Form No. 01-B

THANH AN CORPORATION
THANH AN 96 C&I JSC
No.: 284/JSC-BKS

SOCIALIST REPUBLIC OF VIETNAM
Independence - Liberty - Happiness
Da Nang, August 29, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange.

Complying with the provisions of Clause 3, Article 14 of Circular 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the securities market, Thanh An 96 Joint Stock Company discloses information on the Audited financial statements (FS) for the first 6 months of 2026 with the Hanoi Stock Exchange as follows:

1. Name of the organization:

- Name of the issuer : **Thanh An 96 Construction and Installation Joint Stock Company**
- Stock code : TA9
- Address : No. 02 Nguyen Van Troi, Hoa Cuong Ward, City Danang.
- Telephone : 0236.3615.333 Fax: 0236.3615.334
- Email: Taichinh96@gmail.com Website: www.thanhan96.vn

2. Contents of information to be announced:

- Audited financial statements (FS) for the first 6 months of 2026:

Separate financial statements (TCNY does not have subsidiaries and superior accounting units have affiliated units); ☐

Consolidated financial statements (TCNY has subsidiaries); ☐

General financial statements (TCNY has an accounting unit under the organization of its own accounting apparatus). ☒

- Cases subject to explanation of causes:

+ The audit organization gives an opinion that is not a fully accepted opinion on the financial statements:

☐ Yes ☒ No

Written explanation in case of accumulation:

☐ Yes ☒ No

+ Profit after tax in the reporting period has a difference of 5% or more between before and after audit, turning from loss to profit or vice versa.

☐ Yes ☒ No

Written explanation in case of accumulation:

☐ Yes ☒ No

+ Profit after corporate income tax in the statement of business results of the reporting period has changed by 10% or more compared to the report of the same period of the previous year.

☒ Yes ☐ No

Written explanation in case of accumulation:

☒ Yes ☐ No

+ Whether there is a loss in profit after tax in the reporting period, transferred from profit in the same reporting period of the previous year to loss in this period or vice versa.

☐ Yes ☒ No

Written explanation in case of accumulation:

☐ Yes ☒ No

This information is published on the Company's website on 29/08/2026 at the link *www.thanhan96.vn*

3. Report on transactions valued at 35% or more of total assets in first 6 months of 2026: None

- Transaction content:
- Proportion of transaction value/Total asset value of the enterprise (%):
- Transaction completion date:

We would like to commit that the information published above is true and fully responsible before the law for the content of the disclosed information.

Attachments:
- Financial statements.

AUTHORIZED INFORMATION DISCLOSURE REPRESENTATIVE

S.Đ.K.K.D: 0400... 045 - C.T.C.P * QUẬN HẢI CHÂU - TP ĐÀ NẴNG
CÔNG TY CỔ PHẦN XÂY LẮP THÀNH AN 96

Hoang Xuan Thom

THANH AN 96 INSTALLATION AND CONSTRUCTION JOINT STOCK COMPANY

REVIEWED INTERIM SUMMARIZED FINANCIAL STATEMENTS

For the period ended 30th June 2026

Da Nang - August 2026

TABLE OF CONTENTS

STATEMENT OF THE BOARD OF DIRECTORS

The Board of Directors of Thanh An 96 Installation And Construction Joint Stock Company presents this report together with the Company's Reviewed Interim Summarized Financial Statements for the period ended 30th June 2026.

THE COMPANY

Thanh An 96 Installation And Construction Joint Stock Company, formerly known as Construction Company 96 under Thanh An Corporation (Army Corps 11), was converted into a joint-stock company under Decision No. 3073/QD-BQP on 25th October 2007, issued by the Ministry of National Defence. The company operates under Business Registration Certificate No. 0400100545 issued by the Department of Planning and Investment of Da Nang City on 9th January 2008, Change of Business Registration times and the eleventh (11th) time on 5th March 2025 regarding change of legal representative.

The Company's Charter capital according to the 11th amended Business Registration Certificate on 5th March 2025, is VND 124,197,870,000 *(in words: One hundred and twenty-four billion, one hundred and ninety-seven million, eight hundred and seventy thousand dong).*

Foreign company name: Thanh An 96 Installation and Construction Joint Stock Company. Abbreviations company name: Continta 96 Jsc

The Company's stock is currently listed on the HNX Stock Exchange with stock code: TA9.

The Company's head office: No. 02 Nguyen Van Troi, Hoa Cuong Ward, Da Nang City.

BOARDS OF MANAGEMENT, SUPERVISORS AND DIRECTORS

Members of Boards of Management, Supervisors and Directors who held the Company during the period and at the date of this report are as follows:

Board of Management

Mr. Phan Xuan Bang	Chairman
Mr. Dang Dinh Khiem	Deputy Chairman
Ms. Trinh Thi Thu Huong	Member
Mr. Nguyen Xuan Ha	Member
Mr. Nguyen Van Khang	Member

Board of Supervisors

Mrs. Tran Thi Dieu Thuy	Head of the Board
Mr. Lam Van Cong	Member
Mrs. Mai To Loan	Member

Board of Directors

Mr. Dang Dinh Khiem	Director
Mr. Pham Van Le	Deputy Director
Mr. Nguyen Van Khang	Deputy Director
Mrs. Trinh Thi Thu Huong	Deputy Director
Mr. Mai Dang Hung	Deputy Director (Appointed from 26/3/2026)
Mr. Dinh Hong Duong	Deputy Director (Appointed from 26/3/2026)

STATEMENT OF THE BOARD OF DIRECTORS (Continued)

SUBSEQUENT EVENTS

According to the Board of Directors, other than the events disclosed in Note 7.2 – Events occurring after the end of the accounting period, in all material respects, there have been no other significant events occurring after the balance sheet date, affecting the financial position and operation of the Company which would require adjustments to or disclosures to be made in the accompanying interim financial statements.

AUDITORS

The Company's interim summarized financial statements for the period ended 30th June 2026 have been audited by CPA VIETNAM Auditing Company limited - A Member Firm of INPACT.

RESPONSIBILITY OF THE BOARD OF DIRECTORS

The Company's Board of Directors is responsible for preparing the interim summarized financial statements, which give a true and fair view of the financial position of the Company as at 30/06/2026 as well as of its interim summarized income and cash flows interim summarized statements for the period then ended, complying with Vietnamese Standards on Accounting, Vietnamese Enterprise Accounting System and relevant regulations in preparation and disclosure of interim summarized financial statements. In preparing these interim summarized financial statements, the Board of Directors is required to:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates prudently;
- State clearly whether the Accounting Standards applied to the Company are followed or not, and all the material differences from these standards are disclosed and explained in the Interim Summarized Financial Statements;
- Design and implement effectively the internal control system in order to ensure that the preparation and presentation of the Interim Summarized Financial Statements are free from material misstatements due to frauds or errors;
- Prepare the Interim Summarized Financial Statements of the Company on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate.

The Board of Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the interim summarized financial statements comply with Vietnamese Standards on Accounting, Vietnamese Enterprise Accounting System and relevant legal regulations in preparation and presentation of the interim summarized financial statements. The Board of Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Director confirms that the Company has complied with the above requirements in preparing the interim summarized financial statement.

For and on behalf of the Board of Directors,

S.Đ.K.K.D: 0400100545 - C.T.C.P
CÔNG TY CỔ PHẦN XÂY LẮP THÀNH AN 96
QUẬN HẢI CHÂU - T.P ĐÀ NẴNG

Dang Dinh Khiem
Director
Da Nang, 27th August 2026

CPA VIETNAM
CPA VIETNAM AUDITING COMPANY LIMITED
Head Office in Hanoi:
8th floor, VG Building, No. 235 Nguyen Trai Str.,
Thanh Xuan Dist., Hanoi, Vietnam
+84 (24) 3 783 2121 info@cpavietnam.vn
+84 (24) 3 783 2122 www.cpavietnam.vn

INPACT MEMBER

No: 432/2026/BCSX-CPA VIETNAM-NV2

REVIEW REPORT OF INTERIM SUMMARIZED FINANCIAL STATEMENTS

To: **Shareholders**
Boards of Management, Supervisors and Directors
Thanh An 96 Installation And Construction Joint Stock Company

We have reviewed the accompanying interim summarized financial statements of Thanh An 96 Installation And Construction Joint Stock Company, prepared on 27/8/2026, as set out on pages 04 to page 36, including the Interim Summarized Statement of Financial position as at 30/06/2026, and the Interim Summarized Income Statement, and Interim Summarized Cash flows Statement for the period then ended, and Notes to the interim summarized financial statements

Responsibility of the Boards of Directors

The Company's Board of Directors is responsible for the true and fair preparation and presentation of the interim summarized financial statements in compliance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim summarized financial statements, and for the internal control as the Board of Directors determines is necessary to enable the preparation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Responsibility of Auditors

Our responsibility is to express a conclusion on the interim summarized financial statements based on the results of our review. We conducted our review in accordance with Vietnam Standards of review service contract No. 2410 - Review of interim financial information performed by the Company's independent auditors.

