VNECO 9 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

INTERIM FINANCIAL STATEMENTS
QUARTER II OF 2026

FOR THE PERIOD ENDING 30/06/2026

Khanh hoa, July 18, 2026

FINANCIAL STATEMENTS
QUARTER II OF 2026

For the accounting period ending June 30, 2026

VNECO 9 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

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INTERIM FINACIAL STATEMENT
Quarter II of 2026
As at June 30, 2026

Unit: VND

ASSET		Code	Note	30/06/2026	01/01/2026
A -	**CURENT ASSETS**	**100**		**14,091,045,988**	**14,596,242,136**
I.	**Cash and cash equivalents**	**110**	IV. 1	**5,319,045,381**	**5,816,114,263**
1.	Cash	111		5,319,045,381	5,816,114,263
2.	Cash equivalents	112			
II.	**Short-term financial investments**	**120**		**730,000,000**	**730,000,000**
1.	Trading securities	121		-	
2.	Provision for impairment of trading securities	122		-	
3.	Investments held to maturity	123		730,000,000	730,000,000
III.	**Short-term receivables**	**130**		**3,390,266,266**	**757,266,266**
1.	Short-term receivables from customers	131	IV. 2	32,277,425,370	32,205,425,370
2.	Short-term prepayments to suppliers	132	IV. 3	3,015,215,425	454,215,425
3.	Short-term internal receivables	133			
4.	Receivables according to the progress of construction contracts	134			
5.	Other short-term receivables	135	IV. 4	2,163,805,571	2,163,805,571
6.	Provision for doubtful short-term receivables	136	IV. 5	(34,066,180,100)	(34,066,180,100)
7.	Assets pending resolution	137			
IV.	**Inventories**	**140**		**4,080,351,796**	**6,482,068,837**
1.	Inventories	141	IV. 6	16,708,558,224	19,110,275,265
2.	Provision for impairment of inventories	142	IV. 7	(12,628,206,428)	(12,628,206,428)
V.	**Short-term biological assets**	**150**			
VI.	**Other short-term assets**	**160**		**571,382,545**	**810,792,770**
1.	Short-term prepaid expenses	161	IV. 8	32,099,403	48,149,107
2.	Deductible VAT	162		490,495,775	713,856,296
3.	Taxes and other receivables from the State	163		48,787,367	48,787,367
4.	Government bond repurchase transactions	164		-	
5.	Other short-term assets	165	IV. 9		

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ASSET		Code	Note	30/06/2026	01/01/2026
B -	**NON CURENT ASSETS**	**200**		**2,313,503,949**	**2,336,511,537**
I.	**Long-term receivables**	**210**		-	
1.	Long-term receivables from customers	211		-	
2.	Long-term prepayment to seller	212		-	
3.	Working capital in affiliated units	213		-	
4.	Long-term internal receivables	214		-	
5.	Long-term loan receivable	215		-	
6.	Provision for doubtful long-term receivables	216		-	
II.	**Fixed assets**	**220**		**1,308,503,949**	**1,331,511,537**
1.	Tangible fixed assets	221	IV. 10	287,594,858	310,602,446
	Original price	*222*		4,970,907,745	4,970,907,745
	Accumulated depreciation	*223*		(4,683,312,887)	(4,660,305,299)
2.	Financial lease fixed assets	224		-	
	Original price	*225*			
	Accumulated depreciation	*226*			
3.	Intangible fixed assets	227	IV. 11	1,020,909,091	1,020,909,091
	Original price	*228*		1,075,909,091	1,075,909,091
	Accumulated depreciation	*229*		(55,000,000)	(55,000,000)
III.	**Long-term biological assets**	**230**			
IV.	**Investment real estate**	**240**		-	
	Original price	241		-	
	Accumulated depreciation	242		-	
V.	**Long-term unfinished assets**	**250**		**1,005,000,000**	**1,005,000,000**
1.	Long-term unfinished production and business costs	251		-	
2.	Cost of unfinished basic construction	252	IV. 12	1,005,000,000	1,005,000,000
VI.	**Long-term financial investment**	**260**		-	
1.	Investment in subsidiaries	261			
2.	Investment in associates and joint ventures	262			
3.	Investing in other entities	263		-	
4.	Long-term financial investment reserve	264			
5.	Held to maturity investment	265			
VII.	**Other long-term assets**	**270**			
1.	Long-term prepaid expenses	271			
2.	Deferred income tax assets	272		-	
3.	Long-term replacement equipment, supplies and spare	273		-	
4.	Other long-term assets	274		-	
	TOTAL ASSETS	**280**		**16,404,549,937**	**16,932,753,673**

