includes, for example, professional fees for legal services, registration tax and other related expenses.

The original cost of a self-built investment property comprises actual cost and costs directly attributable to the investment properties to the date of purchase or completion.

The conversion from real estate used by owners or inventory into investment property is carried out only when the owner stops using the asset and begins leasing it to other party or at the end of the construction period. The transfer from investment property to real estate used by owners or inventory occurs only when the owner begins to use the asset or begins to develop it for sale. The transfer from investment property to real estate used by owners or inventory does not change the original price or residual value of the real estate at the date of conversion.

Investment property used for lease: depreciation is recorded using the straight-line method over the estimated useful life of the investment property.

The estimated useful lives of investment properties used for lease are as follows:

Plant	10 years
Land use right	44 years

The investment properties awaiting price increases do not make depreciation. In case where there is reliable evidence showing that the investment properties have devalued in comparison with the market value and the devaluated amount has been reliably determined, then the Company will evaluate the decrease of the investment property's original cost and record the loss in cost of goods sold.

11. Accounting for business cooperation contract (BCC)

The Company initially records amounts contributed to BCC at original cost and reflects as other liabilities.

The Company records receipt to BCC at original cost and reflects as other liabilities, not in owners' equity.

11.1. BCC in form of jointly controlled assets

Assets jointly controlled by the parties to the joint venture are those acquired, constructed and used for the purposes of the joint venture and to the benefit of the parties to the joint venture in accordance with the provisions of the Joint Venture Agreement. The parties to the joint venture receive product/(or revenue) from the use and exploitation of jointly controlled assets and bear a portion of the costs incurred as agreed in the contract.

The Company recognizes the portion of the value of jointly controlled assets that it is entitled to as an asset in the financial statements.

With regard to fixed assets, investment properties which are contributed to BCC and the ownership of the contributor is not transferred to the joint ownership of BBC ventures, the contributor shall not include a decrease in assets in the accounting books but keep records of the places of assets.

11.2. BCC in form of jointly controlled operations

BCC in the form of jointly controlled operations is a joint-venture which does not require establishment of new business entity. Ventures shall fulfill obligations and exercise rights according to the BCC. The joint-venture activities may be carried out alongside other ordinary activities of each venture.

When receiving money or assets from other entities in the BCC, they should be recorded as liabilities, not be recorded to owners' equity. The difference between the fair value of returned asset and the value of contributed capital will be recorded to other income or other expenses.

Revenue, expenses, product earned under BCC is shared on the basis of the contractual agreements on allocation of general and administrative expenses. The regulations on sharing products are confirmed by ventures.

With regard to fixed assets, investment properties which is contributed to BBC and the ownership of the contributor is not transferred to the joint ownership of BBC ventures, the Company observes in detail on administrative system and noted as assets under trust.

NOTES TO THE FINANCIAL STATEMENTS*For the accounting period ended June 30, 2026**Unit: VND***11.3. BCC distributing profit**

In case where BCC regulates that other parties joining in BCC enjoy a fixed amount of profit, the Company will record all revenue, expenses and after-tax profit earned under BCC in the Income Statement and all after-tax profits under BCC in the item "Undistributed Earnings" of the Balance Sheet.

In case where BCC regulates that other parties joining in BCC will receive profit only when BCC earns profit and also has to suffer from loss, the Company will apply the BCC accounting method on revenue sharing to record revenue, expenses and operating result in correspondent with the receiving portion of BCC.

12. Principles for recording prepaid expenses

Prepaid expenses at the Company include actual expenses that have been incurred but are related to business results of many accounting periods. Method of allocating prepaid expenses: The calculating and allocating of prepaid expenses to business operating expenses of each period are according to the straight-line method.

The company's prepaid expenses include the following expenses:

Tools and supplies: Tools and supplies already put into use are allocated to expenses according to the straight-line method with an allocation period of no more than 36 months.

Cost of insurance: (fire and explosion insurance, vehicle owner civil liability insurance, body insurance, property insurance,...) and the types of fees that businesses purchase and pay once for multiple accounting periods

Fixed asset repair costs: Fixed asset repair costs: One-time asset repair costs of high value are allocated to expenses according to the straight-line method over 36 months.

Other upfront expenses for business activities of many accounting periods.

13. Principles for recording liabilities

Liabilities are recognized for amounts to be paid in the future for goods and services received. Accrued expenses are recognized based on reasonable estimates of the amount payable.

The classification of payables as payables to sellers, payable expenses, internal payables and other payables is done according to the following principles:

- Trade payables reflect trade payables arising from purchases of goods, services, assets and the seller is an independent unit of the Company, including payables upon import through the trustee.
- Internal payables reflect payables between superior units and subordinate units without dependent accounting legal status.
- Other payables reflect non-commercial payables, not related to transactions of buying, selling or providing with goods and services.

14. Principles for recording borrowings

Borrowings are total amounts the Company owes to banks, institutions, financial companies and other objects (excluding borrowings under the form of bond or preferred stock issuance which require the issuer to repurchase at a certain time in the future).

Financial lease liabilities are recorded as the total amount payable calculated as the present value of the minimum rent payment or fair value of the leased property.

Borrowings and financial lease liabilities are monitored in detail according to creditor, agreement and borrowed asset.

15. Principles for recording and capitalizing borrowing costs

Principles for recording borrowing costs: Borrowing costs include loan interest and other costs incurred directly related to loans. Borrowing costs are recorded as expenses when incurred.

In cases where borrowing costs are directly related to construction investment or production of unfinished assets that need a long enough period of time (over 12 months) to be put into use for the intended purpose or sold, then these borrowing costs are capitalized. For separate loans serving the construction of fixed assets, investment property, the interest is capitalized even if the construction period is less than 12 months. Income arising from the temporary investment of loans is recorded as a decrease in the cost of the relevant assets.

For general loans that are used for construction investment purposes or production of unfinished assets, the capitalized borrowing costs are determined according to the capitalization rate for the average cumulative cost arising for investment in capital construction or production of that asset. The capitalization rate is calculated according to the weighted average interest rate of outstanding loans during the year, except for separate loans serving the purpose of creating a specific asset.

NOTES TO THE FINANCIAL STATEMENTS*For the accounting period ended June 30, 2026**Unit: VND***16. Principles for recording accruals**

Accrued expenses reflect amounts payable for goods and services received from the seller or provided to the buyer but not yet paid due to lack of invoices or insufficient records, accounting documents and amounts payable to employees in terms of vacation wages, production and business expenses that must be deducted in advance.

Land lease: Accrued expenses are recorded on the basis of the fair estimates on amounts payable to goods, services which have been used and the fair estimates on the costs of land leasing activity in the period. The costs of land leasing activity are calculated based on the fair estimates on the amounts payable to goods, services for the purpose of this activity in the period:

$$\text{Costs of land leasing activity} = \frac{\text{Lease area in the period}}{\text{period}} \times \text{Costs/1 m}^2 \text{ of lease land as per investment estimates}$$

17. Principles for recoding unearned revenue

Unrealized revenue is the revenue which will be recorded in correspondence with the obligations that the Company must perform in one or more following accounting periods.

Unearned revenue includes amounts paid in advance by customers for one or more accounting periods for the lease of assets at Saigontel Tower, Lot 46 Quang Trung Software Park, Trung My Tay Ward, Ho Chi Minh City, and for the lease of factory buildings at Dai Dong Hoan Son Industrial Park, Dai Dong Commune, Bac Ninh Province, and at Tan Phu 1 Industrial Cluster, Trung Thanh Ward, Thai Nguyen Province.

Method of allocating unearned revenue is on the principle of conformity with obligations that the Company will perform in next one or several accounting periods.

18. Principles for recording owner's Equity**The owners' capital**

The owners' capital is recognized according to the actual contributed capital of shareholders.

Equity surplus: Equity surplus is recognized according to the difference between the issue price and the par value of shares at initial issuance, additional issuance, the difference between the reissue price and the book value of treasury shares and the capital component of convertible bonds at maturity. Direct costs related to the additional issuance of shares and the reissue of treasury shares are credited to the share capital surplus.

Principles for recognising undistributed profit

Profit after corporate income tax is distributed to shareholders after setting up funds according to the Charter of the Company as well as the provisions of law and approved by the General Meeting of Shareholders

The distribution of profits to shareholders which takes into account non-monetary items included in undistributed after-tax profits may affect cash flow and ability to pay dividends such as profits due to revaluation of assets contributed as capital, profits due to revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recorded as liabilities when approved by the General Meeting of Shareholders.

NOTES TO THE FINANCIAL STATEMENTS*For the accounting period ended June 30, 2026**Unit: VND***19. Principles for recording treasury shares**

When repurchasing shares issued by the Company, the payment, including transaction-related expenses, is recorded as treasury shares and is reflected as a deduction in equity. When re-issuing, the difference between the re-issue price and the book price of treasury shares is recorded in the item "Share capital surplus".

20. Principles for recording revenues**Principles for recording revenues from land transfer, lease of land with developed infrastructures and lease of office and workshop**

The Company applies the method of recording revenue once for all advanced amounts before the following conditions are met simultaneously:

1. The lessee is not entitled to cancel the lease contract and the lessor has no obligation to repay the amount received in advance in all cases and in all forms;
2. The amount received in advance from the lease is not less than 90% of the total lease amount expected to get under the contract during the lease term and the lessee must pay the entire amount of lease within 12 months from the beginning of the lease;
3. Almost all the risks and benefits associated with ownership of the leased asset are transferred to the lessee;
4. The lessor must estimate relatively the full cost of the lease.

Revenue from goods sold

Sales revenue is recognized when the following five (5) conditions are simultaneously met: 1. The enterprise has transferred most of the risks and benefits associated with ownership of the product or goods to the buyer; 2. The enterprise no longer holds the right to manage the goods as the owner of the goods or the right to control the goods; 3. Revenue is measured with relative certainty. When the contract stipulates that the buyer has the right to return the purchased products or goods under specific conditions, revenue is only recognized when those specific conditions no longer exist and the buyer is not entitled to return the products and goods (except in cases where customers have the right to return goods in the form of exchange for other goods or services); 4. The enterprise receives or will receive economic benefits from the sales transaction; 5. Costs related to sales transactions can be identified.

Revenue from service rendered

Revenue from a service provision transaction is recognized when the outcome of that transaction can be determined reliably. In case the service is performed in many periods, the revenue recognized in the period is based on the results of the work completed at the end of the accounting period.

The results of a service provision transaction are determined when all four (4) conditions are met: 1. Revenue can be determined with relative certainty. When the contract stipulates that the buyer is entitled to return the purchased services under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer is not entitled to return the purchased services; 2. Economic benefits from the transaction providing that service can be obtained; 3. The work completed at the end of the accounting period can be determined; 4. The costs incurred for the transaction and the costs to complete the service provision transaction can be determined.

NOTES TO THE FINANCIAL STATEMENTS*For the accounting period ended June 30, 2026**Unit: VND***20. Principles for recording revenues****Principles for recording financial income**

Revenue from financial activities is recognized when two conditions are simultaneously satisfied: 1. It is possible to gain benefits from that transaction; 2. Revenue is determined with relative certainty.

Revenue from financial activities includes: interest, royalties, dividends, shared profits and revenue from other financial activities of the enterprise (investment in securities trading, liquidation of joint venture capital contributions, investment in affiliated companies, subsidiaries, other capital investments; exchange rate gains; capital transfer gains)...

Interest is recognized on an accrual basis, determined on the balance of deposit accounts and the actual interest rate of each period.

Dividends and distributed profits are recognized when the Company is entitled to receive dividends or profits from capital contribution. Dividends received in shares are only tracked by the number of additional shares, the value of shares received /recorded at par value is not recorded.

When an amount which has been recorded as an income becomes irrecoverable, such irrecoverable or uncertainly recoverable amount must be accounted as expense incurred in the period, but not recorded as income decrease.