The review of interim financial information includes the interviews of people who are responsible for the financial and accounting matters, and performance of other analytical and review procedures. Basically, a review has a narrower scope than that of an audit in accordance with the Vietnam Auditing Standards and consequently, it does not allow us to gain assurance that we will be aware of all material issues that may be discovered during an audit. Accordingly, we do not express an audit opinion.

Auditors' Conclusion

Based on our review, we don't recognize any problem which causes us to believe that the accompanying interim summarized financial statements, in all material respects, does not give a true and fair view of the financial position of the Company as at 30th June 2026 and the interim summarized results of its operations and its interim summarized cash flows for the period of then ended, in accordance with the prevailing Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim summarized financial statements.

M.S.D.N: 0101917917
CÔNG TY TNHH KIỂM TOÁN CPA VIETNAM
THÀNH PHỐ HÀ NỘI - VIỆT NAM

Nguyen Thi Mai Hoa
Deputy General Director
Audit Practising Registration Certificate
No: 2326-2023-137-1
Authorised: 08/2026/UQ-CPA VIETNAM date 02/01/2026 of Chairman,
For and on behalf of
CPA VIETNAM AUDITING COMPANY LIMITED
A member firm of INPACT
Ha Noi, 27th August 2026

THANH AN 96 INSTALLATION AND CONSTRUCTION JOINT STOCK COMPANY
No. 02 Nguyen Van Troi Street, Hoa Cuong Ward, Da Nang City

Form B01a - DN
Issued under Circular No. 99/2025/TT- BTC October 27, 2025 of the Ministry of Finance

INTERIM SUMMARIZED STATEMENT OF FINANCIAL POSITION
As at 30th June 2026

	ASSETS	Code	Note	30/6/2026 VND	01/01/2026 (Re-stated) VND
A -	**CURRENT ASSETS (100=110+120+130+140+150+160)**	**100**		**5,125,139,560,854**	**2,124,739,817,691**
I.	**Cash and cash equivalents**	**110**	**5.1**	**1,215,564,272,920**	**470,955,355,909**
1.	Cash	111		333,937,813,474	154,955,355,909
2.	Cash equivalents	112		881,626,459,446	316,000,000,000
II.	**Short-term financial investments**	**120**		**1,317,752,597,221**	**7,742,597,221**
1.	Short-term investments held to maturity	123	5.2	1,317,752,597,221	7,742,597,221
III.	**Short- term receivables**	**130**		**1,116,405,364,253**	**1,087,653,383,019**
1.	Short-term receivables from customers	131	5.3	580,696,723,716	914,067,119,188
2.	Prepayments to sellers in short-term	132	5.4	253,218,794,326	33,903,666,514
3.	Short-term intra-company receivables	133	5.5	89,997,547,206	46,188,296,084
4.	Other short-term receivables	135	5.6	208,797,522,195	109,799,524,423
5.	Short-term allowances for doubtful debts	136	5.7	(16,305,223,190)	(16,305,223,190)
IV.	**Inventories**	**140**	**5.8**	**1,322,470,356,142**	**469,758,322,748**
1.	Inventories	141		1,322,470,356,142	469,758,322,748
VII	**Other current assets**	**160**		**152,946,970,318**	**88,630,158,794**
1.	Short-term deferred expenses	161	5.9	11,246,521,837	2,211,367,882
2.	Deductible value added tax	162		97,059,024,288	43,804,267,753
3.	Tax and other receivables from government budget	163	5.15	44,641,424,193	42,614,523,159
B -	**LONG-TERM ASSETS (200 = 210+220+230+240+250+260+270)**	**200**		**219,989,326,566**	**173,122,913,332**
I.	**Long-term receivables**	**210**	**5.6**	**20,000,000**	**-**
1.	Other long-term receivables	215		20,000,000	-
II.	**Fixed assets**	**220**		**198,480,630,771**	**166,029,693,682**
1.	Tangible fixed assets	221	5.10	194,569,555,471	162,118,618,382
	- Historical Costs	*222*		*368,583,015,392*	*312,107,194,110*
	- Accumulated depreciation	*223*		*(174,013,459,921)*	*(149,988,575,728)*
2.	Intangible fixed assets	227	5.11	3,911,075,300	3,911,075,300
	- Historical Costs	*228*		*8,455,853,078*	*8,455,853,078*
	- Accumulated amortization	*229*		*(4,544,777,778)*	*(4,544,777,778)*
V.	**Long-term assets in progress**	**250**		**1,418,467,757**	**-**
1.	Construction in progress	252	5.12	1,418,467,757	-
VII	**Other Long-term assets**	**270**		**20,070,228,038**	**7,093,219,650**
1.	Long-term deferred expenses	271	5.9	20,070,228,038	7,093,219,650
	TOTAL ASSETS (280 = 100+200)	**280**		**5,345,128,887,420**	**2,297,862,731,023**

THANH AN 96 INSTALLATION AND CONSTRUCTION JOINT STOCK COMPANY
No. 02 Nguyen Van Troi Street, Hoa Cuong Ward, Da Nang City

Form B01a - DN
Issued under Circular No. 99/2025/TT- BTC October 27, 2025 of the Ministry of Finance

INTERIM SUMMARIZED STATEMENT OF FINANCIAL POSITION (Continued)
As at 30th June 2026

	RESOURCES	Code	Note	30/6/2026 VND	01/01/2026 (Re-stated) VND
C-	**LIABILITIES (300=310+330)**	**300**		**5,170,528,022,342**	**2,129,728,437,386**
I.	**Short-term liabilities**	**310**		**5,140,105,245,864**	**2,094,599,325,623**
1.	Short-term trade payables	311	5.13	645,231,364,794	663,561,242,432
2.	Short-term prepayments from customers	312	5.14	4,216,769,144,281	1,000,511,476,034
3.	Taxes and other payables to government budget	314	5.15	1,594,068,198	23,547,304,230
4.	Payables to employees	315		41,008,955,726	50,052,316,082
5.	Short-term accrued expenses	316	5.16	2,098,980,000	9,081,327,015
6.	Short-term deferred revenue	319		650,000,000	650,000,000
7.	Other short-term payments	320	5.17	133,061,984,413	122,070,182,687
8.	Short-term borrowings and finance lease liabilities	321	5.18	98,686,021,294	221,042,299,981
9.	Bonus and welfare funds	323		1,004,727,158	4,083,177,162
II.	**Long-term liabilities**	**330**		**30,422,776,478**	**35,129,111,763**
1.	Other long-term payables	338	5.17	281,232,000	281,232,000
2.	Long-term borrowings and finance lease liabilities	339	5.18	28,615,333,337	33,591,000,000
3.	Long-term provisions	343	5.19	1,526,211,141	1,256,879,763
D-	**OWNERS' EQUITY**	**400**	**5.20**	**174,600,865,078**	**168,134,293,637**
1.	Contributed capital	411		124,197,870,000	124,197,870,000
-	*Ordinary shares with voting rights*	*411a*		*124,197,870,000*	*124,197,870,000*
2.	Development and investment funds	418		26,483,791,824	26,483,791,824
3.	Undistributed profit after tax	420		23,919,203,254	17,452,631,813
-	*Undistributed profit after tax brought forward*	*420a*		*17,452,631,813*	-
-	*Undistributed profit after tax for the current year*	*420b*		*6,466,571,441*	*17,452,631,813*
	TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)	440		**5,345,128,887,420**	**2,297,862,731,023**

Da Nang, 27th August 2026

Preparer	**Chief Accountant**	**Director**
Nguyen Long An	**Hoang Xuan Thom**	**Dang Dinh Khiem**

CÔNG TY CỔ PHẦN XÂY LẮP THÀNH AN 96 S.Đ.K.K.D:0400100545-C.T.C.P QUẬN HẢI CHÂU-T.P ĐÀ NẴNG

INTERIM SUMMARIZED INCOME STATEMENT

For the period ended 30th June 2026

	ITEMS	Code	Note	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
1.	Revenues from sales and services rendered	01	6.1	779,750,993,269	1,041,274,462,126
2.	Revenue deductions	02		-	-
3.	Net revenues from sales and services rendered (10 = 01-02)	10		779,750,993,269	1,041,274,462,126
4.	Cost of goods sold	11	6.2	743,405,873,659	989,768,975,203
5.	**Gross revenues from sales and services rendered (20 = 10-11)**	**20**		**36,345,119,610**	**51,505,486,923**
6.	Gain/(loss) on sale and disposal of investment properties	21		-	-
7.	Financial income	22	6.3	16,326,071,779	1,665,490,368
8.	Financial expenses	23	6.4	6,750,557,742	7,852,616,968
	In which: interest expenses	*24*		*6,750,557,742*	*7,852,616,968*
9.	Selling expenses	25		-	-
10.	General administrative expenses	26	6.5	39,643,352,385	36,654,801,622
11.	**Net profits from operating activities {30 = 20+21+22-(23+25+26)}**	**30**		**6,277,281,262**	**8,663,558,701**
12.	Other income	31	6.6	2,524,608,671	1,871,067,934
13.	Other expenses	32	6.6	717,409,997	2,184,665
14.	**Other profits (40 = 31-32)**	**40**	**6.6**	**1,807,198,674**	**1,868,883,269**
15.	**Total net profit before tax (50 = 30+40)**	**50**		**8,084,479,936**	**10,532,441,970**
16.	Current corporate income tax expenses	51	6.7	1,617,908,495	2,110,934,745
17.	Deferred corporate income tax expenses	52		-	-
18.	**Profits after corporate income tax (60 = 50-51-52)**	**60**		**6,466,571,441**	**8,421,507,225**
19	**Basic earnings per share**	**70**	6.8	**521**	**429**