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RESOURCES OF FUND		Code	Note	30/06/2026	01/01/2026
C-	**LIABILITIES**	**300**		**4,920,497,791**	**4,834,031,435**
I.	**Short-term debt**	**310**		**4,702,447,791**	**4,615,981,435**
1.	Short-term trade payables	311		1,962,891,607	1,895,891,607
2.	Short-term advance payment buyer	312		284,629,631	284,629,631
3.	Taxes and other payments to the State	314	IV. 16	280,353,974	273,353,974
4.	Payable to workers	315		79,535,512	47,455,512
5.	Short-term payable expenses	316	IV. 17	200,000,000	200,000,000
6.	Short-term internal payables	317			
7.	Payable according to contract schedule build	318			
8.	Short-term unearned revenue	319		-	-
9.	Other short-term payables	320	IV. 18	1,210,317,123	1,137,230,767
10.	Short-term loans and finance leases	321	IV. 19		
11.	Provision for short-term payables	322			
12.	Bonus and welfare fund	323	IV. 20	684,719,944	777,419,944
13.	Price stabilization fund	324		-	-
14.	Government bond repurchase transaction	325		-	-
II.	**Long-term debt**	**330**		**218,050,000**	**218,050,000**
1.	Long-term trade payables	331		-	
2.	Long term prepayment buyer	332		-	-
3.	Long-term payable expenses	334		-	-
4.	Internal payable on working capital	335		-	-
5.	Long-term internal payables	336		-	-
6.	Long-term unrealized revenue	337		-	-
7.	Revenue awaiting allocation over the long term	338	IV. 21	218,050,000	218,050,000
8.	Other long-term payables	339			
9.	Convertible bonds	340		-	-
10.	Preferred stock	341		-	-
11.	Deferred income tax payable	342		-	-
12.	Long-term payables provision	343		-	-
13.	Science and Technology Development Fund	344		-	-

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ESOURCES OF FUND		Code	Note	30/06/2026	01/01/2026
D-	**OWNER'S EQUITY**	**400**		**11,484,052,146**	**12,098,722,238**
1.	Owner's equity	411		125,236,130,000	125,236,130,000
-	*Common shares with voting rights*	*411a*		125,236,130,000	125,236,130,000
-	*Preferred stock*	*411b*			
2.	Capital surplus	412		270,000,000	270,000,000
3.	Bond conversion option	413			
4.	Other owners' equity	414		579,050,700	579,050,700
5.	Treasury stock	415		(669,000,000)	(669,000,000)
6.	Asset revaluation difference	416		-	
7.	Exchange rate difference	417		-	
8.	Development investment fund	418		3,381,829,310	3,381,829,310
9.	Business Reorganization Support Fund	419		1,138,859,449	1,138,859,449
10.	Undistributed profit after tax	420	IV. 23	(118,452,817,313)	(117,838,147,221)
-	*Accumulated retained earnings to the end of the previous period*	*420a*		(117,838,147,221)	(120,664,718,529)
-	*Undistributed profit after tax this period*	*420b*		(614,670,092)	2,826,571,308
	TOTAL CAPITAL	**440**		**16,404,549,937**	**16,932,753,673**

Khanh Hoa, July 18, 2026

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG VNECO 9
M.S.D.N: 4200580651 - C.T.C.P
TP. NHA TRANG - T. KHÁNH HÒA

Do Quoc My	**Do Quoc My**	**Vu Van Hai**
Preparer	**Chief Accountant**	**Director**

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INTERIM BUSINESS PERFORMANCE REPORT
Quarter II of 2026
For the accounting period ending June 30, 2026

Unit: VND

INDICATORS	Code	Note	Quarter II		Accumulated from the beginning of the year to the end of this quarter	
			Year 2026	Year 2025	Year 2026	Year 2025
1. Sales and service revenue	01	V. 1	66,666,667		2,383,083,637	
2. Revenue deductions	02	V. 1				
3. Net revenue from sales and services	10	V. 1	66,666,667	-	2,383,083,637	-
4. Cost of goods sold	11	V. 2	62,037,037		2,463,754,078	
5. Gross profit from sales and service provision	20		4,629,630	-	(80,670,441)	-
6. Profit/loss from the sale and disposal of investment properties	21					
7. Financial revenue	22	V. 3	1,392,537	1,601,793	2,825,971	2,587,400
8. Financial costs	23	V. 4				1,506,849
Including: interest expense	24					1,506,849
9. Cost of sales	25					
10. Business management costs	26	V. 5	384,496,226	302,125,925	536,825,622	540,670,136
11. Net operating profit	30		(378,474,059)	(300,524,132)	(614,670,092)	(539,589,585)
12. Other income	31	V. 6				
13. Other costs	32			58,092		189,446
14. Other profits	40		-	(58,092)	-	(189,446)
15. Total accounting profit before tax	50		(378,474,059)	(300,582,224)	(614,670,092)	(539,779,031)
16. Current corporate income tax expense	51					
17. Deferred corporate income tax expense	52	V. 7				
18. Profit after corporate income tax	60		(378,474,059)	(300,582,224)	(614,670,092)	(539,779,031)
19. Basic earnings per share	70	V. 8	(31)	(25)	(51)	(45)