21. Principles and method of recording cost of goods sold

Cost of goods sold is the cost of products, goods, services, investment properties; cost of construction products (as to construction enterprise) sold in the period; expenses related to trading the investment properties and other expenses recorded in the cost of goods sold or recorded a decrease in the cost of goods sold in reporting period. The cost of goods sold is recorded at the date the transaction incurs or likely to incur in the future regardless payment has been made or not. The cost of goods sold and revenue shall be recorded simultaneously on conformity principles. Expenses exceeding normal consumption level are recorded immediately to the cost of goods sold on prudent principle.

22. Principles and method of recording financial expenses

Financial expenses include expenses or loss related to the financial investment, borrowing cost and capital borrowing, loss from liquidation of investments...; Provision for devaluation of financial investment, loss from sale of foreign currencies, loss from foreign exchange and other financial expenses.

Financial expenses are recorded in details by their content and determined reliably when there are sufficient evidences on these expenses.

23. Principles and methods of recording taxes

Corporate income tax includes current corporate income tax and deferred corporate income tax incurred in the year and set basis for determining operating result after tax in current fiscal year.

Current income tax is a tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustment of temporary differences between tax and accounting, non-deductible expenses as well as adjustment of non-taxable income and transferred losses.

Deferred income tax is the corporate income tax that will be payable or refunded due to the temporary difference between the book value of assets and liabilities for the purpose of preparing financial statements and tax basis. income. Deferred tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are recognized only when it is probable that taxable profits will be available in the future against which these deductible temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at the balance sheet date and is reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow the benefit of part or the entire deferred tax asset is used. Previously unrecognized deferred corporate income tax assets are reassessed at the balance sheet date and are recognized when it is certainty that sufficient taxable profit will be available against which the income tax assets can be utilized.

Tax rates of deferred income tax assets and deferred income tax liabilities are determined at the tax rates expected to be applied in the year the asset is recovered or the liability is settled based on the effective tax rates at the end of the financial year. Deferred income tax is recorded in the income statement and recorded directly in equity only when the tax relates to items recorded directly in equity.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

23. Principles and methods of recording taxes

The Company only offsets deferred tax assets and deferred tax liabilities when the Company has a legal right to offset current tax assets against current income tax liabilities; and deferred tax assets and deferred tax liabilities related to corporate income tax are administered by the same tax authority: for the same taxable entity; or the enterprise intends to settle current tax liabilities and current tax assets on a net basis or to recover the assets simultaneously with the payment of liabilities in each future period when material amounts of deferred tax liabilities or deferred tax assets are settled or recovered.

The whole company pays corporate income tax at 20%.

Taxes payable to the state budget will be specifically settled with tax authorities. The difference between the amount of tax payable according to the books and the finalization inspection data will be adjusted when there is an official settlement with the tax authority.

The tax policy according to the conditions prescribed for the company in the current year is as follows:

Bac Ninh Branch

- The branch has chosen the method of determining revenue as the entire amount paid by the lessee in advance for many years, so according to the provisions of Item h, Point 3, Section II, Part B of Circular No. 134/2007/TT-BTC dated November 23, 2007, the taxable income eligible for tax exemption or reduction is equal to (=) total taxable income divided (:) by the number of years the lessee has paid in advance multiplied (x) by the number of years of tax exemption or reduction.

- As to the infrastructures trading activities, in prior years, the Branch calculates CIT upon the taxable income, which has been determined at total prepayments from leasers for several years. In 2012, pursuant to Tax Finalization Minute signed on December 14, 2012, the Branch calculates CIT upon the taxable income, which is allocated to the number of prepayment years.

- CIT of remaining years (differences between current CIT and the CIT upon the taxable income, which has been determined at total prepayments from leasers for several years) is recorded in deferred corporate income tax of current year.

- CIT payable for infrastructure trading activities of 2009 and 2011 is also calculated upon the taxable income, which is allocated to the number of prepayment years and recorded in deferred corporate income tax.

24. Principles for recording earnings per share

Basic earnings per share is calculated by dividing net income available to common shareholders after appropriating to Bonus and Welfare Fund by the weighted-average number of common shares outstanding during the period.

Diluted EPS is calculated by dividing net income available to common shareholders (after adjusting dividends of preferred convertible shares) by the weighted-average number of common share outstanding and the weighted-average number to be issued in case where all dilutive potential common are converted into common shares.

25. Financial instruments**Initial notes****Financial assets**

According to Circular No. 210/2009/TT-BTC dated 6 November 2009 ("Circular 210"), financial assets are classified appropriately, for disclosure purposes in the financial statements, into financial assets at fair value through profit or loss, loans and receivables, held-to-maturity investments and available-for-sale financial assets. The Company determines the classification of these financial assets at the time of initial recognition.

At the date of initial recognition, the financial assets are recognized at cost plus transaction cost that are directly attributable to the acquisition of the financial assets.

Financial assets of the Company comprise cash, short-term deposits, trade accounts receivables and other receivables, loans, listed and unlisted financial instruments.

NOTES TO THE FINANCIAL STATEMENTS*For the accounting period ended June 30, 2026**Unit: VND***25. Financial instruments****Financial liabilities**

According to Circular 210, financial assets are classified properly, for the purpose of presentation in the financial statements, into the financial liabilities which are stated at fair value through the Income Statement, financial liabilities determined on amortised cost basis. The Company decides to classify these liabilities at the date of initial recognition.

At the date of initial recognition, the financial liabilities are recognized at cost plus transaction cost that are directly attributable to the acquisition of the financial liabilities.

Financial liabilities of the Company comprise trade payables, other payables, borrowings and liabilities.

Re-measurements after initial recognition

Currently, there are no requirements for the re-measurement of the financial instruments after initial recognition.

Offsetting

Financial assets and financial liabilities are offset and the net amount reported in the report on financial position if, and only if, there is a currently enforceable legal right to offset the financial assets against financial liabilities or vice-versa and there is an intention to settle on a net basis or to realize the assets and settle the liability simultaneously.

26. Related parties

According to Accounting Standard No. 26 - Information about related parties at the Company is as follows:

- (i) Enterprises that control, or are controlled directly or indirectly through one or more intermediaries, or are under common control with the reporting enterprise (including parent companies, subsidiaries, subsidiaries of the same group);
- (ii) Associate companies (stipulated in Accounting Standard No. 07 "Accounting for investments in associates");
- (iii) Individuals with direct or indirect voting rights in reporting enterprises that lead to significant influence over these enterprises, including close family members of these individuals. Close family members of an individual are those who can control or be controlled by that person when dealing with a business such as: Father, mother, wife, husband, children, brothers, and sisters.
- (iv) Key management employees have the rights and responsibilities for planning, managing and controlling the activities of the reporting enterprise, including leaders and management staff of the company and close family members of these individuals;
- (v) Enterprises where the individuals mentioned in case (iii) or case (iv) directly or indirectly hold an important part of the voting rights or through this, that person has can have a significant impact on the business. This includes businesses that are owned by the directors or major shareholders of the reporting enterprise and businesses that share a key member of management with the reporting enterprise.

In considering each relationship between related parties, it is necessary to pay attention to the nature of the relationship, not just the legal form of those relationships.

27. Principles for presenting assets, revenue and operating results by segment

A reportable segment includes business segment or a geographical segment.

A business segment is a distinguishable component of an enterprise that is engaged in providing an individual product or service or a group of related products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of an enterprise that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

For the purpose of management, the Company operates in a large scale of the country, so it presents major segment reporting by business sector, the minor segment reporting by geographical segment.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE BALANCE SHEET

1. Cash and cash equivalents	June 30, 2026	January 01, 2026
Cash	12.558.362.108	19.995.351.236
Cash on hand	1.069.009.242	682.266.515
Demand cash in bank	11.489.352.866	19.313.084.721
Cash Equivalents	-	70.000.000.000
Total	12.558.362.108	89.995.351.236

2. Financial investments	June 30, 2026	January 01, 2026
Total	254.319.301.577	209.815.328.251

a. Held-to-maturity investments

	June 30, 2026		January 01, 2026	
	Original price	Book value	Original price	Book value
Term deposits over 3 months				
.....	22.580.279.282	22.580.279.282	22.329.760.203	22.329.760.203
Commercial Bank for Industry and Trade	22.580.279.282	22.580.279.282	22.329.760.203	22.329.760.203
Prepayments to suppliers	June 30, 2026		January 01, 2026	
	Amount	Provision	Amount	Provision
Vien Dong Viet Nam Land Joint Stock Company (1)	10.662.000.000	(10.662.000.000)	10.662.000.000	(10.662.000.000)
Saigon Vina Telecom Garment Textiles JSC (2)	17.900.000.000	-	8.450.000.000	-
Others	1.325.000.000	-	515.000.000	-
Saigontel Long An Company Limited (3)	176.500.000.000	-	151.000.000.000	-
Others	-	-	1.000.000.000	-
Total	206.387.000.000	(10.662.000.000)	171.627.000.000	(10.662.000.000)
Loan interest	June 30, 2026		January 01, 2026	
	Amount	Provision	Amount	Provision
Vien Dong Viet Nam Land Joint Stock Company + Saigon Vina Telecom Garment Textiles JSC	4.930.801.750	(4.930.801.750)	4.930.801.750	(4.930.801.750)
	1.212.635.619	-	864.635.621	-
TN Global Joint Stock Company + Saigontel STS Vietnam Company Limited	43.452.053	-	40.164.382	-
	59.513.423	-	18.344.108	-
Saigontel Long An Company Limited	19.105.619.450	-	10.004.622.187	-
Others	-	-	-	-
Total	25.352.022.295	(4.930.801.750)	15.858.568.048	(4.930.801.750)

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

The receivables from loans are related parties	June 30, 2026		January 01, 2026	
	Amount	Provision	Amount	Provision
Saigontel Long An Company Limited (3)	176.500.000.000	-	151.000.000.000	-
Saigon Vina Telecom Garment Textiles JSC (2)	17.900.000.000	-	8.450.000.000	-
TN Global Joint Stock Company	-	-	-	-
Saigontel SFS Vietnam Company Limited	1.325.000.000	-	515.000.000	-
Total	195.725.000.000	-	159.965.000.000	-

Loan Description

(2) The unsecured loans to Saigon Vi Na Textile and Garment Joint Stock Company are as follows:

- Loan agreement No. 283/HĐCV/SGT-SGVN dated March 28, 2024 and attached appendix, loan term until October 1, 2026. The outstanding balance as of June 30, 2026 is VND 3,500,000,000;
- Loan contract No. 085/HĐCV/SGT-SGVN dated May 8, 2024 and attached appendix, loan term until November 9, 2026. Balance as of June 30, 2026 is 1,000,000,000 VND;
- Loan agreement No. 2810/2024/HĐCV/SGT-SGVN dated October 28, 2024 and attached appendix, loan term until November 3, 2026. The outstanding balance as of June 30, 2026 is VND 13,400,000,000.