Da Nang, 27th August 2026

Preparer	Chief Accountant	Director
Nguyen Long An	Hoang Xuan Thom	Dang Dinh Khiem

S.Đ.K.K.D:0400100545-C.T.C.P * CÔNG TY CỔ PHẦN XÂY LẮP THÀNH AN 96 * QUẬN HẢI CHÂU-T.P ĐÀ NẴNG

THANH AN 96 INSTALLATION AND
CONSTRUCTION JOINT STOCK COMPANY
No. 02 Nguyen Van Troi Street, Hoa Cuong Ward,
Da Nang City

Form B03a - DN
Issued under Circular No. 99/2025/TT- BTC
October 27, 2025 of the Ministry of Finance

INTERIM SUMMARIZED CASH FLOW STATEMENT

(Indirect method)

For the period ended 30th June 2026

ITEM	Code	Note	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
I. Net cash flows from operating activities				
1. Profit before tax	***01***		***8,084,479,936***	***10,532,441,970***
2. Adjustments for				
- Depreciation of fixed assets and investment properties	02		24,024,884,193	16,086,816,790
- Gains (losses) on investing activities	05		(16,191,230,284)	(1,665,490,368)
- Interest expenses	06		6,750,557,742	7,852,616,968
3. Operating profit before changes in working capital	***08***		***22,668,691,587***	***32,806,385,360***
- Increase (decrease) in receivables	09		(84,053,638,803)	107,953,433,799
- Increase (decrease) in inventories	10		(852,712,033,394)	(59,057,615,138)
- Increase (decrease) in payables	11		3,173,356,289,680	(239,240,916,564)
- Increase (decrease) in deferred expenses	12		(22,012,162,343)	(11,748,599,610)
- Paid interests	14		(6,750,557,742)	(7,852,616,968)
- Corporate income tax paid	15		(3,764,217,865)	(3,115,887,118)
- Other payments on operating activities	17		(3,078,450,004)	(2,477,138,310)
Net cash flows from operating activities	***20***		***2,223,653,921,116***	***(182,732,954,549)***
II. Cash flows from investing activities				
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(57,894,289,039)	(8,460,092,594)
3. Expenditures on loans and purchase of debt instruments from other entities	23		(2,260,010,000,000)	-
4. Proceeds from lending or repurchase of debt instruments from other entities	24		950,000,000,000	-
7. Proceeds from interests, dividends and distributed profits	27		16,191,230,284	1,732,887,628
Net cash flows from investing activities	***30***		***(1,351,713,058,755)***	***(6,727,204,966)***
III. Cash flows from financial activities				
3. Proceeds from borrowings	33		98,686,021,294	466,651,797,188
4. Repayment of principal	34		(226,017,966,644)	(225,957,411,739)
Net cash flows from financial activities	***40***		***(127,331,945,350)***	***240,694,385,449***
Net cash flows during the period (50 = 20+30+40)	**50**		**744,608,917,011**	**51,234,225,934**
Cash and cash equivalents at the beginning of the period	**60**	**5.1**	**470,955,355,909**	**226,385,365,832**
Cash and cash equivalents at the end of the period (70 = 50+60+61)	**70**	**5.1**	**1,215,564,272,920**	**277,619,591,766**

Da Nang, 27th August 2026

Preparer	Chief Accountant	Director
Nguyen Long An	Hoang Xuan Thom	Đang Dinh Khiem

S.Đ.K.K.D: 0400100545-C.T.C.P. * QUẬN HẢI CHÂU-T.P ĐÀ NẴNG * CÔNG TY CỔ PHẦN XÂY LẮP THÀNH AN 96

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS
For the period ended 30th June 2026

1. COMPANY INFORMATION

1.1 Structure of ownership

Thanh An 96 Installation And Construction Joint Stock Company, formerly known as Construction Company 96 under Thanh An Corporation (Army Corps 11), was converted into a joint-stock company under Decision No. 3073/QD-BQP on 25th October 2007, issued by the Ministry of National Defence. The company operates under Business Registration Certificate No. 0400100545 issued by the Department of Planning and Investment of Da Nang City on 9th January 2008, Change of Business Registration times and the eleventh (11th) time on 5th March 2025 regarding change of legal representative.

Foreign company name: Thanh An 96 Installation and Construction Joint Stock Company, Abbreviations company name: Continta 96 Jsc.

The Company's Charter capital according to the 11th amended Business Registration Certificate on 5th March 2025, is VND 124,197,870,000 *(in words: One hundred and twenty-four billion, one hundred and ninety-seven million, eight hundred and seventy thousand dong), equivalent to 12,419,787 shares.*

The Company's stock is currently listed on the HNX Stock Exchange with stock code: TA9.

The Company's head office: No. 02 Nguyen Van Troi, Hoa Cuong Ward, Da Nang City.

1.2 Operating industries and principal activities

Registered Business Activities: Construction of all types of houses; Production of concrete and products made from cement and gypsum; Wholesale of automobiles and other motor vehicles; Technical inspection and analysis, specifically in material testing and construction inspection; Rental of motor vehicles; manufacturing of other non-metallic mineral products not classified elsewhere; Mining of stone, sand, gravel, and clay; Production of construction materials from clay; Manufacturing of metal structures; Mechanical processing, metal treatment, and coating; Water extraction, treatment, and supply; Construction of other civil engineering projects; Demolition; Installation of electrical systems; Installation of water supply and drainage systems, heating, and air conditioning; Installation of other construction systems; Finishing of construction works; Retail of passenger cars; Wholesale of automotive parts and accessories; Warehousing and storage; Direct support activities for railway and road transport; Short-term accommodation services; Restaurant and mobile food services; Catering services for events, meetings, and weddings; Real estate business, including ownership, usage rights, and leasing; Rental of machinery, equipment, and other tangible goods; Operations of consulting and employment agencies; Provision of temporary labor; General cleaning of buildings; Cleaning of houses and other structures; Exploitation of non-timber forest products; Sawmilling, planning, and wood preservation; Other specialized construction activities; Wholesale of solid, liquid, and gaseous fuels and related products; Road freight transport; Inland water freight transport; Cargo handling; Beverage services; Manufacturing of construction wood products; Production of cement, lime, and gypsum; Manufacturing of beds, wardrobes, tables, and chairs; Repair of prefabricated metal products; Installation of industrial machinery and equipment; Construction of railways and roads; Construction of public utility works; Dealership of automobiles and other motor vehicles; Wholesale of construction materials and installation equipment; Coastal and deep-sea freight transport; Direct support activities for water transport; Architectural and related technical consulting activities, including supervision of civil, industrial, and traffic (road) construction and completion; Travel agency services; Support services for advertising and tour organization; Vocational education; Labor supply and management, specifically domestic labor provision and management; Retail of computers, peripherals, software, and telecommunications equipment in specialized stores; Landscape care and maintenance services; Real estate consulting, brokerage, auction services, and land use rights auctions; Specialized design activities, specifically interior decoration; Laundry and dry-cleaning of textiles and fur products; Sauna, massage, and similar health-enhancing services (excluding sports activities), specifically sauna and massage services and the production, exploitation, repair, and sawmilling of wood outside Da Nang City.

1.2 Operating industries and principal activities (Continued)

Other mining not elsewhere classified; Other support activities for mining; Construction of power projects; Construction of water supply and drainage projects; Construction of telecommunication and communication projects; Construction of other public utility projects; Construction of waterway projects; Construction of mining projects; Construction of processing and manufacturing projects; Site preparation; Repair of machinery and equipment; Production, transmission and distribution of electricity; Mechanical processing; metal treatment and coating; Direct support activities for road transport; Wholesale of metals and metal ores (excluding gold bullion).

The Company's principal activities during the period: Construction and installation of works.

1.3 Normal operating cycle

The Company's normal operating cycle is 12 months.

1.4 The Company structure

As at 30th June 2026, the Company has the following subsidiary units:

- Construction Enterprise 36: Lot 32, Map Sheet No. 213, Hoa Khanh Ward, Da Nang City.
- Construction Enterprise 54: No. 88 Nguyen Chanh, Lien Chieu Ward, Da Nang City.
- Construction Enterprise 74: No. 96B Tran Phu, Nha Trang Ward, Khanh Hoa Province.
- Construction Enterprise 79: No. 699 Vu Tong Phan, Khuong Dinh Ward, Ha Noi City.
- Quang Tri Branch: No. 148 Nguyen Du, Nam Dong Ha Ward, Quang Tri Province.
- Hanoi Branch: No. 699 Vu Tong Phan, Khuong Dinh Ward, Ha Noi City.
- Southern Branch: 221-DIII, Street No.III, Quarter 6, Phuoc Long Ward, Ho Chi Minh City.