Khanh Hoa, July 18, 2026

M.S.D.N: 4200580651 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG VNECO 9
TP. NHA TRANG - T. KHÁNH HÒA

Preparer	Chief Accountant	Director
Do Quoc My	Do Quoc My	Vu Van Hai

This statement should be read in conjunction with the Notes to the Financial Statements

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INTERIM CASH FLOW STATEMENT

Quarter II of 2026

For the accounting period ending June 30, 2026

Unit: VND

	INDICATORS	Code	Note	Accumulated from the beginning of the year to the end of this quarter	
				Current year	**Previous year**
I.	**Cash flow from operating activities**				
1.	***Profit before tax***	***01***		***(614,670,092)***	***(539,779,031)***
2.	***Adjustments for the following items:***				
-	Depreciation of fixed assets	02		23,007,588	23,007,588
-	Provisions	03			
-	Exchange rate gains and losses due to revaluation foreign currency monetary items	04			-
-	Profit and loss from investment activities	05		(2,825,971)	(2,587,400)
-	Interest expense	06			1,506,849
3.	***Profit from operations before changes in working capital***	***08***		***(594,488,475)***	***(517,851,994)***
-	(Increase)/decrease in receivables	09		(2,409,639,479)	1,721,482,035
-	(Increase)/decrease inventory	10		2,401,717,041	(18,610,200)
-	Increase/(decrease) payables	11		179,166,356	5,067,040,184
-	(Increase)/decrease prepaid expenses	12		16,049,704	(42,727,500)
-	(Increase)/decrease in trading securities	13			
-	Interest paid	14			(1,506,849)
-	Corporate income tax paid	15			
-	Other income from operating activities	16			
-	Other expenses for business activities	17		(92,700,000)	
	Net cash flow from operations	**20**		**(499,894,853)**	**6,207,825,676**
II.	**Cash flow from investing activities**				
1.	Money spent on buying and building assets fixed assets and other long-term assets	21			
2.	Proceeds from liquidation and sale of assets fixed assets and other long-term assets	22			
3.	Money spent on lending, buying debt instruments other units	23			
4.	Proceeds from loan recovery, sale of debt instruments of other units	24			
5.	Money spent on investment and capital contribution to (	25			
6.	Investment recovery, capital contribution to other units	26			
7.	Interest, dividends and profits be divided	27		2,825,971	2,587,400
	Net cash flow from investing activities	***30***		***2,825,971***	***2,587,400***

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INDICATORS	Code	Note	Accumulated from the beginning of the year to the end of this quarter – Current year	Accumulated from the beginning of the year to the end of this quarter – Previous year
III. Cash flow from financing activities				
1. Proceeds from stock issuance	31			
2. Cash to buy back issued shares	32			
3. Proceeds from borrowing	33			
4. Loan principal repayment	34			(500,000,000)
Net cash flow from financing activities	***40***		-	***(500,000,000)***
Net cash flow during the period	**50**		**(497,068,882)**	**5,710,413,076**
Cash and cash equivalents at the beginning of the period	**60**		**5,816,114,263**	**9,110,310**
Impact of changes in exchange rates foreign currency	61			
Cash and cash equivalents at the end of the period	**70**		**5,319,045,381**	**5,719,523,386**

Do Quoc My	**Do Quoc My**	**Vu Van Hai**
Preparer	**Chief Accountant**	**Director**

M.S.D.N: 4200580651 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG VNECO 9
TP. NHA TRANG - T. KHÁNH HÒA

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SELECTED FINANCIAL STATEMENT EXPLANATIONS

Second quarter of 2026
For the accounting period ending June 30, 2026

I. COMPANY INFORMATION

1. Operating license

VNECO 9 Investment and Construction Joint Stock Company ("the Company"), formerly known as 3.9 Electrical Construction Joint Stock Company, is a company that was equitized from the State-owned enterprise 3.9 Electrical Construction Company according to Decision No. 160/2004/QD-BCN dated December 6, 2004, of the Ministry of Industry. At the 2006 annual general meeting of shareholders, 3.9 Electrical Construction Joint Stock Company was renamed VNECO 9 Investment and Construction Joint Stock Company. The Company operates under Business Registration Certificate No. 37300127 issued by the Department of Planning and Investment of Khanh Hoa province on December 31, 2004, and subsequent Business Registration Certificates/Business Registration and Tax Registration Certificates with amendments.

Currently, the company is operating under Business Registration Certificate No. 4200580651 issued by the Department of Planning and Investment of Khanh Hoa province, with the 21st amendment registered on June 9, 2025.

The company's charter capital, as stated in its initial business registration certificate, was VND 4,100,000,000 and has been amended several times during its operation. The charter capital, as stated in the 18th amended business registration certificate dated May 31, 2021, is VND 125,236,130,000.