(3) The unsecured loans to Saigontel Long An Co., Ltd. are as follows:

- Loan contract No. 01/01.2024/HĐCV/SLA-SGTBN dated July 30, 2024 and attached appendix, loan term until January 30, 2027. The balance as of June 30, 2026 is 6,000,000,000 VND;
- Loan contract No. 01.2025/HĐCV/SLA-SGTBN dated January 23, 2025 and attached appendix, loan term until January 23, 2027. The balance as of June 30, 2026 is 56,000,000,000 VND;
- Loan contract No. 02.2025/HĐCV/SLA-SGTBN dated March 14, 2025 and attached appendix, loan term until September 16, 2026. The balance as of June 30, 2026 is 25,000,000,000 VND;
- Loan contract No. 03/2025/HĐCV/SLA-SGTBN dated June 26, 2025 and attached appendix, loan term until December 31, 2026. The balance as of June 30, 2026 is 70,000,000,000 VND;
- Loan agreement No. 01/2026/HĐCV/SLA-SGTBN dated April 3, 2026 and attached appendix, loan term until December 31, 2026. The outstanding balance as of June 30, 2026 is VND 19,500,000,000.

b. Investments in equity of other entities (See page 45-46)

3. Trade receivables		June 30, 2026		January 01, 2026	
		Amount	Provision	Amount	Provision
a.	Short-term	50.936.239.538	(4.064.467.970)	204.922.640.580	(4.064.467.970)
	Local customers	50.936.239.538	(4.064.467.970)	204.922.640.580	(4.064.467.970)
	+ Other companies	33.141.426.076	(4.064.467.970)	27.489.278.808	(4.064.467.970)
	Dai dong hitech joint stock company	-	-	78.295.929.075	-
	Hoan Son IP Technology Joint Stock Company	-	-	55.202.250.000	-
	Hung Hoa Medical Furniture and Equipment Co., Ltd.	3.734.338.462	-	29.874.707.697	-
	+ Dong Anh Steel Pole Manufacturing Co., Ltd. (International Steel Structure Technology Joint Stock Company)	14.060.475.000	-	14.060.475.000	-
	Total	50.936.239.538	(4.064.467.970)	204.922.640.580	(4.064.467.970)

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

b. Receivables from related parties

+ TN Global Joint Stock Company	47.740.963	-	2.657.642	-
+ Saigontel Distribution and Services Joint Stock Company	396.000.000	-	396.000.000	-
+ Long An Investment and Development Joint Stock Company	27.331.200	-	14.850.000	-
+ SaigonTel High Technology Investment and Development Company Limited	2.591.925	-	-	-
+ Vietnam Infrastructure Investment Group Joint Stock Company	8.112.671.452	-	8.104.751.452	-
Total	8.586.335.540	-	8.528.393.094	-

4. Prepayments to suppliers

	June 30, 2026		January 01, 2026	
	Amount	Provision	Amount	Provision
a. Short-term	214.968.222.920	(1.073.851.604)	122.308.738.635	(1.073.851.604)
Local suppliers	214.968.222.920	(1.073.851.604)	122.308.738.635	(1.073.851.604)
+ Pho Yen Town Land Fund Development Center (1)	72.544.055.817	-	72.544.055.817	-
+ Kim Ha Consulting And Investment Joint Stock Company (2)	-	-	11.862.049.394	-
+ Binh Nguyen Transport JSC	15.975.564.360	-	18.448.202.367	-
+ Other companies	126.448.602.743	(1.073.851.604)	19.454.431.057	(1.073.851.604)
Total	214.968.222.920	(1.073.851.604)	122.308.738.635	(1.073.851.604)

(1) Advance to Pho Yen Town Land Fund Development Center for the purpose of compensation, support and funding for the implementation of the project of Tan Phu 1 Industrial Complex, Tan Phu 2, Trung Thanh Ward, Thai Nguyen Province.

(2) Advance to Kim Ha Investment and Consultant Joint Stock Company for the purpose of site leveling and technical infrastructure in Dai Dong - Hoan Son Industrial Park Phase II, Dai Dong Commune, Bac Ninh Province. The project is being implemented on schedule.

(3) Advance payment to Viettel Thai Nguyen Construction Branch - Viettel Construction Joint Stock Corporation for the purpose of site clearance and technical infrastructure construction at Tan Phu 1 Industrial Park, Trung Thanh Ward, Thai Nguyen Province. The project is being implemented on schedule.

5. Other receivables

	June 30, 2026		January 01, 2026	
	Amount	Provision	Amount	Provision
a. Short-term	226.056.901.193	(44.192.944.328)	219.526.796.548	(44.192.944.328)
+ Deposits	52.000.000	-	29.000.000	-
+ Advances	180.991.411.253	-	167.544.308.609	-
Nguyen Khac Tai (5)	1.824.268.700	-	-	-
Nguyen Duy Phong (5)	45.548.885.160	-	62.582.153.106	-
Others	133.618.257.393	-	104.962.155.503	-
+ Other receivables	45.013.489.940	(44.192.944.328)	51.953.487.939	(44.192.944.328)
VTC Multimedia Corporation (1)	31.690.000.000	(31.690.000.000)	31.690.000.000	(31.690.000.000)
Dan Phuong District Ground Clearance Board	3.919.091.328	(3.919.091.328)	3.919.091.328	(3.919.091.328)
Others	9.404.398.612	(8.583.853.000)	16.344.396.611	(8.583.853.000)

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

	June 30, 2026		January 01, 2026	
5. Other receivables				
b. Long-term	65.845.358.540	-	65.845.358.540	-
+ Deposits	13.013.941.000	-	13.013.941.000	-
Saigontel Long An Co., Ltd.	87.071.232.880	-	-	-
Investment trust for individuals (2)	52.831.417.540	-	52.831.417.540	-
Total	291.902.259.733	(54.854.944.328)	285.372.155.088	(44.192.944.328)
c. Other receivables are related parties.				
	Amount	Provision	Amount	Provision
+ Saigontel Real Estate Investment JSC	-	-	3.500.000.000	-
+ Saigontel Long An Company Limited	87.071.232.880	-	10.004.622.187	-
+ Saigon Vina Telecom Garment Textiles JSC	1.212.635.619	-	4.764.635.621	-
+ TN Global Joint Stock Company	898.725.000	-	898.725.000	-
+ SAIGONTEL STS Vietnam Co., Ltd.	59.513.423	-	18.344.108	-
Total	89.242.106.922	-	19.186.326.916	-

(1) Advance amount for payment of compensation for site clearance of the Technical Infrastructure Construction and Business Investment Project of Dai Dong - Hoan Son II Industrial Park, Dai Dong commune, Bac Ninh province and other projects.

(2) Investment trust contract No. 2606/2024/HDUTDT/SGT dated June 26, 2024 between Mr. Bui Xuan Quynh and Saigon Telecommunication Technology Joint Stock Company. Trust term is 01 year and automatically extended for another 01 year. Balance at the time of reporting on June 30, 2026 is VND 52,831,417,540.

6. Doubtful debts: See Page 47.

	June 30, 2026		January 01, 2026	
7. Inventories	Amount	Provision	Amount	Provision
Works in progress	1.611.817.201.916	-	1.559.562.672.421	-
Tan Phu 1 Industrial Cluster Project cost	480.106.028.250	-	522.847.851.440	-
Tan Phu 2 Industrial Cluster Project cost	457.434.487.747	-	427.794.813.029	-
Luong Son Industrial Cluster Project cost	88.217.821.573	-	87.817.478.148	-
Dai Dong Hoan Son 2 Industrial Park	457.625.259.048	-	482.863.282.194	-
Dai Dong Hoan Son 1 Industrial Park	29.963.522.202	-	29.963.522.202	-
Dong Trieu Industrial Park Project	89.694.514.927	-	-	-
Other works in progress	8.775.568.169	-	8.275.725.408	-
Merchandise inventory	53.136.556	-	107.061.556	-
Total	1.611.870.338.472	-	1.559.669.733.977	-

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

Inventory

- Value of deteriorated, degraded, slowly circulated inventories: Not applicable.

- The value of inventory used as collateral to secure liabilities as of June 30, 2026: VND 1,542,918,504,353. Of this, the value of the Dai Dong Hoan Son 2 Industrial Park project is VND 507,496,007,659, the Tan Phu 1 & 2 Industrial Cluster project is VND 937,654,953,258, and the Luong Son Industrial Cluster project is VND 88,217,821,573, all used as collateral to secure loans from Vietnam Joint Stock Commercial Bank for Industry and Trade and Vietnam Prosperity Bank.

- Specifically, interest expenses capitalized up to June 30, 2026, into the unfinished construction projects of Dai Dong Hoan Son 2 Industrial Park, Tan Phu 1 Industrial Cluster, Tan Phu 2 Industrial Cluster, and Luong Son Industrial Cluster are VND 95,068,817,602, VND 32,974,955,533, VND 69,634,754,139, and VND 1,982,826,884, respectively.

	June 30, 2026	January 01, 2026
8. Pending costs		
a. Short-term deferred expenses	12.564.031.422	1.095.543.353
+ Other expenses	12.078.455.186	773.448.965
+ Tools, supplies, insurance, training	485.576.236	322.094.388
b. Long-term deferred costs	14.618.008.525	18.213.297.473
+ Pending costs	11.875.347.217	14.682.325.113
+ Factory repair costs	2.742.661.308	3.530.972.360
Total	27.182.039.947	19.308.840.826
9. Other current assets	June 30, 2026	January 01, 2026
Short-term	3.652.500.000	3.552.360.000
Gold, metal, precious stone	3.652.500.000	3.552.360.000
Total	3.652.500.000	3.552.360.000

10. Tangible fixed assets: See Page 48.

11. Intangible fixed assets

Items	Computer software	Total
Original cost		
Opening balance	425.897.900	425.897.900
Buy during the period	80.360.000	80.360.000
Closing balance	506.257.900	506.257.900
Accumulated amortization		
Opening balance	413.137.886	413.137.886
Charge for the year	11.384.442	11.384.442
Closing balance	424.522.328	424.522.328

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

Net book value

Opening balance	12.760.014	12.760.014
Closing balance	<u>81.735.572</u>	<u>81.735.572</u>

* Ending carrying value of intangible fixed assets pledged/mortgaged as loan security: Not applicable.

* Ending original costs of intangible fixed assets—fully depreciated but still in use: VND 356,697,900

* Commitments on tangible fixed assets acquisitions, sales of large value in the future: Not applicable.

12. Investment properties

Items	Land use right	Structures	Buildings	Total
Original cost				
Opening balance	8.669.522.368	214.735.544.848	46.649.180.420	270.054.247.636
<i>Increase during the period</i>	-	-	-	-
Closing balance	<u>8.669.522.368</u>	<u>214.735.544.848</u>	<u>46.649.180.420</u>	<u>270.054.247.636</u>
Accumulated amortization				
Opening balance	2.988.326.209	4.294.710.895	40.449.240.656	47.732.277.760
<i>Charge for the year</i>	<i>114.394.860</i>	<i>4.294.710.894</i>	<i>1.391.325.444</i>	5.800.431.198
<i>Transfer</i>	-	-	-	-
Closing balance	<u>3.102.721.069</u>	<u>8.589.421.789</u>	<u>41.840.566.100</u>	<u>53.532.708.958</u>
Net book value				
Opening balance	5.681.196.159	210.440.833.953	6.199.939.764	222.321.969.876
Closing balance	<u>5.566.801.299</u>	<u>206.146.123.059</u>	<u>4.808.614.320</u>	<u>216.521.538.678</u>

* Net book value of investment properties pledged as security for the borrowing: VND 206,146,123,059.