1.5 Number of employees as at the end of the accounting period

The total number of the Company's employees as at 30/6/2026 is 3,120 employees (as at 31/12/2025 is 3,441 employees).

1.6 Statement of information comparability on the financial statements

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC, providing guidance on the Enterprise Accounting Regime, which replaces the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance. Circular No. 99/2025/TT-BTC is applicable to financial years beginning on or after 1 January 2026.

The Company has adopted the Enterprise Accounting Regime promulgated under Circular No. 99/2025/TT-BTC effective from 1 January 2026. Where the adoption of this Circular results in changes to the presentation of the financial statements, the Company has restated or reclassified the comparative information, where applicable, in accordance with the relevant requirements. Accordingly, the accounting information and figures presented in these interim summarized financial statements are comparable, as they have been prepared and presented on a consistent basis.

2. FISCAL YEAR AND ACCOUNTING CURRENCY

2.1 Fiscal year

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

The interim financial statements are prepared for the accounting period ended 30th June 2026.

2.2 Accounting currency

The accompanying interim summarized financial statements are expressed in Vietnam Dong (VND).

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

3. ACCOUNTING STANDARDS AND SYSTEM

3.1 Applied accounting standards

The Company applies the Vietnamese Enterprise Accounting Regime issued together with Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Minister of Finance.

3.2 Statements for the compliance with Accounting Standards and System

The Board of Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the Interim Summarized Financial Statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following are the principal accounting policies adopted by the Company in preparing the interim summarized financial statements:

Basis of preparation of the interim summarized financial statements

The attached interim summarized financial statements are expressed in Vietnam Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and legal regulations relevant to the preparation and presentation of interim summarized financial statements.

The interim summarized financial statements of the Company are prepared on the basis of the summary of the interim financial statements of the dependent units and the interim financial statements of the Office of the Company. All transactions and balances between the Office of the Company and its dependent units as well as between the dependent units have been eliminated when preparing and presenting the Company's interim summarized financial statements

The accompanying interim summarized financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

Accounting estimates

The preparation of the interim summarized financial statements in conformity with Vietnamese Accounting Standards requires the Board of Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent assets and liabilities at the date of the interim summarized financial statements and the reported amounts of revenues and expenses during the fiscal year. Actual results may differ from those estimates and assumptions.

Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

Cash equivalents comprise short-term deposits and highly liquid investments with an original maturity of less than 3 months that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial investments

Held to maturity investments

Held to maturity investments are those that the Company has intention and ability to hold until maturity. Held to maturity investments include bank deposits with original maturities of more than 3 months.

Held-to-maturity investments are stated at cost less allowance for bad debts.

Allowance for bad debts of held-to-maturity investments is made in conformity with current accounting regulations.

Loans

Loans are stated at cost less allowance for doubtful loans.

Allowance for doubtful loans is made in conformity with current accounting regulations.

Receivables

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is recognized when there is any indication or evidence that the Company is unable or unlikely to recover its receivables in accordance with prevailing accounting regulations

Inventories

Inventories are measured at the lower of cost and net realizable value. The cost of inventories includes direct material costs, direct labor costs, and applicable overhead costs, if any, necessary to bring the inventories to their present location and condition. Net realizable value is determined as the estimated selling price less the estimated costs of completion and the estimated costs necessary to make the sale, including marketing, selling, and distribution expenses.

Inventories are valued using the monthly weighted average method.

A provision for inventory devaluation is recognized when there is reliable evidence that the net realizable value is lower than the cost of the inventory.

Tangible fixed assets and Depreciation

Tangible fixed assets are stated at historical cost less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Company to bring the asset to the location and its working condition for capable of operating in the manner intended by the Company.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. Time details are as follows:

	Years
Buildings and Structures	08 - 30
Machinery and Equipment	04 - 10
Vehicles	05 - 10
Office Equipment	04 - 10

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from disposal is included in the income or the expenses during the period.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Intangible fixed assets and Amortization

- Land Use Rights: These include all actual costs incurred by the Company directly related to the land area used, such as payments for land use rights, compensation costs, site clearance, land levelling, registration fees...

  Land use rights with a definite term are recorded at cost, net of accumulated amortization.

- Quarry Mining Rights: These include all actual costs incurred by the Company related to quarry mining rights.
- Accounting Software: Initially recognized at purchase cost and amortized using the straight-line method over the estimated useful life.

The intangible fixed assets are amortized as follows :

	Years
Quarry Mining Rights at Suoi Mo	07
Accounting Software	03
Land Use Rights for 3,775 m² in Nui Thanh, Da Nang City	08
Long-term land use right at 221-DIII, Street No.III, Quarter 6, Phuoc Long Ward, Ho Chi Minh City	No amortized

Deferred expenses

Deferred expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. The Company's deferred expenses includes:

Fixed assets major repairs expenses

Fixed assets major repairs expenses which have significant value incurring one time which are recorded to expenses and amortized on a straight-line basis over 03 years.

Tools and supplies

Tools and supplies are recorded to expenses and depreciated to on a straight-line basis with useful life of not exceeding 03 years.

Construction in progress

Construction in progress reflects the Properties in progress for production, leasing, administrative purposes, or for any other purposes are recognized at the historical cost. This cost includes relevant service fees, interest fees in accordance with the Company's accounting policies. Depreciation of these assets is the same as the other assets, commencing from these assets are in the location and ready for their intended use.

Payables

The account payables are monitored in details by payable terms, payable parties, original currency and other factors depending on the Company's management requirement.

The account payables include payables as trade payables, loans payable, intercompany payables and other payables which are determined almost certainly about the recorded value and term, which is not carried less than amount to be paid. They are classified as follows:

- Trade payables: reflect payables of commercial nature arising from the purchase of goods, services, assets from suppliers or vendors (being independent entities from the purchaser).
- Intercompany payables includes payables between the head office and its dependent units or between dependent units;
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Dividends and profit distribution

Dividends are recognized as liabilities when the Company's Board of Management issues a dividend distribution notice and the Vietnam Securities Depository and Clearing Corporation announces the record date for dividend entitlement.

Loans

Loans and finance lease liabilities include loans, financial leases, excluding loans in the form of bonds or preference shares with terms that the issuer is required to repurchase at a certain point in the future.

The Company monitors loan amounts and financial liabilities in details by each type and classifies them into short-term and long-term according to repayment term.

Expenses directly related to the loan are recognized to financial expenses.

Recognition and capitalization of Borrowing costs

All other borrowing costs are recognised in the Income statement when incurring, except for the borrowing cost capitalized under Vietnamese Accounting Standards "Borrowing cost".

Owners' equity

Capital is recorded according to the actual amounts invested by shareholders.

Undistributed profits are determined based on the company's after-tax business results and profit distribution.

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

Revenue and other income

Revenue of construction

When the outcome of a contract can be estimated reliably, then:

- For construction contracts under which the contractor is entitled to payment based on the value of work performed, contract revenue and costs are recognized in accordance with the stage of completion confirmed by the customer and reflected in the issued invoices.

Increases and decreases in construction volume, compensation and other revenues are recognized as revenue only when agreed with the customer.

Revenue from sale of goods

Revenue from sale of goods shall be recognized when it satisfies all the five (5) conditions below:

- The Company has transferred to the buyer the significant risks and reward of ownership of the goods;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- Costs related to transactions can be determined

Revenue from interest income, dividends and profits received and other income

The revenue is recognized when the Company can obtain economic benefits from the above activities and when it is reliably measured.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Cost of goods sold

Including construction costs recognized in line with revenue for the period.

Financial Expenses

- Losses related to financial investment activities.
- Borrowing Costs: Recognized monthly based on loan amount, interest rate & actual loan duration.

Current corporate income tax expense

Corporate income tax expenses (or corporate income tax income): is total current and deferred income tax expenses (or total current and deferred tax) in determining profit or loss of a period.

Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.

The Company has an obligation to pay corporate income tax at the rate of 20% on taxable profits.

The determination of the Company's income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the examination results of the competent tax authorities.

Basic earnings per share

Basic earnings per share is calculated by dividing net profit (loss) after tax for the year attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period.

Related parties

A party is considered a related party of the Company in case that party is able to control the Company or to cause material effects on the financial decisions as well as the operations of the Company. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects. When considering the relationship of related parties, the nature of relationship is focused more than its legal form.

Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or related services (by business segment) or in providing products or services within a particular economic environment (geographical area) which is subject to risks and returns that are different from those of other segments. The Board of Directors believes that the Company operates in business segments based on its construction activities, with operations limited to a single geographic area - Vietnam. As a result, the Company does not present segment reports by business sector or geographic area in accordance with Vietnamese Accounting Standard No. 28 – Segment Reporting.