According to the Certificate of Business Registration (amendment 11, dated May 14, 2012), the company's business activities include: Construction of power grid systems and substations up to 500KV and power generation projects; Construction of industrial, civil, transportation, and irrigation projects; Development of housing and urban infrastructure, industrial parks, export processing zones, high-tech zones, and new economic zones; Real estate services; Production of various construction materials; Trading of various construction materials and interior and exterior decoration items; Trading of domestically produced beer, wine, and cigarettes; Hotel and related services; Restaurant business; Waterway tourist transportation; Road tourist transportation; Road freight transportation; International and domestic travel services; Massage services and other tourism services; Consulting on structural design of civil and industrial construction projects.

The company's head office is located on the ground floor, C4-C5 Cho Dam Apartment Building, Nha Trang Ward, Khanh Hoa Province.

The number of officers and employees of the Company as of June 30, 2026 is: 5 people (as of December 31, 2025: 5 people).

Subordinate units of the Company:

► **Ho Chi Minh City branch office**
Address: 22-24, Street 52, Tan Tao Ward, Ho Chi Minh City.

2. Board of Directors

The Company's Board of Directors for the period and as of the date of this report is as follows:

Full name	Position	Appointment date	Dismissal date
Mr. Pham Viet Hung	Chairperson	25/07/2025	
Ms. Nguyen Thanh Tu	Member	25/07/2025	
Mr. Vu Van Hai	Member	25/07/2025	

II. BASIS FOR PRESENTING INTERIM FINANCIAL STATEMENTS

1. Applicable Accounting System and Accounting Standards

The Company's financial statements are prepared and presented in accordance with the Vietnamese Enterprise Accounting System issued under Circular 99/2025 dated October 27, 2025, replacing Circular 200/2014 dated December 22, 2014, and relevant accounting standards issued by the Ministry of Finance.

The Company's Board of Directors assures that it has fully complied with the requirements of the Vietnamese Corporate Accounting System and relevant Accounting Standards in preparing and presenting the interim financial statements for the first quarter ended March 31, 2026.

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SELECTED FINANCIAL STATEMENT EXPLANATIONS

Second quarter of 2026
For the accounting period ending June 30, 2026

2. Accounting record format applied

The accounting record format registered by the Company is the general journal.

3. Fiscal year

The company's fiscal year runs from January 1st to December 31st each year.

4. The currency used in accounting.

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

1. Cash and cash equivalents

Cash and cash equivalents include cash, bank deposits, money in transit, and short-term investments with a maturity or redemption period of no more than 3 months from the date of purchase, which are easily convertible into a defined amount of cash and do not involve significant conversion risks.

2. Trade receivables and other receivables

Accounts receivable are presented in financial statements at their book value, including accounts receivable from customers and other receivables, after deducting any provisions made for doubtful accounts.

The provision for doubtful receivables represents the portion of receivables that the Company anticipates will be uncollectible at the end of the accounting period. Increases or decreases in the balance of the provision account are accounted for as administrative expenses during the period.

3. Inventory

Inventory is recorded at the lower of the cost to bring each product to its current location and condition and its net realizable value.

Net realizable value is the estimated selling price of inventory under normal business conditions minus the estimated costs to complete and the estimated selling expenses.

The company uses the perpetual inventory method to account for inventory, with the cost of inventory calculated using the weighted average method.

Provisions for inventory devaluation are recognized when the original cost exceeds the net realizable value.

4. Tangible and intangible fixed assets, depreciation of fixed assets.

Tangible and intangible fixed assets are expressed at their original cost minus accumulated depreciation.

The original cost of a fixed asset includes the purchase price and all costs directly related to bringing the asset into operation as intended. Costs of purchasing, upgrading, and renewing fixed assets are added to the original cost of the asset, and maintenance and repair costs are accounted for in the income statement when incurred. When an asset is sold or liquidated, the original cost and accumulated depreciation are written off, and any gains or losses arising from the sale or liquidation are accounted for in the income statement for the period.

The original cost of intangible fixed assets includes the purchase price and costs directly related to bringing the asset into intended use. Costs for upgrading and modernizing intangible fixed assets are added to the asset's original cost, and other costs are accounted for in the operating results when incurred. When intangible fixed assets are sold or liquidated, the original cost and accumulated depreciation are written off, and any gains or losses arising from the sale or liquidation are accounted for in the operating results for the period.

Tangible and intangible fixed assets are depreciated using the straight-line method based on their estimated useful life, in accordance with the Ministry of Finance's guidelines. The number of depreciation years for different types of fixed assets is as follows:

But Houses, buildings	06 - 25 year
But Machinery and equipment	05 - 07 year
But Transportation	05 - 06 year
But Management equipment and tools	05 - 06 year

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SELECTED FINANCIAL STATEMENT EXPLANATIONS

Second quarter of 2026
For the accounting period ending June 30, 2026

But Software	03 year
But Land use rights	Over time

5. Operating lease

An asset is classified as an operating lease if the majority of the risks and benefits associated with ownership of the asset belong to the lessor. Operating lease costs are reflected in expenses using the straight-line method for the entire lease term, regardless of the method of lease payment.

6. Borrowing costs

Borrowing costs include interest on loans and other expenses directly related to a company's borrowings.