13. Capital construction in progress*Projects in Ba Ria Vung Tau province (1)*

Long An province projects (1)

Dong Nai province projects (1)

Hai Duong province projects (1)

Dan Nang province projects (1)

*Other projects***Total**

	June 30, 2026	January 01, 2026
<i>Projects in Ba Ria Vung Tau province (1)</i>	114.409.038.548	114.099.687.558
Long An province projects (1)	60.192.527.694	60.192.527.694
Dong Nai province projects (1)	59.720.742.137	59.720.742.137
Hai Duong province projects (1)	58.833.507.248	58.830.473.407
Dan Nang province projects (1)	41.484.411.148	50.784.411.148
<i>Other projects</i>	43.201.814.564	40.323.465.632
Total	<u>377.842.041.339</u>	<u>383.951.307.576</u>

Other projects include consulting costs, legal procedures and other costs related to the initial stages of project implementation. These costs are part of the total investment structure of the project that will be formed in the future.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

14. Trade payables

	June 30, 2026		January 01, 2026	
	Amount	Debt service coverage	Amount	Debt service coverage
a. Short-term	126.992.063.864	126.992.063.864	92.539.304.870	92.539.304.870
Local suppliers	126.992.063.864	126.992.063.864	92.539.304.870	92.539.304.870
Branch of Land Fund Development Center KV III	-	-	16.944.687.790	16.944.687.790
Viettel Thai Nguyen Construction Branch - Viettel Construction Joint Stock Corporation	-	-	14.574.431.351	14.574.431.351
Binh Nguyen Traffic Joint Stock Company	-	-	9.663.648.954	9.663.648.954
Roland Berger LLC	17.500.000.000	17.500.000.000	17.500.000.000	17.500.000.000
Thinh Cuong Construction Company Limited	3.731.469.190	3.731.469.190	3.731.469.190	3.731.469.190
ACG VIETNAM INVESTMENT JOINT STOCK COMPANY	3.810.671.070	3.810.671.070	3.340.221.940	3.340.221.940
SYSTEMS Equipment Technology Establishment Joint Stock Company	3.525.950.723	3.525.950.723	3.903.918.023	3.903.918.023
Trong Tin Group Joint Stock Company	8.238.846.261	8.238.846.261	-	-
Land Development Center of Pho Yen Town	16.944.687.790	16.944.687.790	-	-
Other companies	73.240.438.830	73.240.438.830	22.880.927.622	22.880.927.622
Total	126.992.063.864	126.992.063.864	92.539.304.870	92.539.304.870

b. Payables sellers are related parties

Kim Ha Consulting and Investment Joint Stock Company	23.508.306.589	23.508.306.589	11.862.049.394	11.862.049.394
KINHBAC SERVICES CORPORATION	131.475.960	131.475.960	131.475.960	131.475.960
Long An Development Investment Joint Stock Company	13.500.000	13.500.000	1.317.600	1.317.600
SAIGONTEL LONG AN COMPANY LIMITED	5.497.200	5.497.200	9.752.400	9.752.400
Total	23.658.779.749	23.658.779.749	12.004.595.354	12.004.595.354

15. Advances from customers

	June 30, 2026	January 01, 2026
a. Short-term	857.861.010	856.746.785
Local customers	857.861.010	856.746.785
CUBE SYSTEM Vietnam Co., Ltd.	853.427.226	846.779.130
+ Other customers	4.433.784	9.967.655
Total	857.861.010	856.746.785

Bản thuyết minh báo cáo tài chính là phần không thể tách rời của báo cáo này.

Trang 29

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

16. Taxes and payables to the State

	January 01, 2026	Payable amount	Paid amount	June 30, 2026
a. Payables				
VAT	21.094.745.180	53.120.261.137	63.248.003.209	10.967.003.108
Corporate income tax	311.424.048.450	31.648.500.798	37.235.376.268	305.837.172.980
Personal income tax	264.744.430	1.855.164.436	1.707.066.023	412.842.843
Natural resources tax	78.621.532	1.964.868.528	1.213.912.627	829.577.433
Land and housing tax, land rentals	-	3.527.734.166	1.386.615.507	2.141.118.659
Other taxes	-	84.521.072	84.521.072	-
Total	332.862.159.592	92.201.050.137	104.875.494.706	320.187.715.023
	January 01, 2026	Payable amount	Paid amount	June 30, 2026
b. Receivables				
Real estate tax, land rent	30.450.024	-	(30.450.024)	-
Total	30.450.024	-	(30.450.024)	-

17. Accrued expenses

	June 30, 2026	January 01, 2026
a. Short-term	360.397.409.406	379.777.555.421
Loan interest	236.858.086.553	171.674.575.967
Others	1.419.324.000	2.077.255.667
Costs payable according to Dai Dong Hoan Son Phase II project cost estimate (*)	103.826.550.475	141.922.779.838
Brokerage fees	18.293.448.378	18.346.943.949
Others	-	45.756.000.000
Total	360.397.409.406	379.777.555.421
b. Accrued expenses are related parties	June 30, 2026	January 01, 2026
Kumba Joint Stock Company	38.084.385	-
Saigontel Real Estate Investment Joint Stock Company	23.171.851	23.171.851
Saigon Northwest Urban Development Joint Stock Company	24.541.064.689	23.484.078.387
Saigontel Services and Distribution JSC	3.224.427.318	2.537.662.737
Tan Phu Trung - Long An Industrial Park Company Limited	6.619.647.497	6.552.523.492
Long An Investment and Development Joint Stock Company	2.013.748.179	-
Hung Yen Investment and Development Group Joint Stock Company	20.751.859.764	20.540.100.214
SaigonTel High Technology Investment and Development Company Limited	1.812.879.454	1.305.041.099
Saigon Urban Investment and Development Joint Stock Company	6.575.342	-
Trang Cat Urban Development Co., Ltd.	72.936.986.303	63.713.424.655
Total	131.968.444.782	118.156.002.435

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

	June 30, 2026	January 01, 2026
18. Unrealized revenue		
a. Short-term		
Revenue from office lease, services supplied and security	2.959.101.946	1.039.811.332
Revenue from leasing office, plant, fee of infrastructures	202.724.097.617	4.096.360.705
Total	205.683.199.563	5.136.172.037
b. Dài hạn b. Long-term		
Revenue from office lease, services supplied and security	5.501.754.690	9.126.083.424
Total	5.501.754.690	9.126.083.424
19. Other payables	June 30, 2026	January 01, 2026
a. Short-term		
Union funds	355.668.559	170.111.760
Receipt of short-term deposits	193.552.270.698	275.764.634.082
+ Customers deposit for projects in Thai Nguyen Province	140.551.489.047	30.361.616.655
+ Customers deposit for the DDHS 2 Industrial Park project in Bac Ninh Province	24.181.406.321	-
+ Saigon Vina Telecom Garment Textiles JSC (1)	27.669.000.000	27.669.000.000
+ Others	1.150.375.330	-
Interest expense - Trang Cat Urban Development Co., Ltd. (*)	18.700.000.000	18.700.000.000
Other payables	7.334.341.389	75.415.932.195
Total	219.942.280.646	370.050.678.037
b. Long-term		
Receipt of long-term deposits	5.762.170.240	11.334.484.871
+ Others	5.762.170.240	-
Other payables	-	-
Receipt of long-term deposits	5.997.188.753	-
+ Receipt of deposit for leasing plant and building	5.997.188.753	-
Cộng	11.759.358.993	11.334.484.871
c. Related parties		
+ Kum Ba Joint Stock Company	272.710.684	272.710.684
+ Saigontel Real Estate Investment JSC (2)	50.397.476.836	51.685.072.897
+ Saigontel - Thai Nguyen Industrial One-Member Co.,Ltd	360.000.000	360.000.000
+ Saigontel Distribution and Services JSC	395.890.407	1.015.890.407
+ Saigon - Hai Phong Industrial Park JSC	1.361.246.359	1.767.316.073
+ Long An Investment Development JSC	103.633.463	103.633.463
+ Saigontel High-Tech Park Investment and Development Co.,Ltd	374.947.934	374.947.934
+ Trang Cat Urban Development One Member LLC	18.700.000.000	18.700.000.000
+ Saigon Vina Telecom Garment Textiles JSC (1)	27.669.000.000	27.669.000.000
Total	99.634.905.683	101.948.571.458

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

19. Other payables

(1) The deposit received to secure the performance of service contract number 0503/2020/HDDV/SGT-SGVN signed on March 5, 2020 related to project 300A-B Nguyen Tat Thanh, Xom Chieu Ward, HCM City between Saigon Vina Telecom Garment Textiles Joint Stock Company and Saigon Telecommunication and Technologies Corporation with the amount of VND 27,669,000,000.

(2) Payable balance related to Saigontel Real Estate Investment Joint Stock Company as of June 30, 2021 is VND 50,397,476,836 including:

- The amount of capital contribution related to the investment and business cooperation contract No. 2005/2018/HDHT SGT-SGT Land signed on May 10, 2018 between Saigon Telecommunication Technology Joint Stock Company and Saigontel Real Estate Investment Joint Stock Company on investment and business cooperation agreement on mixed-use apartment building project at Lot TM7 Nguyen Van Cu Street, Bac Giang Ward, Bac Ninh Province by Saigon Telecommunications Technology Joint Stock Company (Saigontel) being an investor. According to the contract, Saigon Telecommunications Technology Joint Stock Company will receive 70% of the profit after tax recorded in the audited financial statements of the project. Currently, 100% of the apartments has been handed over. The balance as of June 30, 2026 is VND 48,185,072,897.

- The amount paid by Saigontel Real Estate Investment Joint Stock Company on the behalf is VND 2,212,403,939.

20. Borrowings and financial lease liabilities

	June 30, 2026		January 01, 2026	
	Amount	Debt Service Coverage	Amount	Debt Service Coverage
a. Short-term	1.046.504.458.943	1.046.504.458.943	943.831.579.404	943.831.579.404
+ Hung Yen Investment And Development Corporation (1)	42.702.892.883	42.702.892.883	42.702.892.883	42.702.892.883
+ Long An Investment Development JSC (2)	98.206.917.963	98.206.917.963	98.206.917.963	98.206.917.963
+ Saigontel Service And Distribution Joint Stock Company (3)	34.186.400.000	34.186.400.000	34.186.400.000	34.186.400.000
+ Saigon Hi-tech Park Infrastructure Development & Investment Joint Stock Company (4)	28.812.000.000	28.812.000.000	28.812.000.000	28.812.000.000
+ Kumba Joint Stock Company	1.280.000.000	1.280.000.000	1.280.000.000	1.280.000.000
a. Short-term loans and financial leases	Amount	Debt Service Coverage	Amount	Debt Service Coverage
+ Tan Phu Trung - Long An Industrial Park Company Limited (5)	1.352.111.550	1.352.111.550	1.352.111.551	1.352.111.551
+ Trang Cat Urban Development One Member Co., Ltd (6)	315.000.000.000	315.000.000.000	315.000.000.000	315.000.000.000
Northwest Saigon City Development Corporation (7)	22.500.000.000	22.500.000.000	22.500.000.000	22.500.000.000
Saigontel High-Tech Park Investment and Development Co.,Ltd (8)	21.696.273.972	21.696.273.972	19.496.273.972	19.496.273.972
Victinbank (9)	340.652.303.533	340.652.303.533	208.080.901.728	208.080.901.728
VP bank (12)	-	-	5.091.409.552	5.091.409.552

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

20. Borrowings and financial lease liabilities (	June 30, 2026		January 01, 2026	
	Giá trị	Số có khả năng trả nợ	Giá trị	Số có khả năng trả nợ
a. Short-term loans and financial leases				
Nguyen Thi Khuyen (16)	26.500.000.000	26.500.000.000	35.500.000.000	35.500.000.000
Duc Hoa Infrastructure Investment and Development Joint Stock Company (19)	32.820.000.000	32.820.000.000	32.820.000.000	32.820.000.000
Cholimex Mechatronics and Informatics Joint Stock Company	8.000.000.000	8.000.000.000	8.000.000.000	8.000.000.000
Bao Minh Nga Company Limited (21)	-	-	24.393.402.450	24.393.402.450
Dai Dong High Technology Company (22)	-	-	40.017.919.305	40.017.919.305
Hoan Son IP Industrial Joint Stock Company (23)	-	-	16.481.150.000	16.481.150.000
Ordinary bond	72.795.559.042	72.795.559.042	9.910.200.000	9.910.200.000
b. Long-term	684.975.305.688	684.975.305.688	825.949.984.916	825.949.984.916
Vietinbank (9)	573.833.887.195	573.833.887.195	583.983.180.132	583.983.180.132
Eximbank (10)	-	-	-	-
TP bank	345.700.000	345.700.000	800.800.000	800.800.000
VP bank (12)	110.795.718.493	110.795.718.493	241.166.004.784	241.166.004.784
Total	1.731.479.764.631	1.731.479.764.631	1.769.781.564.320	1.769.781.564.320

20.1. Explanation of related party loans

(1) The borrowings from **Hung Yen Investment and Development Corporation** is mortgaged by investments in equity of other entities owned by Sai Gon Telecommunication & Technologies Corporation, details are as follows:

Loan Agreement No. 01/2021/HĐVV/HY-SGT dated October 29, 2021 and Appendices No.01/2021/PLHĐVV/HY-SGT dated January 28, 2022, Appendix No.02/2021/PLHĐVV/HY-SGT dated July 28, 2022, Appendix No.03/2021/PLHĐVV/HY-SGT dated January 28, 2023, Appendix No.04/2021/TTMV/HY-SGT dated January 28, 2024, Appendix No.05/2021/TTMV/HY-SGT dated October 28, 2024, Appendix No.06/2021/TTMV/HY-SGT dated October 28, 2025, purpose: supplement working capital. Interest rate: 1%/year, term until October 28, 2026.