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INTERIM SUMMARIZED STATEMENT OF FINANCIAL POSITION

5.1 Cash and cash equivalents

	30/6/2026 VND	01/01/2026 VND
Cash on hand	7,150,529,797	18,156,258,358
Bank deposits (*)	326,787,283,677	136,799,097,551
Cash equivalents (**)	881,626,459,446	316,000,000,000
Total	**1,215,564,272,920**	**470,955,355,909**

(*) Details of bank deposits:

	30/6/2026 VND	01/01/2026 VND
Military Commercial Joint Stock Bank - Da Nang Branch	249,195,837,182	42,319,452,067
Vietnam Joint Stock Commercial Bank For Industry And Trade - Ngu Hanh Son Branch – Da Nang	44,165,793,604	79,039,822,345
Others	33,425,652,891	15,439,823,139
Total	**326,787,283,677**	**136,799,097,551**

(**) Details of cash equivalents:

	30/6/2026 VND	01/01/2026 VND
Military Commercial Joint Stock Bank - Da Nang Branch	671,626,459,446	150,000,000,000
Vietnam Joint Stock Commercial Bank For Industry And Trade - Ngu Hanh Son Branch – Da Nang	210,000,000,000	166,000,000,000
Total	**881,626,459,446**	**316,000,000,000**

Cash equivalents comprise deposits with commercial banks with a term of one month, earning interest at rates ranging from 4.5% to 4.75% per annum.

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.2 Held to maturity investments

	30/6/2026 (VND)			01/01/2026 (VND) (Restated)		
	Original cost	**Recoverable amount**	**Allowances**	**Original cost**	**Recoverable amount**	**Allowances**
Short-term	**1,317,752,597,221**	**1,317,752,597,221**	-	**7,742,597,221**	**7,742,597,221**	-
Term deposits (1)	***1,311,752,597,221***	***1,311,752,597,221***	-	***1,742,597,221***	***1,742,597,221***	-
Military Commercial Joint Stock Bank - Da Nang Branch	811,752,597,221	811,752,597,221	-	1,742,597,221	1,742,597,221	-
Vietnam Joint Stock Commercial Bank For Industry And Trade - Ngu Hanh Son Branch - Da Nang	500,000,000,000	500,000,000,000	-	-	-	-
Loans	***6,000,000,000***	***6,000,000,000***	-	***6,000,000,000***	***6,000,000,000***	-
11S Management Board - Thanh An One Member Limited Liability Company	6,000,000,000	6,000,000,000	-	6,000,000,000	6,000,000,000	-
Total	**1,317,752,597,221**	**1,317,752,597,221**	-	**7,742,597,221**	**7,742,597,221**	-
In which, **Held-to-maturity investments with related parties** *(Details in Note 7.1)*	***6,000,000,000***	***6,000,000,000***	-	***6,000,000,000***	***6,000,000,000***	-

(1): Term deposits comprise deposits with commercial banks with terms of no more than 12 months, earning interest at rates ranging from 5.7% to 7.0% per annum.

5.3 Receivables from customers

	30/6/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Short-term	**580,696,723,716**	**(16,305,223,190)**	**914,067,119,188**	**(16,305,223,190)**
Others	580,696,723,716	(16,305,223,190)	914,067,119,188	(16,305,223,190)
Total	**580,696,723,716**	**(16,305,223,190)**	**914,067,119,188**	**(16,305,223,190)**
In which: Receivables to related parties *(Detail in Note 7.1)*	-	-	*472,451,400*	-

5.4 Prepayments to suppliers

	30/6/2026 (VND)		01/01/2026 (VND)	
	Book value	Allowances	Book value	Allowances
Short-term	**253,218,794,326**	-	**33,903,666,514**	-
Son Thanh An Investment and Construction Joint Stock Company	8,306,466,000	-	8,239,000,000	-
756 One Member Limited Liability Company	-	-	3,804,775,200	-
Sunshine Coma Company Limited	2,824,226,916	-	5,009,166,591	-
Phuong Anh Nha Trang Company Limited	32,256,548,242	-	-	-
Le Nguyen Construction Mechanization Electrification Joint Stock Company	86,300,134,308	-	-	-
Others	123,531,418,860	-	16,850,724,723	-
Total	**253,218,794,326**	-	**33,903,666,514**	-
In which: Repayments to related parties *(Details in Note 7.1)*	*39,256,548,242*	-	-	-

5.5 Intra-company receivables

	30/6/2026 VND	01/01/2026 VND
Short-term	**89,997,547,206**	**46,188,296,084**
Thanh An One Member Limited Liability Corporation	89,997,547,206	46,188,296,084
Total	**89,997,547,206**	**46,188,296,084**
In which:		
Intra-company receivables to related parties *(Details in Note 7.1)*	*89,997,547,206*	*46,188,296,084*

5.6 Other receivables

	30/6/2026 (VND)		01/01/2026 (VND)	
	Book value	Allowances	Book value	Allowances
Short-term	**208,797,522,195**	-	**109,799,524,423**	-
+ Deposits	6,202,210,267	-	4,271,708,877	-
+ Advances	194,073,098,692	-	97,618,577,696	-
+ Other receivables	8,522,213,236	-	7,909,237,850	-
Tin Phat Advisory Design Construct Trading Company Limited	*6,181,157,942*	-	*5,287,364,942*	-
Others	*2,341,055,294*	-	*2,621,872,908*	-
Long-term	**20,000,000**	-	-	-
+ Deposits	20,000,000	-	-	-
Total	**208,817,522,195**	-	**109,799,524,423**	-

5.7 Bad debts

	30/6/2026 (VND)		01/01/2026 (VND)	
	Original value	Recoverable amount	Original value	Recoverable amount
Total value of receivables, loans that are overdue or not overdue but unlikely to be recovered	16,305,223,190	-	16,305,223,190	-

In which:	Overdue 6 months - 1 year	Overdue 1-2 years	Overdue 2-3 years	Overdue more than 3 years
Receivables from customers				
ACC Airport Construction Corporation	-	-	-	3,497,059,874
Binh Thuan Provincial Project Management Board for Agricultural and Rural Development Construction Works	-	-	-	9,147,620,116
Others	-	-	-	3,660,543,200
Total	-	-	-	**16,305,223,190**

5.8 Inventories

	30/6/2026 (VND)		01/01/2026 (VND)	
	Original value	Allowances	Original value	Allowances
Raw materials	14,595,683,903	-	36,230,330,978	-
Work in progress	1,307,874,672,239	-	433,527,991,770	-
Total	**1,322,470,356,142**	-	**469,758,322,748**	-

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.9 Deferred expenses

	30/6/2026 VND	01/01/2026 VND
Short-term	**11,246,521,837**	**2,211,367,882**
Investment expense in Hoc Tra soil mine	2,483,726,639	2,073,867,882
Others	8,762,795,198	137,500,000
Long-term	**20,070,228,038**	**7,093,219,650**
Tools, equipment, and construction machinery costs	15,934,454,811	2,327,246,256
Repair costs	2,688,243,237	3,118,031,693
Office supplies	73,904,817	274,316,528
Quarry costs	929,249,787	929,249,787
Cost of mining rights for the Hoc Tra soil mine	444,375,386	444,375,386
Total	31,316,749,875	9,304,587,532

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.10 Tangible fixed assets

Unit: VND

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Total
HISTORICAL COST					
As at 01/01/2026	**95,226,502,112**	**131,631,307,427**	**83,462,898,918**	**1,786,485,653**	**312,107,194,110**
Purchase	116,000,000	18,392,096,704	35,667,724,578	2,300,000,000	56,475,821,282
As at 30/6/2026	**95,342,502,112**	**150,023,404,131**	**119,130,623,496**	**4,086,485,653**	**368,583,015,392**
ACCUMULATED DEPRECIATION					
As at 01/01/2026	**29,543,931,954**	**58,007,256,377**	**60,893,477,662**	**1,543,909,735**	**149,988,575,728**
Depreciation	2,361,173,076	15,089,133,607	6,336,574,896	238,002,614	24,024,884,193
As at 30/6/2026	**31,905,105,030**	**73,096,389,984**	**67,230,052,558**	**1,781,912,349**	**174,013,459,921**
NET BOOK VALUE					
As at 01/01/2026	**65,682,570,158**	**73,624,051,050**	**22,569,421,256**	**242,575,918**	**162,118,618,382**
As at 30/6/2026	**63,437,397,082**	**76,927,014,147**	**51,900,570,938**	**2,304,573,304**	**194,569,555,471**

The net book value of tangible fixed assets pledged or mortgaged for loans as at 30/6/2026 is VND 48,211,201,539 (as at 01/01/2026 is VND 25,580,990,124).

The historical cost of fully depreciated tangible fixed assets still in use as at 30/6/2026 is VND 66,694,718,684 (as at 01/01/2026 is VND 66,350,455,047).

As at 30/06/2026, the Company had no tangible fixed assets with an original cost exceeding 10% of total tangible fixed assets.