Borrowing costs are accounted for as expenses incurred during the period, except for those capitalized as described in the following paragraph.

Borrowing costs are directly related to the purchase, construction, or creation of a specific asset that requires a sufficiently long period of time to be put into use for its intended purpose or to be sold and capitalized into the asset's original cost.

7. Prepaid expenses

Prepaid expenses include short-term or long-term prepaid expenses on the balance sheet and are amortized over the prepayment period of the expense corresponding to the economic benefits generated from these expenses.

8. Investing in subsidiaries

Investments in subsidiaries in which the Company holds a controlling stake are presented at cost.

Profit distributions received by the parent company from the accumulated profits of its subsidiaries after the date the company takes control are recognized in the company's operating results. Other distributions are considered as a recovery of investments and are deducted from the investment value.

9. Investing in affiliated companies

Investments in associated companies in which the Company has significant influence are presented using the cost method.

Profit distributions from the accumulated net profits of associated companies after the date the Company has a significant influence are recognized in the Company's operating results for the period. Other distributions are considered as a recovery of investments and are deducted from the investment value.

10. Other long-term investments and provisions for impairment of financial investments.

Other long-term investments are recorded at their actual purchase price.

Provisions for impairment of financial investments are established for the decrease in value of marketable investments at the end of the accounting period, in accordance with Circular 48/2019/TT-BTC issued by the Ministry of Finance on August 8, 2019.

Provisions for impairment of investments in other economic entities are set aside when these entities incur losses (except for planned losses identified in the business plan before the investment), with the provision amount corresponding to the Company's equity stake in these entities.

11. Accounts payable and expenses accrued

Accrued liabilities and expenses are recognized for future amounts due relating to goods and services received, regardless of whether the Company has received an invoice from the supplier.

12. Foreign currency transactions

SELECTED FINANCIAL STATEMENT EXPLANATIONS

Second quarter of 2026

For the accounting period ending June 30, 2026

Transactions denominated in currencies other than the Company's accounting currency (VND) are accounted for at the exchange rate on the date the transaction occurs. At the end of the fiscal year, monetary items denominated in foreign currencies are revalued at the commercial bank's exchange rate at that time. All actual exchange rate differences arising during the period and differences resulting from the revaluation of ending foreign currency balances are accounted for in the operating results.

13. Equity

But Owner's equity: recorded based on the actual amount invested by shareholders.

But Share premium is the difference between the par value and the issue price of shares, minus direct costs associated with the issuance of the shares.

But Equity funds are established and used in accordance with the Company's Articles of Association or resolutions of the Company's General Meeting of Shareholders.

But Net profit after corporate income tax may be distributed to shareholders after approval by the General Meeting of Shareholders and after provisions for reserves have been set aside in accordance with the Company's Articles of Association and Vietnamese law.

14. Corporate income tax

Corporate income tax expense for the period includes current income tax and deferred income tax.

Current corporate income tax

Current income tax is the amount of corporate income tax payable calculated on taxable income and the corporate income tax rate applicable at the end of the period.

Current income tax is recognized in the operating results except when income tax arises in relation to an item directly recorded in equity, in which case the current income tax is also directly recorded in equity.

Deferred corporate income tax

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

The carrying value of deferred corporate income tax assets is reviewed at the end of the financial year and will be written down to the extent that there is sufficient taxable profit to allow the benefit of part or all of the deferred income tax asset to be utilized.

Deferred income tax assets and deferred income tax liabilities are determined at the tax rate expected to apply in the year the asset is recovered or the liability is settled, based on the tax rates in effect at the end of the financial year.

Deferred income tax is recognized in the operating results except when the deferred income tax arises in relation to items directly recorded in equity, in which case the deferred income tax is also directly recorded in equity.

Businesses may only offset deferred income tax assets and deferred income tax liabilities when they have a legal right to offset current income tax assets against current income tax payable and deferred income tax assets and deferred income tax liabilities relating to corporate income tax administered by the same tax authority for the same taxable entity; or when different taxable entities intend to settle current income tax liabilities and current income tax assets on a net basis or by asset recovery concurrently with the settlement of liabilities in each future period when material amounts of deferred income tax liabilities or deferred income tax assets are settled or recovered.

15. Revenue recognition principles

SELECTED FINANCIAL STATEMENT EXPLANATIONS

Second quarter of 2026

For the accounting period ending June 30, 2026

Revenue is recognized when the Company is likely to receive identifiable economic benefits. Revenue is determined at the fair value of amounts received or to be received after deducting trade discounts, sales allowances, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

But Revenue from the sale of goods is recognized when the majority of the risks and ownership of the goods are transferred to the buyer, usually coinciding with the delivery of the goods.

But When providing a service, revenue is recognized when there are no longer significant uncertainties related to payment or associated costs. If the service is performed over multiple accounting periods, revenue for each period is determined based on the percentage of service completed at the end of the period.