(2) The loan from **Long An Development Investment JSC** is mortgaged by investments in equity of other entities owned by Sai Gon Telecommunication & Technologies Corporation, details are as follows:

(2.1) Contract No. 02/2021/HĐCVT/LADIC-SGT dated November 1, 2021 and Appendices No.1-02/2021/HĐCTV/LADIC-SGT, Appendix No.3-02/2021/HĐCVT/LADIC-SGT, Appendix No.4-02/2021/HĐCVT/LADIC-SGT, Appendix No.5-02/2021/HĐCVT/LADIC-SGT, purpose: serving business activities. Interest rate: 4%/year, term until November 23, 2026.

(2.2) Contract No. 0601/2023/HĐCVT/LADIC-SGT dated January 6, 2023 and Appendices No.01/0601/2023/HĐCVT/LADIC-SGT, Appendix No.02/0601/2023/HĐCVT/LADIC-SGT, Appendix No.03/0601/2023/HĐCVT/LADIC-SGT, purpose: serving business activities. Interest rate: 4.0%/year, term until January 12, 2027.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

20.1. Explanation of related party loans

(2.3) Contract No. 1808/2023/HĐCV/LADIC-SGT dated August 18, 2023 and Appendices No.01/1808/2023/HĐCVT/ LADIC-SGT, Appendix No.02/1808/2023/HĐCVT/ LADIC-SGT, Appendix No.03/1808/2023/HĐCVT/ LADIC-SGT, purpose: investment, business activities. Interest rate: 4.0%/year, term until February 17, 2027.

(3) Borrowings without collateral from **Saigontel Service And Distribution Joint Stock Company**, details as follows:

(3.1) Loan Agreement No. 1509/2022/HĐCV/SDJ-SGT dated September 15, 2022 and Appendices No. 04A/2023/PLHĐ/SDJ-SGT dated August 13, 2023, Appendix No. 04A/2024/PLHĐ/SDJ-SGT dated August 13, 2024, Appendix No. 01-1509/2022/HĐCV/SDJ-SGT dated August 13, 2025, purpose: business activities. Interest rate: 8%/year, term until August 13, 2026.

(3.2) Loan Agreement No. 0104/2022/TTMV/SDJ-SGT dated April 1, 2022 and Appendices No. TT1-0104/2022/TTMV/SDJ-SGT dated August 25, 2022, Appendix No. TT1-0104/2024/TTMV/SDJ-SGT dated March 31, 2024, Appendix No. TT1-0104/2026/TTMV/SDJ-SGT, purpose: business activities. Interest rate: 3.5%/year, term until April 1, 2028.

(4) Borrowings without collateral from **Saigon Hi-Tech Park Infrastructure Investment & Development Joint Stock Company** according to Loan Contract No. 07-2011/HDVV dated March 1, 2011 and Appendix No. 06.6/07-2011/HDVV with interest rate of 0.01%/month, loan term until December 31, 2019. Currently, Saigon High Industrial Park Investment and Development Joint Stock Company has stopped operating and closed its tax code. The company is carrying out procedures to offset this loan against the investment capital contribution.

(5) Loan without collateral **Tan Phu Trung Joint Stock Company - Long An**, details as follows:

Loan contract No. 03/2020/AT/TPT-LA-SGT dated April 1, 2020 and the latest appendices, appendices No. 03G/2025/AT/PLHĐ/TPT-LA-SGT dated April 01, 2025 and appendices No. 03H/2026/AT/PLHĐ/TPT-LA-SGT dated March 31, 2026. Interest rate: 12%/year, term until March 30, 2027.

(6) Borrowings from **Trang Cat Urban Development One Member Co., Ltd**, details as follows:

(6.1) Loan Agreement No. 01/2021/TTV/TRC-SGT dated September 20, 2021, Appendix No.02/2021/TTV/TRC-SGT dated October 28, 2023, purpose: supplement working capital. Interest rate: 5%/year, term until October 28, 2025.

(6.2) Loan contract No. 3110/2023/HDV/TCC-SGT dated October 31, 2023, purpose: supplement working capital. This loan is an unsecured loan. Interest rate: 6%/year, term until October 30, 2026.

(7) Loan without collateral **Northwest Saigon Urban Development Joint Stock Company**, details as follows:

(7.1) Loan contract 02/2024/AT/SCD-SGT dated February 1, 2024. Loan purpose: additional capital for production and business activities. Interest rate: 12%/year, term until January 31, 2027.

(7.2) Loan Agreement 07/2024/AT/SCD-SGT dated February 29, 2024 and Appendices No.07A/2024/AT/SCD-SGT dated April 1, 2024, Appendix No.07B/2024/AT/SCD-SGT dated October 1, 2024, Appendix No.07C/2025/AT/SCD-SGT dated October 1, 2025. Loan purpose: supplementary capital for production and business activities. Interest rate: 8%/year, term until September 30, 2026.

(8) Loan without collateral **SaiGonTel High Technology Investment and Development Co.,Ltd**, details as follows:

(8.1) Loan contract No. 01/2024/HĐCV/HITECH-SGT dated June 13, 2024, loan purpose: additional capital for production and business activities. Interest rate: 6%/year, term until June 13, 2027.

(8.2) Loan contract No. 02/2024/HĐCV/HITECH-SGT dated December 13, 2024, loan purpose: additional capital for production and business activities. Interest rate: 5%/year, term until December 13, 2026.

(8.3) Loan contract No. 01/2025/HĐCV/HITECH-SGT-XL dated August 1, 2025, loan purpose: additional capital for production and business activities, term until July 31, 2026.

(8.4) Loan contract No. 01/2026/HĐCV/HITECH-SGT-XL dated May 29, 2026, purpose of loan: supplement capital for production and business activities. Interest rate: 6%/year, term until May 28, 2027.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

10.2. Explanation of bank loans

(9) Borrowings from **The Vietnam Joint Stock Commercial Bank for Industry and Trade**, details as follows:

(9.1) Loan Agreement for Investment Project No. 01/2022HĐCVDADTL/NHCT282-SGT signed on October 18, 2022 and the Appendices of repayment schedule, for investment in the construction of technical infrastructure of Tan Phu 1 and Tan Phu 2 Industrial Clusters, Trung Thanh Ward, Thai Nguyen Province, with interest rate according to each promissory note, loan term of 5 (five) years from the day following the first disbursement date, including a grace period of 06 (six) months, term according to each promissory note. This loan is secured by assets attached to the land plots of 74.5 hectares at Tan Phu 1 Industrial Cluster Project and 56.5 hectares at Tan Phu 2 Industrial Cluster Project, including all rights arising from compensation costs, land clearance costs, leveling costs, and other paid costs related to the land within the Project, plus all rights and benefits associated with or arising from the Project. The balance as of June 30, 2026 is VND 531,815,377,443.

(9.2) Loan Agreement No. 01/2023/HĐCVDADTL/NHCT282-SGT-I.S signed on December 14, 2023 for investment in the Luong Son Industrial Cluster Project, Bach Quang Ward, Thai Nguyen Province, with interest rate according to each promissory note, loan term of 51 (fifty-one) months from the day following the first disbursement date, including a grace period of 24 (twenty-four) months. This loan is secured by assets attached to the land plot with an area of 34.53 ha in the Luong Son industrial cluster project, including all rights arising from contracts for compensation, land clearance, leveling and other related land-related work of the Project + all property rights arising from contracts for purchase, capital contribution, business cooperation, lease, lease-purchase of real estate of the Project; Construction contracts, service provision contracts, equipment procurement contracts for the Project, and other contracts related to the Project; Profits derived from the business and exploitation of the value of land use rights and assets attached to the land of the Project. The balance as of June 30, 2026 is VND 7,775,629,018.

(9.3) Investment Project Loan Contract No. 01/2026-HĐCVDADTL/NHCT282-0302615063 signed on June 12, 2026 for investment in the Dong Trieu Industrial Park infrastructure construction and business project with interest rate according to each promissory note, loan term of 72 (seventy-two) months from the day following the first disbursement date, including a grace period of 18 (eighteen) months. This loan is secured by assets attached to the land plot with an area of 116.92ha in the Dong Trieu Industrial Park Project including all rights arising from contracts for compensation, land clearance, leveling and other land-related work of the Project + all property rights arising from contracts for purchase, capital contribution, business cooperation, lease, lease-purchase of real estate of the Project; Construction contracts, service provision contracts, equipment procurement contracts for the Project, and other contracts related to the Project; Profits derived from the business and exploitation of the value of land use rights and assets attached to the land of the Project. The balance as of June 30, 2026 is VND 157,198,742,200.

(9.4) Credit limit loan contract No. 024/2024-HĐCVDADT/NHCT902-SGT, signed on September 19, 2024 for investment in the construction of ICT2 building. This loan is secured by the assets of ICT1 building and future assets of ICT2 office building at Lot 46 Quang Trung Software Park, Trung My Tay Ward, Ho Chi Minh City. The loan interest rate is 12%/year. The balance as of June 30, 2026 is VND 161,716,087,594.

(9.5) Loan agreement No. 012/2025-HĐCVHM/NHCT902-SAIGONTEL, signed on May 28, 2025 to supplement working capital for production and business activities, loan term according to each promissory note but not exceeding 6 (six) months, interest rate according to each promissory note. The balance as of June 30, 2026 is VND 11,782,379,841.

(9.6) Loan agreement No. 024/2025-HĐCVHM/NHCT902-SAIGONTEL, signed on September 15, 2025, to supplement working capital for production and business activities, loan term according to each promissory note but not exceeding 6 (six) months, interest rate according to each promissory note. The balance as of June 30, 2026 is VND 44,197,974,632.

(10) Loan at **Vietnam Export Import Commercial Joint Stock Bank**, details as follows:

(10.1) Loan contract number LAV220064631/1403 dated 26/07/2022 for the purchase of a car. The loan term is 60 months from the date of the first loan disbursement, interest rate according to each promissory note. This loan is secured by 2 TOYOTA FORTUNER cars. The balance as of 30/06/2026 is VND 430,900,000.

(10.2) Loan contract number LAV22007730/1403 dated 05/09/2022 for the purchase of a car. The loan term is 60 months from the date of the first loan disbursement, interest rate according to each promissory note. This loan is secured by a TOYOTA LAND CRUISER PRADO car. The balance as of 30/06/2026 is VND 450,000,000.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

20.2. Explanation of bank loans(12) Loan at **Vietnam Prosperity Joint Stock Commercial Bank**, details as follows:

The VPbank loan agreement No. BCLC-4055-01 dated December 14, 2024, is for the purpose of paying legitimate and legal expenses and/or refinancing a BIDV loan and providing financial compensation for the implementation of the Dai Dong Hoan Son Industrial Park infrastructure construction and business project, phase 2, in Tien Du district, Bac Ninh province. The loan term is 48 months from the date following the first disbursement, with interest rates as stipulated by the lender at the time of disbursement and as of June 30, 2026, at 9.9% for 23 compensation, refinancing, and construction loans. The form of security is: All property rights, all legal rights and interests. The entire balance in the Project Account, along with any rights and benefits arising from the Project Account, and any deposits made from part or all of the balance in the Project Account, as well as any rights and benefits arising from deposits arising from and/or related to the Project. The balance as of June 30, 2026 is VND 110,795,718,493.