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.11 Intangible fixed assets

Unit: VND

	Quarrying rights	Land use rights	IT software	Total
HISTORICAL COST				
As at 01/01/2026	**4,000,000,000**	**4,311,075,300**	**144,777,778**	**8,455,853,078**
Increase	-	-	-	-
Decrease	-	-	-	-
As at 30/6/2026	**4,000,000,000**	**4,311,075,300**	**144,777,778**	**8,455,853,078**
ACCUMULATED AMORTIZATION				
As at 01/01/2026	**4,000,000,000**	**400,000,000**	**144,777,778**	**4,544,777,778**
Increase	-	-	-	-
Decrease	-	-	-	-
As at 30/6/2026	**4,000,000,000**	**400,000,000**	**144,777,778**	**4,544,777,778**
NET BOOK VALUE				
As at 01/01/2026	-	**3,911,075,300**	-	**3,911,075,300**
As at 30/6/2026	-	**3,911,075,300**	-	**3,911,075,300**

The Company's land use rights include 3,775 m² of production forest land in Ho La, Dong Yen Hamlet, Nui Thanh, Da Nang City, with a land use period until November 2060, and 156 m² of land with long-term use rights at 221-DIII, Street No. III, Quarter 6, Phuoc Long Ward, Ho Chi Minh City.

The historical cost of fully amortized intangible fixed assets still in use as at 30/06/2026 remains VND 4,544,777,778 (as at 01/01/2026 is VND 4,544,777,778).

5.11 Intangible fixed assets (Continued)

Of which, the intangible fixed assets with an original cost exceeding 10% of total intangible fixed assets are as follows:

		30/06/2026 (VND)			01/01/2026 (VND)		
No.	**Asset Name**	**Historical cost**	**Accumulated Amortization**	**Net Book Value**	**Historical cost**	**Accumulated Amortization**	**Net Book Value**
1	Land use rights of the Southern Branch	3,911,075,300	-	3,911,075,300	3,911,075,300	-	3,911,075,300
2	Quarrying rights	4,000,000,000	4,000,000,000	-	4,000,000,000	4,000,000,000	-
	Total	**7,911,075,300**	**4,000,000,000**	**3,911,075,300**	**7,911,075,300**	**4,000,000,000**	**3,911,075,300**

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.12 Construction in progress

	30/6/2026 (VND)		01/01/2026 (VND)	
	Original value	Recoverable amount	Original value	Recoverable amount
a) Construction in progress				
Office repair expenses	1,418,467,757	1,418,467,757	-	-
Total	1,418,467,757	1,418,467,757	-	-

5.13 Trade payables

	30/6/2026 VND	01/01/2026 VND
Short-term	**645,231,364,794**	**663,561,242,432**
Dong Nam DG Transport Investment Co .,Ltd	124,058,215,552	65,075,338,664
Others	521,173,149,242	598,485,903,768
Total	**645,231,364,794**	**663,561,242,432**
In which:		
Payables to related parties *(Details in Note 7.1)*	*12,777,490,253*	-

5.14 Prepayments from customers

	30/6/2026 VND	01/01/2026 VND
Short-term	**4,216,769,144,281**	**1,000,511,476,034**
Others	4,216,769,144,281	1,000,511,476,034
Total	**4,216,769,144,281**	**1,000,511,476,034**

5.15 Taxes and payables to, receivables from the State Treasury

	01/01/2026 VND	Additions VND	Paid VND	30/6/2026 VND
Payables	**23,547,304,230**	**6,629,293,106**	**28,582,529,138**	**1,594,068,198**
Short-term	***23,547,304,230***	***6,629,293,106***	***28,582,529,138***	***1,594,068,198***
VAT	19,571,918,730	71,125,985	19,643,044,715	-
Corporate income tax	3,595,403,528	1,617,908,495	3,764,217,865	1,449,094,158
Personal income tax	78,667,872	2,999,777,521	2,933,485,588	144,959,805
Natural resource tax	243,838,000	178,729,075	422,567,075	-
Land tax, Land rental charges	-	1,014,624,674	1,014,624,674	-
Fee, charges and other payables	57,476,100	747,127,356	804,589,221	14,235
Receivables	**42,614,523,159**	**8,604,415**	**2,035,505,449**	**44,641,424,193**
VAT	42,593,263,131	-	2,035,505,449	44,628,768,580
Personal income tax	21,260,028	8,604,415	-	12,655,613

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.16 Accrued expenses

	30/6/2026 VND	01/01/2026 VND
Short-term	**2,098,980,000**	**9,081,327,015**
Construction costs	2,098,980,000	9,081,327,015
Total	**2,098,980,000**	**9,081,327,015**

5.17 Other payables

	30/6/2026 VND	01/01/2026 VND
Short-term	**133,061,984,413**	**122,070,182,687**
Trade Union fees	1,707,925,121	1,581,471,847
Social insurance	4,924,232	-
Health insurance	611,116	-
Short-term deposits received	65,000,000	360,000,000
Others	131,283,523,944	120,128,710,840
Tin Phat Advisory Design Construct Trading Company Limited	*1,500,000,000*	*1,500,000,000*
Thanh An One Member Limited Liability Corporation	*14,046,572,230*	*10,785,028,779*
Construction contract guarantee	*106,179,129,554*	*79,597,788,554*
Others	*9,557,822,160*	*28,245,893,507*
Long-term	**281,232,000**	**281,232,000**
Long-term deposits received	281,232,000	281,232,000
Total	**133,343,216,413**	**122,351,414,687**
In which: Payables to related parties ***(Details in Note 7.1)***	*14,046,572,230*	*10,785,028,779*

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.18 Borrowings and finance lease liabilities

Unit: VND

	30/6/2026 VND	Increase VND	Decrease VND	01/01/2026 VND
Short-term	**98,686,021,294**	**98,686,021,294**	**221,042,299,981**	**221,042,299,981**
Borrowings	***98,686,021,294***	***98,686,021,294***	***221,042,299,981***	***221,042,299,981***
Vietnam Joint Stock Commercial Bank For Industry And Trade - Ngu Hanh Son Branch, Da Nang (1)	80,945,852,437	80,945,852,437	60,608,707,809	60,608,707,809
Military Commercial Joint Stock Bank - Da Nang Branch (2)	17,740,168,857	17,740,168,857	160,433,592,172	160,433,592,172
Long-term	**28,615,333,337**	**-**	**4,975,666,663**	**33,591,000,000**
Borrowings	***28,615,333,337***	-	***4,975,666,663***	***33,591,000,000***
Vietnam Joint Stock Commercial Bank For Industry And Trade - Ngu Hanh Son Branch, Da Nang (3)	28,615,333,337	-	4,975,666,663	33,591,000,000
Total	**127,301,354,631**	**98,686,021,294**	**226,017,966,644**	**254,633,299,981**

(1): Loan Facility Agreement No. 01/2026-HĐCVHM/NHCT486-TA96 dated 28/01/2026 between Vietnam Joint Stock Commercial Bank for Industry and Trade – Ngu Hanh Son Branch and Thanh An 96 Construction and Installation Joint Stock Company, with a maximum credit limit of VND 350,000,000,000. Purpose: to supplement working capital for production and business activities. The credit limit includes outstanding loans governed by Loan Facility Agreement No. 01/2024-HĐCVHM/NHCT486-TA96 dated 16/01/2024. Interest rates are specified in each debt acknowledgement from the date of disbursement. The loan term for each borrowing is specified in the relevant debt acknowledgement but shall not exceed 10 months. The credit facility availability period is from 28/01/2026 to 28/01/2027. The security comprises assets specified in the executed mortgage agreements.

Guarantee Facility Agreement No. 01/2026-HĐCVHM/NHCT486-TA96 dated 28 January 2026 between Vietnam Joint Stock Commercial Bank for Industry and Trade – Ngu Hanh Son Branch (the guarantor) and Thanh An 96 Construction and Installation Joint Stock Company (the guaranteed party), with a guarantee limit of VND 1,450,000,000,000. The facility is valid until 28 January 2027. Purpose: to provide guarantees for the business and production activities of the guaranteed party in accordance with the scope of its Enterprise Registration Certificate and as approved by the guarantor.

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.18 Borrowings and finance lease liabilities (Continued)

(2): Credit Facility Agreement No. 402242.26.301.50099.TD dated 28/04/2026 between Military Commercial Joint Stock Bank – Da Nang Branch and Thanh An 96 Construction and Installation Joint Stock Company, with a total credit limit for loans and guarantees of VND 5,000,000,000,000. Of which, the loan limit is VND 400,000,000,000; the payment guarantee limit is VND 200,000,000,000; and the non-payment guarantee limit is VND 4,600,000,000,000. The credit facility limit includes the entire outstanding balance of the customer's credit facility under Agreement No. 303917.25.301.50099.TD dated 23/05/2025. This Agreement is effective until 15/04/2027. Purpose: to provide credit facilities for the customer's construction and installation activities. The lending interest rates are specified in each debt acknowledgement. The loan term during the credit facility availability period is 9 months, as specified in the relevant debt acknowledgement for each disbursement. The security comprises movable assets and property rights arising from construction contracts, together with a specific list attached to the Agreement.