But Revenue from construction contracts: When the outcome of a construction contract can be reliably estimated and confirmed by the client, revenue and related expenses are recognized corresponding to the portion of work completed and confirmed by the client. Increases or decreases in volume or other income are only recognized as revenue when agreed upon with the client.

When the outcome of a construction contract cannot be reliably estimated, revenue is recognized only in proportion to the portion of contract costs incurred that are relatively certain to be recovered. Contract costs are recognized as expenses in the period in which they are incurred.

But Income from leasing assets under operating lease agreements is accounted for in the operating results of the period using the straight-line method throughout the lease term.

But Interest, dividends, and distributed profits are recognized when the Company is able to obtain economic benefits from the transaction and revenue can be determined with reasonable certainty. Interest is recognized on a time basis and at the interest rate for each period. Dividends and distributed profits are recognized when shareholders are entitled to receive dividends or contributing parties are entitled to receive profits from their capital contribution.

16. Financial instruments

Initial observations and presentation

Financial assets

According to Circular 210/2009/TT-BTC, financial assets are appropriately classified for disclosure purposes in the Financial Statements into financial assets recognized at fair value through the Statement of Income, loans and receivables, investments held to maturity, and financial assets held available for sale. The Company decides on the classification of these financial assets at the time of initial recognition.

At the time of initial recognition, financial assets are determined at their original cost plus direct transaction costs associated with the issuance.

The Company's financial assets include cash and bank deposits, accounts receivable from customers, other receivables, and unlisted financial instruments.

Financial liabilities

According to Circular 210/2009/TT-BTC, financial liabilities are appropriately classified for disclosure purposes in the Financial Statements as financial liabilities recognized at fair value through the Income Statement and financial liabilities determined at amortized value. The Company determines the classification of these financial liabilities at the time of initial recognition.

At the time of initial recognition, financial liabilities are determined at their original cost plus direct transaction costs associated with the issuance.

The company's financial liabilities include accounts payable to suppliers, other payables, accrued expenses, and loans and debts.

Value after initial recording

Currently, there is no requirement to reassess the value of financial instruments after initial recognition.

Offsetting financial instruments

Financial assets and financial liabilities are offset and their net value will be presented in the financial statements if and only if the Company has a legal right to offset the recognized values and intends to offset them on a net basis, or to acquire the assets and settle the liabilities simultaneously.

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17. Stakeholders

Parties are considered related if one party has the ability to control or exert significant influence over the other party in making decisions regarding financial and operational policies.

Transactions with related parties of the Company are presented in explanatory note VI.2.

IV. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM BALANCE SHEET

1. Cash and cash equivalents

	30/06/2026	01/01/2026
Cash in hand		
Bank deposits	5,319,045,381	5,816,114,263
Cash equivalents (time deposits)		
Add	**5,319,045,381**	**5,816,114,263**

2. Accounts receivable from customers

	30/06/2026	01/01/2026
Vietnam Electricity Construction Corporation	4,722,597	4,722,597
Nha Trang Green Tourism Joint Stock Company	30,042,488,386	30,042,488,386
Other customers	2,230,214,387	2158214387
Add	**32,277,425,370**	**32,205,425,370**

3. Pay the seller in advance.

	30/06/2026	01/01/2026
Mr. Nguyen Ba Thuong	90,000,000	90,000,000
Orient Media Consulting Joint Stock Company	48,000,000	48,000,000
Tien Dat Can Tho Co., Ltd.	100,000,000	100,000,000
TYN Company Limited	47,037,944	47,037,944
Thang Long No. 4 Investment and Construction Joint Stock Company	2,600,000,000	
Other customers	130,177,481	169,177,481
Add	**3,015,215,425**	**454,215,425**

4. Other short-term receivables

	30/06/2026	01/01/2026
Nha Trang Green Tourism Joint Stock Company	76,991,008	76,991,008
Tu Bong Mineral Water Company Limited		1,469,978,428
LIOA Geothermal Power Joint Stock Company		583,691,369
Nguyen Chi Linh		
Nha Trang Seafood Joint Stock Company (NTSF)		
Nha Trang Seafood Joint Stock Company F.89		
Other receivables and advances for construction and work.	2,086,814,563	33,144,766
Add	**2,163,805,571**	**2,163,805,571**

5. Provision for doubtful short-term receivables

	30/06/2026	01/01/2026
Provide for overdue accounts receivable that are 1 to over 3 years old.	(34,066,180,100)	(34,066,180,100)
Add	**(34,066,180,100)**	**(34,066,180,100)**

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6. Inventory

	30/06/2026	01/01/2026
Raw materials and supplies in inventory	319,778,422	2,721,495,463
Tools and equipment in storage	59,152,909	59,152,909
Work-in-progress production costs		
Inventory	16,329,626,893	16,329,626,893
Add	**16,708,558,224**	**19,110,275,265**

7. Provision for inventory devaluation

	30/06/2026	01/01/2026
Provision for the value of power lines and substations.	12,628,206,428	12,628,206,428
Add	**12,628,206,428**	**12,628,206,428**