20.3. Personal Loans Explanation

(16) Unsecured loan to Ms. Nguyen Thi Khuyen according to Loan Contract No. 1809/HĐCV/NTK-SGT dated September 18, 2023, Appendix No. 01-1809/HĐCV/NTK-SGT dated September 18, 2025, purpose: serving business activities. Interest rate: 4%/year, loan term until September 17, 2027.

20.4. Explanation of Company Loans(19) Unsecured loan to **Duc Hoa Infrastructure Development Investment Joint Stock Company**, details as follows:

Loan contract No. 01/HĐCV/ĐH-SGT dated March 29, 2023 and Appendices No.01/01/HĐCV/ĐH-SGT dated September 29, 2023, Appendix No.02/01/HĐCV/ĐH-SGT dated March 29, 2024, Appendix No.03/01/HĐCV/ĐH-SGT dated September 29, 2024, Appendix No.04/01/HĐCV/ĐH-SGT dated September 29, 2025, purpose: serving business activities. Interest rate: 6%/year, loan term until September 28, 2026.

(20) Unsecured loan from **Kumba Joint Stock Company**, details as follows:

Loan contract No. 01/2024/HĐCV/KUMBA-SGT dated February 5, 2024, purpose: serving business activities. Interest rate: 6%/year, loan term until February 4, 2027.

21. Deferred income tax assets and liabilities	June 30, 2026	January 01, 2026
Deferred income tax liabilities	21.456.058.890	22.221.650.979
- Deferred income tax liabilities resulted from temporarily taxable differences	21.456.058.890	22.221.650.979
Total	21.456.058.890	22.221.650.979

22. Owners' equity

1. Comparison schedule for changes in Owner's Equity: See page 49.

2. Details of paid-in capital	Tỷ lệ vốn góp	June 30, 2026	January 01, 2026
Paid-in capital of investors	100,00%	1.480.035.180.000	1.480.035.180.000
Total	100,00%	1.480.035.180.000	1.480.035.180.000

The situation of charter capital contribution is as follows:

	According to the Certificate of Business Registration		Charter capital contributed	Charter capital still have to contribute
	VND	Tỷ lệ %	VND	VND
Monetary contribution	1.480.035.180.000	100%	1.480.035.180.000	-
Total	1.480.035.180.000	100%	1.480.035.180.000	-

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

3. Capital transactions with owners and distribution of dividends, profits	June 30, 2026	January 01, 2026
Owners' equity		
<i>At the beginning of the year</i>	1.480.035.180.000	1.480.035.180.000
<i>At the end of the year</i>	1.480.035.180.000	1.480.035.180.000
4. Shares	June 30, 2026	January 01, 2026
Number of shares registered to be issued	148.003.518	148.003.518
Number of shares sold out to the public	148.003.518	148.003.518
<i>Ordinary share</i>	148.003.518	148.003.518
Number of shares repurchased	310	310
<i>Ordinary share</i>	310	310
Number of existing shares in issue	148.003.208	148.003.208
<i>Ordinary share</i>	148.003.208	148.003.208
Face value: VND/share.	10.000	10.000

23. Comparative information

As explained in the explanatory notes, effective January 1, 2026, the Company will apply Circular 99. Due to this change in accounting policy, the presentation of some items in the financial statements will change. Some comparative figures as of January 1, 2026, have been reclassified to conform with Circular 99 on the presentation of financial statements. The comparison table of figures presented in the previous period, before and after re-presentation is as follows:

a. Financial statement:

	Code	01/01/2026 (according to the Reclassified Financial Statement) VND	01/01/2026 (consolidated balance sheet) VND
Receivables from short-term loans	135	209.815.328.251	22.329.760.203
Other short-term receivables	136	(15.592.801.750)	-
Other short-term receivables/Receivables from short-term	135	219.526.796.548	171.627.000.000
Provision for short-term doubtful debts/Other short-term	136	(49.331.263.902)	235.385.364.596
Assets to be burned pending disposal / Provision for doubtful short-term receivables	137	-	(64.924.065.652)
Short-term prepaid expenses	151	-	1.095.543.353
Short-term deferred costs	161	1.095.543.353	-
Deductible value added tax	152	-	7.847.037.528
	162	7.847.037.528	-
Taxes and other receivables from the State Budget	153	-	30.450.024
	163	30.450.024	-
Other current assets	155	-	3.552.360.000
	165	3.552.360.000	-

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

a. Financial statement:

	Code	01/01/2026 (according to the Reclassified Financial Statement) VND	01/01/2026 (consolidated balance sheet) VND
Other long-term receivables	216	-	65.845.358.540
	215	65.845.358.540	-
Investment properties	230	-	222.321.969.876
	240	222.321.969.876	-
Cost	231	-	270.054.247.636
	241	270.054.247.636	-
Accumulated depreciation	242	(47.732.277.760)	-
	232	-	(47.732.277.760)
Construction in progress	242	-	383.951.307.576
	252	383.951.307.576	-
Long-term financial investments	250	-	2.004.769.160.383
	260	2.004.769.160.383	-
Investments in associates, joint-ventures	252	-	783.763.680.000
	262	783.763.680.000	-
Investments in equity of other entities	253	-	740.011.372.585
	263	740.011.372.585	-
Provision for decline in the value of long-term investments	254	-	(391.831.892.202)
	264	(391.831.892.202)	-
Long-term prepaid expenses	261	-	18.213.297.473
Long-term deferred costs	271	18.213.297.473	-
Deferred tax assets	262	-	-
	272	-	-
Taxes and other payables to the State Budget	313	-	332.862.159.592
	314	332.862.159.592	-
Payables to employees	314	-	146.148.672
	315	146.148.672	-
Short-term accrued expenses	315	-	379.777.555.421
	316	379.777.555.421	-
Short-term unrealised revenue	318	-	5.136.172.037
Short-term deferred revenue	319	5.136.172.037	-
Other short-term payables	319	-	370.050.678.037
	320	370.050.678.037	-

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

a. Financial statement:

	Code	01/01/2026 (according to the Reclassified Financial Statement) VND	01/01/2026 (consolidated balance sheet) VND
Short-term borrowings and financial lease liabilities	320	-	943.831.579.404
	321	943.831.579.404	-
Provision for short-term payables	321	-	-
	322	-	-
Long-term unrealised revenue	336	-	9.126.083.424
Long-term deferred revenue	337	9.126.083.424	-
Other long-term payables	337	-	11.334.484.871
	338	11.334.484.871	-
Long-term borrowings and financial lease liabilities	338	-	825.949.984.916
	339	825.949.984.916	-
Deferred tax liabilities	341	-	22.221.650.979
	342	22.221.650.979	-
Ordinary shares with voting rights	411a	-	1.480.035.180.000
	4111	1.480.035.180.000	-
Treasury shares	415	-	(3.100.000)
	415	(3.100.000)	-
Undistributed earnings	421	-	665.198.748.182
	420	665.198.748.182	-
- Undistributed earnings accumulated to the end of prior	421a	-	330.492.830.952
	420a	330.492.830.952	-
- Undistributed earnings of the current period	421b	-	334.705.917.230
	420b	334.705.917.230	-

b. CONSOLIDATED CASH FLOW STATEMENT

	Code	3 months of 2025 (according to the Reclassified Financial Statement) VND	3 months of 2025 (consolidated balance sheet) VND
- Gains/losses from investing activities	05	-	(4.668.435.129)
- Profit and loss from investment and financial activities	05	(4.668.435.129)	-
- Cost of borrowing	06	-	31.610.490.693
	06	31.610.490.693	-
- Increase (-)/ decrease (+) in prepaid expenses	12	-	(14.635.986.792)
- Increase (-)/ decrease (+) deferred costs	12	(14.635.986.792)	-
- Interest paid	14	-	(14.032.131.245)
- Cost of Borrowing paid	14	(14.032.131.245)	-

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

VI. ADDITIONAL INFORMATION FOR ITEMS IN THE INCOME STATEMENT

	The first 6 months of 2026	The first 6 months of 2025
1. Sales		
a. Revenue		
Revenue from trading and services	80.158.312.281	46.272.821.975
Revenue from trading real estates, leasing land, office and plant	292.631.021.563	819.797.195.739
Total	372.792.333.844	866.070.017.714
b. Property rental revenue		
During the period, the Company recorded revenue from subleasing land at Dai Dong Hoan Son Industrial Park, Bac Ninh and at Tan Phu 1 Industrial Cluster, Thai Nguyen in its income statement according to the accounting policy as presented in Note V.20. If this land lease revenue is evenly distributed over the lease term, it will affect the Company's pre-tax accounting revenue and profit for the period as follows:		
b1. One-time revenue recognition	The first 6 months of 2026	The first 6 months of 2025
Revenue	130.980.556.256	798.151.865.134
Accounting profit before tax	40.443.493.846	525.896.636.773
b2. Record revenue using the method of gradually allocating over the lease term	The first 6 months of 2026	The first 6 months of 2025
Revenue	3.852.369.302	22.804.339.004
Accounting profit before tax	1.189.514.525	15.025.618.194
2. Cost of goods sold	The first 6 months of 2026	The first 6 months of 2025
Cost of commercial and service activities	30.373.141.794	16.766.696.328
Cost of real estate business, factory, land & office rental	201.464.731.700	271.077.983.528
Total	231.837.873.494	287.844.679.856
3. Financial income	The first 6 months of 2026	The first 6 months of 2025
Interest income from deposit, loans	10.611.811.048	4.550.253.311
Other financial income	104.992.126.404	793.625.226
Total	115.640.532.605	5.343.878.537
4. Financial expenses	The first 6 months of 2026	The first 6 months of 2025
Interest income from loans	38.320.028.480	31.610.490.693
Exchange rate difference loss incurred	115.417.495	-
Provision/(Reversal) for impairment of trading securities and investment losses	57.869.184.977	30.266.719.580
Realized exchange loss	501.847	8.636.550
Total	96.305.132.799	61.885.846.823

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

	The first 6 months of 2026	The first 6 months of 2025
5. General and administration expenses		
Salary	36.869.186.595	22.279.063.903
Office tools	110.981.733	668.149.390
Depreciation	2.135.667.945	2.414.682.803
Taxes, fees and charges	597.541.774	587.006.437
Provision expense/(reversal of provision)	-	-
Expenses of services rendered by outsiders	13.280.819.108	8.442.081.705
Sundry cash expense	3.633.028.163	19.400.035.281
Total	56.627.225.318	53.791.019.519
Corporate income tax payable for the year is estimated as follows:		
6 Current corporate income tax liabilities		
a. Current corporate income tax liabilities	30.352.611.494	107.313.885.506
c. Total current corporate income tax liabilities	30.352.611.494	107.313.885.506
7 Deferred income tax liabilities		
- Deferred income tax liabilities incurred from reversal of payable deferred income tax	(765.592.089)	(765.592.089)
Total	(765.592.089)	(765.592.089)

IX. ADDITIONAL INFORMATION FOR ITEMS IN THE CASH FLOW STATEMENT

1. Non-monetary transactions that affect the cash flow statement in the future: Not applicable.
2. Amount held by the enterprise but unused: Not applicable.
3. Actually borrowing amount

	The first 6 months of 2026	The first 6 months of 2025
- Receipt from borrowing in accordance with normal agreement	325.675.769.815	243.023.261.227

4. Actually paid amount

	The first 6 months of 2026	The first 6 months of 2025
- Payment of principal amount in accordance with normal agreement	363.977.569.504	450.672.635.582

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

X. OTHER INFORMATION**1. Contingent liabilities, commitments and other information:**

There are no contingent liabilities, commitments and other financial information that affect the preparation and presentation of the financial statements.