(3) Including borrowing agreements:

- Debt Acknowledgment Note No. 01 for VND 1,725,000,000 and Debt Acknowledgment Note No. 02 for VND 8,805,000,000, attached to One-Time Loan Agreement No. 01/2023-HĐCVTL/NHCT846-TA96, dated 07/8/2023, between Thanh An 96 Installation And Construction Joint Stock Company and Vietnam Joint Stock Commercial Bank for Industry and Trade – Ngu Hanh Son Branch. The committed loan amount is VND 10,530,000,000, with a 60-month loan term. The initial interest rate is 8.7%, adjusted monthly on the 26th. The loan purpose is to finance the purchase of machinery and equipment for business operations.
- Debt Acknowledgment Note No. 01, attached to One-Time Loan Agreement No. 02/2023-HĐCVTL/NHCT846-TA96, dated 23/11/2023, between Thanh An 96 Installation And Construction Joint Stock Company and Vietnam Joint Stock Commercial Bank for Industry and Trade – Ngu Hanh Son Branch. The loan amount is VND 7,600,000,000, with a 60-month loan term. The initial interest rate is 8.5%, adjusted monthly on the 26th. The loan purpose is to finance the purchase of an XCMG XE600DLL crawler excavator.
- Debt Acknowledgment Note No. 01, attached to One-Time Loan Agreement No. 01/2024-HĐCVTL/NHCT846-TA96, dated 09/01/2024, between Thanh An 96 Installation And Construction Joint Stock Company and Vietnam Joint Stock Commercial Bank for Industry and Trade – Ngu Hanh Son Branch. The committed loan amount is VND 720,000,000, with a 36-month loan term. The initial interest rate is 6.5%, adjusted monthly on the 26th. The loan purpose is to finance the purchase of machinery and equipment.
- Debt Acknowledgment Note No. 01, attached to One-Time Loan Agreement No. 02/2024-HĐCVTL/NHCT846-TA96, dated 06/06/2024, between Thanh An 96 Installation And Construction Joint Stock Company and Vietnam Joint Stock Commercial Bank for Industry and Trade – Ngu Hanh Son Branch. The committed loan amount is VND 15,300,000,000, with a 60-month loan term. The initial interest rate is 5.6%, adjusted monthly on the 26th. The loan purpose is to finance the purchase of fixed assets.

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.19 Provisions

	01/01/2026	Increase (VND)	Decrease (VND)	30/6/2026
Short-term	**1,256,879,763**	**269,331,378**	**-**	**1,526,211,141**
Provision for restoration costs of Hoc Tra land mine	1,256,879,763	269,331,378	-	1,526,211,141
Total	**1,256,879,763**	**269,331,378**	**-**	**1,526,211,141**

5.20 Owners' equity

a. Changes of owners' equity

Unit: VND

	Share capital	Development and Investment Fund	Retained profits	Total
As at 01/01/2025	**124,197,870,000**	**23,261,767,489**	**17,592,231,164**	**165,051,868,653**
Profit in the previous year	-	-	26,844,390,018	26,844,390,018
Provisional appropriation to funds for 2025	-	3,222,024,335	(9,397,570,977)	(6,175,546,642)
Dividend paid 2024	-	-	(17,592,231,164)	(17,592,231,164)
Decrease in dividends payable to shareholders according to the records of the Vietnam Securities Depository and clearing corporation	-	-	5,812,772	5,812,772
As at 01/01/2026	**124,197,870,000**	**26,483,791,824**	**17,452,631,813**	**168,134,293,637**
Profit in the this period	-	-	6,466,571,441	6,466,571,441
As at 30/6/2026	**124,197,870,000**	**26,483,791,824**	**23,919,203,254**	**174,600,865,078**

(1) According to Resolution No. 01/NQ-ĐHCĐ dated 20/4/2026 of the Company's General Meeting of Shareholders in 2026, the 2025 after-tax profit was distributed as follows:

+ Development investment fund: thousand VND 3,222,024 (provisionally allocated in 2025);
+ Bonus and welfare fund: thousand VND 5,772,794 (provisionally allocated in 2025);
+ Executive bonus fund: thousand VND 402,753 (provisionally allocated in 2025).
+ Dividend payment in shares: 65% of profit after tax, equivalent to VND 17,452,632 thousand. As at 30/6/2026, the Company's Board of Directors issued Resolution No. 06/NQ-HĐQT dated 18/5/2026 on the implementation of the plan to issue shares for the payment of 2025 dividends. On 17/6/2026, the State Securities Commission issued Official Letter No. 5492/UBCK-QLCB regarding the receipt of the Company's complete documents for the report on the issuance of shares for dividend payment. The Company announced 10/7/2026 as the final registration date for preparing the list of securities holders and completed the share issuance on 10/7/2026. Accordingly, the increase in charter capital arising from the dividend payment was recognized on 10/7/2026. The issuance results are as follows:

- Total number of shares issued for the payment of 2025 dividends: 1,744,703 shares;
- Total number of shares after the issuance: 14,164,490 shares;

Pursuant to Decision No. 1072/QĐ-SGDHN dated 14/8/2026 of the Hanoi Stock Exchange, approving the change in the listing registration of shares of Thanh An 96 Installation And Construction Joint Stock Company, the number of shares subject to the change in listing was 1,744,703 shares, effective from 19/8/2026. As at the date of the Report, the Company was carrying out procedures to amend its business registration in accordance with the new charter capital following the share issuance.

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.20 Owners' equity (Continued)

b. Details of owners' equity

	30/6/2026 VND	01/01/2026 VND
Thanh An One Member Limited Liability Corporation	63,343,730,000	63,343,730,000
Mr. Vo Cuu Long	5,237,740,000	6,195,740,000
Others	55,616,400,000	54,658,400,000
Total	**124,197,870,000**	**124,197,870,000**

c. Capital transactions with shareholders and appropriation of profits and dividends

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Shareholders' capital		
Opening balance	124,197,870,000	124,197,870,000
Increased during the period	-	-
Decreased during the period	-	-
Closing balance	124,197,870,000	124,197,870,000
Dividends, profits distributed	**-**	**17,592,231,164**

d. Shares

	30/6/2026 Shares	01/01/2026 Shares
Quantity of registered shares	**12,419,787**	**12,419,787**
Quantity of issued shares	**12,419,787**	**12,419,787**
Common shares	12,419,787	12,419,787
Purchased shares	**-**	**-**
Outstanding shares	**12,419,787**	**12,419,787**
Common shares	12,419,787	12,419,787
Par value of outstanding shares (VND/ share)	10,000	10,000

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.21 Off Interim Summarized Statement of Financial Position Items

a. The Company's assets pledged or mortgaged as collateral

Type of asset	Item	Historical cost	Net Book Value	Pledgee/ Mortgagee	Purpose of security	Term
Machinery, equipment	Tangible fixed assets	97,515,407,406	48,211,201,539	Vietnam Joint Stock Commercial Bank For Industry And Trade - Ngu Hanh Son Branch, Da Nang	Security for long-term borrowings	Upon maturity of the loan
Total		97,515,407,406	48,211,201,539			

6. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM SUMMARIZED INCOME STATEMENT

6.1 Revenue from sales of goods and provision of services

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Revenue from semi-finished products	5,287,441,545	3,654,462,000
Construction revenue	774,463,551,724	1,037,620,000,126
Total	**779,750,993,269**	**1,041,274,462,126**
In which:		
Revenue from related parties	***51,509,761,112***	***42,886,592,772***
(Details in Note 7.1)		

6.2 Cost of goods sold

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Cost of sales from semi-finished products	5,238,950,331	3,639,330,316
Cost of construction operating	738,166,923,328	986,129,644,887
Total	**743,405,873,659**	**989,768,975,203**

6.3 Financial income

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Interest income from deposits	16,326,071,779	1,665,490,368
Total	**16,326,071,779**	**1,665,490,368**

6.4 Financial expenses

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Interest expense	6,750,557,742	7,852,616,968
Total	**6,750,557,742**	**7,852,616,968**

6.5 General and administrative expenses

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
General and administrative expenses	**39,643,352,385**	**36,654,801,622**
Employee expenses	17,682,631,188	13,784,091,669
Office supplies expenses	1,902,650,433	898,655,419
Amortization and Depreciation expenses	2,822,079,899	2,114,717,713
Charges and fee	111,349,163	58,602,253
Outsourcing expenses	14,738,007,114	12,210,638,669
Other cash expense	2,386,634,588	7,588,095,899
Total	**39,643,352,385**	**36,654,801,622**

6.6 Other income/ Other expenses

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Other income		
Rental income	2,215,763,049	1,300,000,000
Income from compensation for assets on land	-	490,560,000
Fixed asset leasing	305,500,000	77,328,222
Others	3,345,622	3,179,712
Total	**2,524,608,671**	**1,871,067,934**
Other expenses		
Costs of leasing assets	651,693,185	-
Others	65,716,812	2,184,665
Total	**717,409,997**	**2,184,665**
Net other income/ expenses	**1,807,198,674**	**1,868,883,269**

6.7 Current corporate income tax expense

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Net profit before tax	**8,084,479,936**	**10,532,441,970**
Adjustments	5,062,538	1,884,165
- Non-deductible expenses	*5,062,538*	*1,884,165*
Taxable income	8,089,542,474	10,534,326,135
Corporate Income Tax rate	20%	20%
Additional corporate income tax paid for previous year	-	4,069,518
Current corporate income tax expense	**1,617,908,495**	**2,110,934,745**

6.8 Basic earnings per share

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 (Re-stated) VND
Profit after corporate income tax	**6,466,571,441**	**8,421,507,225**
Increase adjustment	-	-
Decrease adjustment	-	***(3,087,773,321)***
Allocation of bonus and welfare funds; Executive Board bonuses (*)	-	*(3,087,773,321)*
Profit / Loss distributable to common shareholders (VND)	**6,466,571,441**	**5,333,733,904**
Weighted average number of common shares outstanding for the period (shares)	12,419,787	12,419,787
Basic earnings per share (VND/share)	**521**	**429**

As at the reporting date, the Company has not been able to reliably estimate the amount of profit for the interim accounting period ended 30th June 2026 that may be appropriated to the bonus and welfare fund and the management bonus fund. If the Company appropriates the bonus and welfare fund and the management bonus fund for the interim accounting period ended 30th June 2026, the net profit attributable to shareholders and basic earnings per share will decrease.