8. Short-term prepaid expenses

	30/06/2026	01/01/2026
Cost of tools and equipment	32,099,403	48,149,107
Add	**32,099,403**	**48,149,107**

9. Other current assets

	30/06/2026	01/01/2026
Add		

10. Increase or decrease in tangible fixed assets

	Houses, buildings	Machinery and equipment	Transportation	equipment and supplies	Total
Original price					-
As of January 1, 202	1,150,379,411	440,525,150	3,336,265,305	43,737,879	4,970,907,745
Increase/(decrease) during the period:					-
As of June 30, 2026	**1,150,379,411**	**440,525,150**	**3,336,265,305**	**43,737,879**	**4,970,907,745**
Accumulated deprec					
As of January 1, 202	839,776,965	440,525,150	3,336,265,305	43,737,879	4,660,305,299
Depreciation	23,007,588				23,007,588
Increase/(decrease) during the period:					-
As of June 30, 2026	**862,784,553**	**440,525,150**	**3,336,265,305**	**43,737,879**	**4,683,312,887**
Remaining value					
As of January 1, 202	310,602,446				310,602,446
As of June 30, 2026	**287,594,858**		**-**		**287,594,858**

11. Increase or decrease in intangible fixed assets

	Long-term land use rights	Software	Total
Original price			
As of January 1, 2025	1,020,909,091	55,000,000	1,075,909,091
Increase/Decrease in Total Cultural Heritage			-
As of June 30, 2026	**1,020,909,091**	**55,000,0.00**	**1,075,909,091**

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Accumulated depreciation			
As of January 1, 2025	-	55,000,000	55,000,000
period			-
Customer value during the period			-
As of June 30, 2026	**-**	**55,000,000**	**55,000,000**
Remaining value			
As of January 1, 2025	1,020,909,091	-	1,020,909,091
As of June 30, 2026	**1,020,909,091**	**-**	**1,020,909,091**

12. Construction in progress costs

	30/06/2026	01/01/2026
Costs of land purchase (*) and VPSG repairs	1,005,000,000	1,005,000,000
Add	**1,005,000,000**	**1,005,000,000**

(*) The cost of purchasing the land plot at parcel number 530, map sheet number 02, Pham Van Hai commune, Binh Chanh district, Ho Chi Minh City, according to land use right transfer contract number 6640 dated March 21, 2011. Currently, the Company is carrying out procedures to transfer ownership of this land plot to the Company.

13. Investing in affiliated companies

	30/06/2026	01/01/2026
Lioa Geothermal Power Joint Stock Company		
Add		-

14. Investing capital in other entities.

	30/06/2026	01/01/2026
Add		

15. Long-term upfront costs

	30/06/2026	01/01/2026
equipment for rent.		
Repair costs		
Add		

16 Taxes and other payments due to the State.

The company's performance in fulfilling its tax obligations and other payments to the State budget during the period is as follows:

	30/06/2026	01/01/2026
VAT on goods sold domestically		
Corporate income tax		
Personal income tax	25,716,047	18,716,047
Taxes and other payments	254,637,927	254,637,927
Add	**280,353,974**	**273,353,974**

Value Added Tax

The company pays value-added tax using the deduction method. The value-added tax rate for the company's products and services is 10%.

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17 Costs payable

	30/06/2026	01/01/2026
Interest expense payable		
Provision for the cost of construction and other expenses.	200,000,000	200,000,000
Add	**200,000,000**	**200,000,000**

18 Other short-term payables and liabilities

	30/06/2026	01/01/2026
Social insurance, health insurance, unemployment insurance		
Dividends payable to shareholders		
Other items	1,210,317,123	1,137,230,767
Add	**1,210,317,123**	**1,137,230,767**

19 Short-term loans and debts

Details regarding short-term loans and debts are as follows:

	30/06/2026	01/01/2026
Short-term loans		
HD Bank (a)		
MBBank (b)		
MB Bank		
Long-term debt due for repayment		
Other subjects		
Add		

20 Reward and Welfare Fund

	30/06/2026	01/01/2026
Reward Fund	476,698,803	567,698,803
Welfare and other funds	208,021,141	209,721,141
Add	**684,719,944**	**777,419,944**

21 Other long-term payables

	30/06/2026	01/01/2026
Corporation	204,750,000	204,750,000
Accept long-term deposit and collateral.	13,300,000	13,300,000
Other subjects		
Add	**218,050,000**	**218,050,000**