2. Subsequent events

There are no events occurring after the balance sheet date that require adjustment to or disclosure in the Financial Statements.

At the end of the financial year, the Corporation/Enterprise had no debts with key management members and individuals related to key management members.

Amounts due to key management members and individuals related to key management members are unsecured and will be settled in cash. No allowance for doubtful debts is made for amounts due to key management members and individuals related to key management members.

3. Income of key management members

	Position	The first 6 months of 2026	The first 6 months of 2025
+ Member of the Board of Directors and Supervisory Board			
Mr. Dang Thanh Tam (*)	Chairman of the Board of Directors	-	-
Ms. Nguyen Thi Kim Thanh	Vice Chairman of the Board of Directors	78.000.000	78.000.000
Ms. Nguyen Cam Phuong	Member of the Board of Directors	78.000.000	78.000.000
Ms. Ho Thi Kim Oanh	Member of the Board of Directors	78.000.000	78.000.000
Mr. Nguyen Thanh Thai	Member of the Board of Directors	78.000.000	78.000.000
Mr. Nguyen Duc Thuan	Head of the Supervisory Board	72.000.000	72.000.000
Ms. Su Ngoc Bich	Member of the Supervisory Board	60.000.000	60.000.000
Ms. Le Thi Kim Nhung	Member of the Supervisory Board	60.000.000	60.000.000
+ Board of Directors			
Ms. Nguyen Cam Phuong	General Director	273.149.064	181.026.578
Mr. Le Nguyen Hoang Anh	Deputy Chief Financial Officer	426.044.239	360.658.666
Mr. Pham Van Luc	Deputy General Manager of Urban Affairs	430.375.000	366.625.000
Mr. Nguyen Anh Tu	Deputy General Director of Engineering	172.810.000	362.525.000
Mr. Vu Ngoc Anh	Director of Bac Ninh Branch	514.337.446	199.418.486
Total		2.320.715.749	1.974.253.730

(*) According to Decision No. 22B/2021/QĐ-HDQT dated May 31, 2021 on the payment of remuneration to members of the Board of Directors and the Board of Supervisors of the Company. Particularly, the Chairman of the Board of Directors, Mr. Dang Thanh Tam, refused to receive remuneration.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

4. Transactions with other related parties

Transactions between the Company and other related parties are as follows:

tr cu	Other related parties	Nature of transactions	The first 6 months of 2026	The first 6 months of 2025
	Saigontel Real Estate Investment JSC	Receivables from sales and service	406.069.714	383.645.444
		Payable for services	-	874.000.000
		Payable for business cooperation in TM7	-	170.576.327
		Payment for business cooperation in TM7	3.500.000.000	224.333.947
		Loan principal collection	3.500.000.000	-
		Offsetting receivables and payables	406.069.714	594.613.384
	Saigon Urban Investment and Development JSC	Receivables from sales and service	30.009.900.000	11.550.000
		Collect money from sales and service	30.009.900.000	11.550.000
		Interest payable	13.150.684	-
		Payment for interest	6.575.342	-
		Borrowing	1.500.000.000	-
		Payment for borrowings	1.500.000.000	-
	Saigontel Long An Co.,Ltd	Receivables from sales and service	36.856.800	23.397.000
		Collect money from sales and service	42.040.800	31.867.000
		Payable for goods and services	5.497.200	46.244.000
		Payment for goods and services	15.249.600	39.204.000
		Amounts receivable under cooperation	87.071.232.880	-
		Borrowing money	25.500.000.000	-
		Loan interest receivable	9.100.997.263	2.208.737.534
	Saigontel High-Tech Park Investment and Development Co.,Ltd	Receivables from sales and service	2.591.925	2.233.000
		Interest payable	507.838.355	490.931.508
		Payment for interest	-	600.000.000
		Borrowing	2.200.000.000	-
	Saigon Vina Telecom Garment Textiles JSC	Borrowing money	9.450.000.000	1.700.000.000
		Loan principal collection	3.900.000.000	-
		Loan interest receivable	347.999.998	283.002.741
	Long An Investment Development JSC	Receivables from sales and service	12.481.200	68.651.000
		Collect money from sales and service	-	36.938.000
		Payable for goods and services	13.500.000	14.080.000
		Payment for goods and services	1.317.600	-
		Interest payable	2.055.392.015	3.578.930.194
		Payment for borrowings	-	16.100.000.000
	Hung Yen Investment and Development Group JSC	Interest payable	211.759.550	657.961.992
	Saigontel Services and Distribution JSC	Interest payable	686.764.581	686.764.581
		Payment for interest	620.000.000	500.000.000
	Saigontel STS Vietnam Co.,Ltd	Receivables from sales and service	3.250.800	42.768.000
		Collect money from sales and service	3.250.800	42.768.000
		Borrowing money	810.000.000	200.000.000
		Loan interest receivable	41.169.315	2.761.643

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

Other related parties	Nature of transactions	The first 6 months of 2026	The first 6 months of 2025
Northwest Saigon City Development Corporation	Interest payable	1.056.986.302	892.602.740
Tan Phu Trung - Long An Industrial Park Company Limited	Interest payable	67.124.005	53.639.934
Sai Gon - Hai Phong Industrial Park Corporation	Offsetting receivables and payables	406.069.714	594.613.384
Kum Ba JSC	Interest payable	38.084.385	51.432.328
	Payment for borrowings	-	850.000.000
TN Global JSC	Receivables from sales and service	47.740.963	292.435.794
	Collect money from sales and service	2.657.642	144.408.147
	Payable for goods and services	10.276.573.400	1.871.100.000
	Payment for goods and services	9.964.723.400	1.247.400.000
	Loan interest receivable	3.287.671	25.643.835
	Borrowing money	-	4.000.000.000
	Loan principal collection	1.000.000.000	3.000.000.000
Saigon - Da Nang Investment JSC	Payable for goods and services	21.702.219	21.702.219
	Payment for goods and services	21.702.219	21.702.219
	Payment according to cooperation contract	-	150.437.975.000
Trang Cat Urban Development Co.,Ltd	Interest payable	9.223.561.648	9.323.561.644
	Payment for borrowings	-	5.000.000.000
Vietnam Infrastructure Investment Group Joint Stock	Receivables from sales and service provision	7.920.000	-

5. Presentation of assets, revenue, and operating results by segment: See notes on page 50.

6. Going concern information: The company will continue to operate in the future.

Ho Chi Minh city, July 27, 2026

Prepared by



Nguyen Ngoc Ha

Acting Chief Accountant



Le Nguyen Hoang Anh

General Director



Nguyen Cam Phuong

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended March 31, 2026

Unit: VND

V.2. Financial investments

b. Investing capital in other units	June 30, 2026			January 01, 2026		
	Original cost	Provision	Net value (*)	Original cost	Provision	Net value (*)
- Investment in subsidiaries	872.826.000.000	(102.483.249.359)	770.342.750.641	872.826.000.000	(86.304.113.794)	786.521.886.206
Saigontel Real Estate Investment JSC (1)	35.000.000.000	(3.890.743.455)	31.109.256.545	35.000.000.000	(3.235.681.640)	31.764.318.360
Kinh Bac Investment JSC (2)	66.243.000.000	(45.201.740.723)	21.041.259.277	66.243.000.000	(45.201.741.459)	21.041.258.541
Saigon Urban Investment and Development JSC (3)	120.000.000.000	-	120.000.000.000	120.000.000.000	-	120.000.000.000
Saigontel-Thai Nguyen One-Member Co.,Ltd (4)	1.583.000.000	(272.460.382)	1.310.539.618	1.583.000.000	(267.471.957)	1.315.528.043
Saigontel Long An Co.,Ltd (5)	525.000.000.000	(51.545.420.756)	473.454.579.244	525.000.000.000	(36.485.547.923)	488.514.452.077
Saigontel High-Tech Park Investment and Development Co.,Ltd (6)	125.000.000.000	(1.572.884.043)	123.427.115.957	125.000.000.000	(1.113.670.815)	123.886.329.185

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended March 31, 2026

Unit: VND

b. Investing capital in other units	June 30, 2026			January 01, 2026		
	Original cost	Provision	Net value (*)	Original cost	Provision	Net value (*)
- Investment in joint ventures and associates	154.363.680.000	(7.031.759.977)	147.331.920.023	154.363.680.000	(6.529.320.784)	147.834.359.216
Saigon Vina Telecom Garment Textiles JSC (7)	139.368.680.000	(6.248.338.732)	133.120.341.268	139.368.680.000	(5.903.542.218)	133.465.137.782
SkyX Saigontel JSC (8)	3.480.000.000	(209.945.738)	3.270.054.262	3.480.000.000	(253.911.299)	3.226.088.701
SAIGONTEL STS Vietnam Co., Ltd. (18)	11.515.000.000	(573.475.507)	10.941.524.493	11.515.000.000	(371.867.267)	11.143.132.733
- Investing capital in other units	1.474.943.501.585	(340.186.067.843)	1.134.757.433.742	1.369.411.372.585	(298.998.457.624)	1.070.412.914.961
Long An Investment Development JSC (9)	284.992.120.000	-	284.992.120.000	600.000.000.000	-	600.000.000.000
Saigontel Services and Distribution JSC (10)	89.400.000.000	-	89.400.000.000	29.400.000.000	(1.837.500.000)	27.562.500.000
Saigon-Quy Nhon Minerals JSC (11)	220.000.000.000	(189.452.560.000)	30.547.440.000	220.000.000.000	(187.160.232.711)	32.839.767.289
Saigon Postel Corporation (12)	265.313.144.445	(143.552.124.163)	121.761.020.282	265.313.144.445	(101.441.526.386)	163.871.618.059
Hung Yen Investment and Development Group JSC (13)	90.000.000.000	-	90.000.000.000	90.000.000.000	-	90.000.000.000
Vung Tau Investment Group JSC (14)	-	-	-	59.460.000.000	(1.377.814.847)	58.082.185.153
Saigon Hi-Tech Park Infrastructures Investment & Development JSC(15)	28.812.000.000	-	28.812.000.000	28.812.000.000	-	28.812.000.000
Hung Vuong University (16)	42.300.000.000	(2.300.000.000)	40.000.000.000	42.300.000.000	(2.300.000.000)	40.000.000.000
Saigon - Binh Thuan Investment Development Power Plant JSC (17)	29.246.203.140	(1.358.680)	29.244.844.460	29.246.203.140	(1.358.680)	29.244.844.460
Vietnam Infrastructure Investment Group Joint Stock Company	420.000.009.000	-	420.000.009.000	-	-	-
Viet So Investment JSC	4.880.025.000	(4.880.025.000)	-	4.880.025.000	(4.880.025.000)	-
Total	2.502.133.181.585	(449.701.077.179)	2.052.432.104.406	2.396.601.052.585	(391.831.892.202)	2.004.769.160.383

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

V.9. Doubtful debts

	June 30, 2026			January 01, 2026	
	Original cost	Recoverable amount	Overdue	Original cost	Overdue
Other organizations and individuals					
Short-term					
Short-term accounts receivable	4.064.467.970	-	Over 3 years	4.064.467.970	Over 3 years
Prepayments to suppliers	1.073.851.604	-	Over 3 years	1.073.851.604	Over 3 years
Other receivables	49.123.746.078	-		49.123.746.078	
- <i>Huu Nghi Media JSC</i>	31.869.953.000	-	Over 3 years	31.869.953.000	Over 3 years
- <i>Others</i>	17.253.793.078	-	Over 3 years	9.411.393.078	Over 3 years
Loan receivable	10.662.000.000	-	Over 3 years	10.662.000.000	Over 3 years
- <i>Vien Dong Vietnam Real Estate JSC</i>	10.662.000.000	-	Over 3 years	10.662.000.000	Over 3 years
Tổng cộng	64.924.065.652	-		64.924.065.652	

The situation of fluctuations in provisions for receivables is as follows:

	Short-term accounts receivable	Total
Opening balance	49.331.263.902	49.331.263.902
Additional provision	-	-
Reversal of provision	-	-
Closing balance	49.331.263.902	49.331.263.902

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

V.10. Tangible fixed assets

Items	Buildings & structures	Machinery & equipment	Transportation & facilities	Others	Total
Original cost					
Opening balance	61.517.953.361	51.954.460.210	38.332.080.497	48.066.616.950	199.871.111.018
<i>New purchase</i>	50.950.453	641.295.545	-	-	692.245.998
completed	-	-	-	-	-
Liquidation, sale	-	-	(3.289.900.000)	-	(3.289.900.000)
Closing balance	61.568.903.814	52.595.755.755	35.042.180.497	48.066.616.950	197.273.457.016
Accumulated depreciation					
Opening balance	43.850.528.725	10.865.512.597	25.487.967.119	30.022.613.529	110.226.621.970
Charge for the year	1.162.336.770	3.296.600.142	1.548.507.647	1.709.292.682	7.716.737.241
Liquidation, sale	-	-	(3.289.900.000)	-	(3.289.900.000)
Recategorization	-	-	-	-	-
Closing balance	45.012.865.495	14.162.112.739	23.746.574.766	31.731.906.211	114.653.459.211
Net book value					
Opening balance	17.667.424.636	41.088.947.613	12.844.113.378	18.044.003.421	89.644.489.048
Closing balance	16.556.038.319	38.433.643.016	11.295.605.731	16.334.710.739	82.619.997.805

* Ending net book value of tangible fixed assets pledged/mortgaged as loan security: VND 49,491,664,875.

* Ending original costs of tangible fixed assets—fully depreciated but still in use: VND 73,180,924,063

* Ending original costs of tangible fixed assets—waiting to be disposed: Not incurred.

* Commitments on tangible fixed assets acquisitions, sales of large value : Not incurred.

* Other changes on tangible fixed assets : Not incurred.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

V.22. Owner's equity

a. Comparison schedule for changes in Owner's Equity :

Items	Paid-in capital	Surplus equity	Treasury share	Undistributed earnings	Total
Balance as of Jan. 01, 2025	1.480.035.180.000	-	(3.100.000)	330.492.830.952	1.810.524.910.952
Profit	-	-	-	360.375.042.665	360.375.042.665
Balance as of June. 31, 2025	1.480.035.180.000	(465.119.800)	(3.100.000)	690.867.873.617	2.170.434.833.817
Balance as of Jan. 01, 2026	1.480.035.180.000	(465.119.800)	(3.100.000)	690.867.873.617	2.170.434.833.817
Capital increase					-
Profit	-	-	-	75.043.859.838	75.043.859.838
Other increases					-
Another reduction				-	-
Balance as of June. 31, 2026	1.480.035.180.000	(465.119.800)	(3.100.000)	765.911.733.455	2.245.478.693.655
	-	-	-		-

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

X. 5 Principles for presenting assets, revenue and operating results by segment

The Board of General Directors of the Company defines that the issuing management decisions of the Company mainly bases on types of products, services that the Company provides, not on the geographical region where the Company provides its products, services. Therefore, the major report is by business sector.

4.1 Major segment reporting: by business sector

As at June 30, 2026 the Company reports its operation by business sector: Trading services and other activities, office, land & factory leasing activities, real estate business activities:

Items	Trading services and other activities	Office, land & factory leasing activities	Real estate business activities	Total
1. Net revenue	80.158.312.281	161.653.465.307	130.980.556.256	372.792.333.844
2. Cost of goods sold	30.373.141.794	119.148.260.803	82.316.470.897	231.837.873.494
3. Gross profit	49.785.170.487	42.505.204.504	48.664.085.359	140.954.460.350
4. Departmental assets	53.136.556	1.823.530.126.274	-	1.823.583.262.830
5. Segment assets	-	-	-	3.400.653.872.106
Total assets	-	-	-	5.224.237.134.936
6. Segment liabilities	-	5.997.188.753	50.397.476.836	56.394.665.589
7. Unallocated liabilities	-	-	-	2.948.032.901.127
Total liabilities	-	-	-	3.004.427.566.716

4.2 Minor segment report: by geographical region

As at June 30, 2026, the Company made report by geographical region: Bac Ninh, HCMC. The Company analyses items by geographical region as follows:

Items	HCMC	Bac Ninh	Thai Nguyen	Total
1. Net revenue	74.483.539.437	165.071.674.206	133.237.120.201	372.792.333.844
2. Cost of goods sold	39.212.044.599	93.192.380.703	99.433.448.192	231.837.873.494
3. Gross profit	35.271.494.838	71.879.293.503	33.803.672.009	140.954.460.350
4. Departmental assets	2.405.627.074.492	2.105.979.442.690	712.630.617.754	5.224.237.134.936
5. Segment assets	-	-	-	-
Total assets	-	-	-	5.224.237.134.936
6. Segment liabilities	1.650.856.538.868	780.437.341.783	573.133.686.065	3.004.427.566.716
7. Unallocated liabilities	-	-	-	-
Total liabilities	-	-	-	3.004.427.566.716

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

Explanation of profit after corporate income tax in the business results report of the reporting period of the Quarter 2, 2026 changing by 10% or more compared to the same period last year

Pursuant to Circular No. 96/2020/TT-BTC issued on November 16, 2020 by the Ministry of Finance guiding the disclosure of information on the stock market, Saigon Telecommunication Technology Joint Stock Company now explains that the profit after corporate income tax in the Quarter 2, 2026 business performance report announced compared to the same period last year has fluctuated as follows:

		Individually income statement announcement		Difference		Note
No.	Items	Quarter 2, 2026	Quarter 2, 2025	Value	Percentage	
		(1)	(2)	(3)=(1)-(2)	(4)=(3)/(2)	
1.	Sales	303.182.638.490	166.439.251.297	136.743.387.193	82%	(1)
2.	Less sales deductions	-	-	-	-	-
3.	Net revenue from sales and services	303.182.638.490	166.439.251.297	136.743.387.193	82%	(1)
4.	Cost of sales	203.954.807.886	93.121.118.639	110.833.689.247	119%	-
5.	Gross profit	99.227.830.604	73.318.132.658	25.909.697.946	35%	-
6.	Financial income	110.097.283.939	3.793.236.511	106.304.047.428	2802%	(2)
7.	Financial expenses	83.816.447.936	34.117.984.104	49.698.463.832	146%	-
	<i>In which: loan interest expenses</i>	25.831.343.617	17.055.786.105	8.775.557.512	51%	-
8.	Selling expenses	4.216.333.232	974.313.502	3.242.019.730	333%	-
9.	General & administration expenses	28.879.733.085	29.111.399.822	(231.666.737)	-1%	-
10.	Operating profit	92.412.600.290	12.907.671.741	79.504.928.549	616%	(3)
11.	Other income	1.268.914.479	914.477.749	354.436.730	39%	-
12.	Other expenses	282.049.879	1.048	282.048.831	-	-
13.	Other profit	986.864.600	914.476.701	72.387.899	8%	-
14.	Net accounting profit before tax	93.399.464.890	13.822.148.442	79.577.316.448	576%	-
15.	Corporate income tax - current	27.236.051.504	10.453.075.228	16.782.976.276	161%	-
16.	Corporate income tax - deferred	-	-	-	-	-
17.	Net profit after corporate income tax	66.163.413.386	3.369.073.214	62.794.340.172	1864%	

Reasons for the profit after corporate income tax in the Quarter 2, 2026:

- (1) - In Q2 2026, revenue from industrial land leasing activities at the Thai Nguyen Branch reached VND 133 billion, representing a significant increase compared to Q2 2025. This strong growth contributed to an 82% year-on-year increase in the Company's total revenue from sales of goods and the provision of services.
- (2) - In Q2 2026, the Company disposed of 31,500,788 shares in Long An Investment Development Joint Stock Company (LADIC), recognizing a gain of VND 104,992,126,404, representing a return of 33.3% on the transaction. Consequently, revenue in Q2 2026 increased by 2,804% compared with the corresponding period of 2025.
- (3) - As a result of the above factors, profit before tax for Q2 2026 increased by 576% compared with the corresponding period of 2025, while profit after corporate income tax increased by approximately VND 61 billion, equivalent to an increase of 1,833% year-on-year.

NOTES TO THE FINANCIAL STATEMENTS

For the accounting period ended June 30, 2026

Unit: VND

Explanation of changes in after-tax profit in the income statement for the first six months of 2026 of 10% or more compared to the same period of the previous year.

Pursuant to Circular No. 96/2020/TT-BTC issued on November 16, 2020 by the Ministry of Finance guiding the disclosure of information on the stock market, Saigon Telecommunication Technology Joint Stock Company now explains that the profit after corporate income tax in the first six months of 2026 business performance report announced compared to the same period last year has fluctuated as follows:

No.	Items	Individually income statement announcement		Difference		Note
		The first 6 months of 2026	The first 6 months of 2025	Value	Percentage	
		(1)	(2)	(3)=(1)-(2)	(4)=(3)/(2)	
1.	Sales	372.792.333.844	866.070.017.714	(493.277.683.870)	-57%	(1)
2.	Less sales deductions	-	-	-	-	-
3.	Net revenue from sales and services	372.792.333.844	866.070.017.714	(493.277.683.870)	-57%	(1)
4.	Cost of sales	231.837.873.494	287.844.679.856	(56.006.806.362)	-19%	-
5.	Gross profit	140.954.460.350	578.225.337.858	(437.270.877.508)	-76%	(1)
6.	Financial income	115.640.532.605	5.343.878.537	110.296.654.068	2064%	(2)
7.	Financial expenses	96.305.132.799	61.885.846.823	34.419.285.976	56%	-
	<i>In which: loan interest expenses</i>	38.320.028.480	31.610.490.693	6.709.537.787	21%	-
8.	Selling expenses	6.041.717.449	2.887.806.733	3.153.910.716	109%	-
9.	General & administration expenses	50.585.507.869	53.791.019.519	(3.205.511.650)	-6%	-
10.	Operating profit	103.662.634.838	465.004.543.320	(361.341.908.482)	-78%	(3)
11.	Other income	1.534.069.580	1.984.915.970	(450.846.390)	-23%	-
12.	Other expenses	565.825.175	66.123.208	499.701.967	-	-
13.	Other profit	968.244.405	1.918.792.762	(950.548.357)	-50%	-
14.	Net accounting profit before tax	104.630.879.243	466.923.336.082	(362.292.456.839)	-78%	-
15.	Corporate income tax - current	30.352.611.494	107.313.885.506	(76.961.274.012)	-72%	-
16.	Corporate income tax - deferred	(765.592.089)	(765.592.089)	-	-	-
17.	Net profit after corporate income tax	75.043.859.838	360.375.042.665	(285.331.182.827)	-79%	

Reasons for the profit after corporate income tax in the Quarter 2, 2026:

- (1) - Although the Thai Nguyen branch achieved a business growth of VND 133 billion in the Tan Phu 1-2 Industrial Park and Luong Son during the first six months of 2026, total sales revenue and service provision still decreased by 57% compared to the same period in 2025. This is because in the first six months of 2025, the Bac Ninh branch launched its real estate business activities at the Dai Dong Hoan Son Industrial Park (Phase 2), yielding impressive results in Q1 2025, bringing the total revenue for the first six months of 2025 to VND 866 billion, leading to a decrease in profit compared to the previous year.
- (2) - Revenue from effective financial investment activities in the first six months of 2026 generated a 33.3% profit from the transfer of 31,500,788 shares of Long An Investment and Development Joint Stock Company (LADIC), equivalent to VND 104 billion. This resulted in a 2,065% increase in financial revenue in the first six months of 2026 compared to the same period in 2025.
- (3) - The above reasons have caused after-tax profit for the first six months of 2026 to decrease by 79% compared to the same period in 2025.