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22 Equity

Equity capital fluctuations

	Owner's investment capital	Share premium	Other owner's equity	treasury stock	Development Investment Fund	Other funds belonging to VCSH	Net profit after tax	Total
As of January 1, 2025	**125,236,130,000**	**270,000,000**	**579,050,700**	**(669,000,0.00)**	**3,381,829,310**	**1,138,859,449**	**(120,664,718,529)**	**9,272,150,930**
Treasury stock								-
Net profit after tax in 2025	-	-	-			-	2,826,571,308	2,826,571,3.08
Set aside funds from profits.	-	-						-
Board of Directors'	-	-	-		-	-		-
As of December 31	**125,236,130,000**	**270,000,000**	**579,050,700**	**(669,000,0.00)**	**3,381,829,310**	**1,138,859,449**	**(117,838,147,2.21)**	**12,098,722,238**
As of January 1, 2025	**125,236,130,000**	**270,000,000**	**579,050,700**	**(669,000,0.00)**	**3,381,829,310**	**1,138,859,449**	**(117,838,147,221)**	**12,098,722,238**
Net profit after tax for the period							(614,670,092)	(614,670,092)
Profit distribution								
Set aside funds from profits.								
Buy back treasury shares								
As of June 30, 2026	**125,236,130,000**	**270,000,000**	**579,050,700**	**(669,000,0.00)**	**3,381,829,310**	**1,138,859,449**	**(118,452,817,313)**	**11,484,052,146**

Common stock and preferred stock

	30/06/2026	01/01/2026
Number of shares registered for issuance	12,523,613	12,523,613
Number of shares sold to the public	12,523,613	12,523,613
Common stock	*12,523,613*	*12,523,613*
Preferred stock	-	-
Number of shares repurchased	500,000	500,000
Common stock	*500,000*	*500,000*
Preferred stock	-	-
Number of outstanding shares	12,023,613	12,023,613
Common stock	*12,023,613*	*12,023,613*
Preferred stock	-	-

Par value of outstanding shares: VND 10,000/share.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM STATEMENT OF INCOME

1. Revenue from sales and services

	For the accounting period	
	Second quarter of 2026	**Second quarter of 2025**
Total revenue	**66,666,667**	
Deductions	-	-
Net revenue	**66,666,667**	
In there:		
Construction revenue and other revenue	66,666,667	
Revenue from providing hotel services		

SELECTED FINANCIAL STATEMENT EXPLANATIONS

Second quarter of 2026
For the accounting period ending June 30, 2026

2. Cost of goods sold

	For the accounting period	
	Second quarter of 2026	**Second quarter of 2025**
Cost of goods sold and other revenue	62,037,037	
Cost of providing hotel services		
Add	**62,037,037**	

3. Financial operating revenue

	For the accounting period	
	Second quarter of 2026	**Second quarter of 2025**
Interest earned on bank deposits and financial investments	1,392,537	1,601,793
Add	**1,392,537**	**1,601,793**

4. Financial operating expenses

	For the accounting period	
	Second quarter of 2026	**Second quarter of 2025**
Interest expense		-
Add		-

5. Business management costs

	For the accounting period	
	Second quarter of 2026	**Second quarter of 2025**
Employee costs	225,740,000	144,700,000
Costs of materials, tools, and equipment.		
Depreciation cost of fixed assets	11,503,794	11,503,794
Reversal of provisions		
Other expenses	147,252,432	145,922,131
Add	**384,496,226**	**302,125,925**

6. Other income, other expenses

	For the accounting period	
	Second quarter of 2026	**Second quarter of 2025**
Income from the liquidation of asset sale contracts		
Add		
Fines, asset liquidation, and other charges.		
Add		

7. Current corporate income tax expense

The current corporate income tax expense for the period is estimated as follows:

	For the accounting period	
	Second quarter of 2026	**Second quarter of 2025**
Pre-tax accounting profit	**(378,474,059)**	**(300,582,224)**
Adjustments to increase or decrease accounting profit to determine taxable profit for corporate income tax purposes:		

SELECTED FINANCIAL STATEMENT EXPLANATIONS
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Upward adjustments	-	
Non-deductible expenses		
Downward adjustments	-	
Total taxable income for corporate income tax	**(378,474,059)**	**(300,582,224)**
Corporate income tax is calculated based on tax rates.		
Current corporate income tax expense		-

8. Earnings per share

	For the accounting period	
	Second quarter of 2026	**Second quarter of 2025**
Accounting profit after corporate income tax	(378,474,059)	(300,582,224)
Adjustments to increase or decrease accounting profit are made to determine the profit attributable to shareholders holding common stock.		
Profits distributed to shareholders holding common stock.	(378,474,059)	(300,582,224)
Average number of outstanding common shares during the period	12,023,613	12,023,613
Earnings per share	**(31)**	**(25)**

9. Explanation of the business results:
Explanation of the reasons for the loss in Q2 2026:

- Net Profit After Tax for Q2 2026 is: (378,474,059) VND and Net Profit After Tax for Q2 2025 is: (300,582,224) VND. The reason for the loss in Q2 2026 is due to low revenue while business management expenses continue to be incurred to maintain operations.

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG VNECO 9
M.S.D.N: 4200580651 - C.T.C.P
TP. NHA TRANG - T. KHÁNH HÒA

Do Quoc My	**Do Quoc My**	**Vu Van Hai**
Preparer	**Chief Accountant**	**Director**