(*): The Company has re-determined the appropriation to the bonus and welfare fund and remuneration for non-executive members of the Board of Directors and the Supervisory Board for the interim accounting period ended 30th June 2025 at ½ of the amount accrued based on the profit distribution ratio for 2024 approved in the Resolution of the General Meeting of Shareholders in 2026. Accordingly, the basic earnings per share for the interim accounting period ended 30th June 2025 have been restated as follows:

	For the period ended 30/6/2025 (Presented)	For the period ended 30/6/2025 (Restated)	Difference
Profits after corporate income tax (VND)	**8,421,507,225**	**8,421,507,225**	-
Appropriation of bonus welfare fund	-	*(3,087,773,321)*	*(3,087,773,321)*
Profits or losses attributable to shareholders holding common shares (VND) (i)	8,421,507,225	5,333,733,904	(3,087,773,321)
Weighted average number of common shares outstanding for the period (shares)	12,419,787	12,419,787	-
Basic earnings per share (VND/share)	**678**	**429**	**(249)**

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

6.9 Production and business expenses by factors

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Raw material expenses	1,047,889,982,448	610,220,621,787
Employee expenses	200,343,590,886	178,263,392,702
Amortization and Depreciation expenses	24,024,884,193	16,086,816,790
Outsourcing expenses	340,948,062,352	468,491,926,797
Other cash expense	2,497,983,751	7,646,698,152
Total	**1,615,704,503,630**	**1,280,709,456,228**

7. OTHER INFORMATION

7.1 Information of related parties

List of related parties:

Related Parties	Relationship
Thanh An One Member Limited Liability Company	Parent Company
11S Management Board - Thanh An One Member Limited Liability Company	Same Parent
Binh Minh DTXD & TMDV Company Limited	Under common influence of key management personnel
HNS Joint Stock Company	Under common influence of key management personnel
Phuong Anh Nha Trang Company Limited	Under common influence of key management personnel
Sateco Investment And Construction Joint Stock Company	Under common influence of key management personnel
Sai Gon New Vitality Company Limited	Under common influence of key management personnel
Members of the Boards of Management, Supervisors, Directors, other managers and close family members of these individuals	Significant Influence

During the period, the Company had the following transactions with related parties:

Transaction with key personnels

Related Parties	Nature of transaction	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Members of the Boards of Management, Supervisors, Directors, other managers and close family members of these individuals	Income	2,004,341,211	1,883,298,720

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

7.1 Information of Related parties (Continued)

Transaction with key personnels (Continued)

Details as follow:

Key management personnel	Title	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Mr. Phan Xuan Bang	Chairman	202,336,512	179,966,598
Mr. Dang Dinh Khiem	Deputy Chairman of the Board of Management, Director (from 1 March 2025)	234,291,615	181,681,249
Mr. Hoang Duc Truc	Member of the Board of Management (Dismissed from 17/4/2025) Director (Dismissed from 01/3/2025)	-	159,199,687
Mrs. Trinh Thi Thu Huong	Member of the Board of Management, Deputy Director	209,310,208	169,994,437
Mr. Nguyen Van Khang	Member of the Board of Management, Deputy Director	464,485,851	390,189,197
Mr. Tran Dinh Ba Ti	Deputy Director (Dismissed from 27/11/2025)	-	170,043,786
Mr. Pham Van Le	Deputy Director	175,547,355	166,533,786
Mr. Mai Dang Hung	Deputy Director (Appointed from 26/3/2026)	91,986,583	-
Mr. Dinh Hong Duong	Deputy Director (Appointed from 26/3/2026)	86,341,500	-
Mrs. Tran Thi Dieu Thuy	Head of the Board of Supervisors	127,200,000	117,170,538
Mrs. Mai To Loan	Member of the Board of Supervisors	139,874,036	111,642,603
Mr. Lam Van Cong	Member of the Board of Supervisors	100,800,000	85,120,000
Mr. Hoang Xuan Thom	Chief Accountant	172,167,551	151,756,839
Total		**2,004,341,211**	**1,883,298,720**

NOTES TO THE INTERIM SUMMARIZED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

7.1 Information of Related parties (Continued)

Related party Balance

Related Parties	Nature of transaction	30/6/2026 VND	01/01/2026 VND
Receivables from customers		**-**	**472,451,400**
Thanh An One Member Limited Liability Corporation	Parent Company	-	472,451,400
Prepayments to suppliers		**39,256,548,242**	**-**
Binh Minh DTXD & TMDV Company Limited	Under common influence of key management	7,000,000,000	-
Phuong Anh Nha Trang Company Limited	Under common influence of key management	32,256,548,242	-
Intra-company receivables		**89,997,547,206**	**46,188,296,084**
Thanh An One Member Limited Liability Corporation	Parent Company	89,997,547,206	46,188,296,084
Held to maturity Investments		**6,000,000,000**	**6,000,000,000**
11S Management Board - Thanh An One Member Limited Liability Company	Same Parent	6,000,000,000	6,000,000,000
Trade payables		**12,777,490,253**	**-**
Binh Minh DTXD & TMDV Company Limited	Under common influence of key management	3,639,457,870	-
Phuong Anh Nha Trang Company Limited	Under common influence of key management	5,936,320,527	-
Sateco Investment And Construction Joint Stock Company	Under common influence of key management	2,179,303,115	-
Sai Gon New Vitality Company Limited	Under common influence of key management	1,022,408,741	-
Other payments		**14,046,572,230**	**10,785,028,779**
Thanh An One Member Limited Liability Corporation - Management fees	Parent Company	13,201,679,196	9,045,375,424
Thanh An One Member Limited Liability Corporation - dividends	Parent Company	-	-
Thanh An One Member Limited Liability Corporation - other	Parent Company	844,893,034	1,739,653,355

7.1 Information of Related parties (Continued)

Transactions with related parties

Related Parties	Nature of transaction	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Sales		**51,509,761,112**	**42,886,592,772**
Thanh An One Member Limited Liability Company	Sales	51,509,761,112	42,886,592,772
Purchases		**6,566,995,064**	**-**
Binh Minh DTXD & TMDV Company Limited	Construction, machinery rental and purchase of materials, etc	5,872,550,620	-
Phuong Anh Nha Trang Company Limited	Construction, machinery rental and purchase of materials, etc	694,444,444	-
Other transactions		**4,156,303,772**	**14,400,440,271**
Thanh An One Member Limited Liability Company	Dividends	-	8,972,436,814
Thanh An One Member Limited Liability Company	Other services	4,156,303,772	5,428,003,457

7.2 Subsequent events

Pursuant to Resolution No. 01/NQ-ĐHCĐ dated 20/4/2026 of the Company's 2026 Annual General Meeting of Shareholders, the Company's Board of Directors issued Resolution No. 06/NQ-HĐQT dated 18/5/2026 on the implementation of the plan to issue shares for the payment of 2025 dividends, under which dividends were paid in shares at a rate of 65% of profit after tax for 2025, equivalent to VND 17,452,632 thousand. On 17/6/2026, the State Securities Commission issued Official Letter No. 5492/UBCK-QLCB regarding the receipt of the Company's complete documents for the report on the issuance of shares for dividend payment. The Company announced 10/7/2026 as the final registration date for preparing the list of securities holders and completed the issuance of shares for dividend payment on 10/7/2026. Accordingly, the increase in charter capital arising from the payment of dividends in shares was recognized on 10/7/2026. The issuance results are as follows:

- Total number of shares issued for the payment of 2025 dividends: 1,744,703 shares;
- Total number of shares after the issuance: 14,164,490 shares;

Pursuant to Decision No. 1072/QĐ-SGDHN dated 14/8/2026 of the Hanoi Stock Exchange, approving the change in the listing registration of shares of Thanh An 96 Installation And Construction Joint Stock Company, the number of shares subject to the change in listing was 1,744,703 shares, effective from 19/8/2026. As at the date of the Report, the Company was carrying out procedures to amend its business registration in accordance with the new charter capital following the share issuance.

7.3 Comparative figures

Comparative figures on the Interim Statement of Financial Position and related notes are taken from the summarized financial statements for the year ended 31st December 2025 which are audited by CPA VIETNAM Auditing Company Limited – A Member of INPACT.

7.3 Comparative figures (Continued)

Comparative figures in the interim summarized income statement, interim summarized cash flows statement and related notes are taken from the interim summarized financial statements for the period ended 30th June 2025 which are reviewed by CPA VIETNAM Auditing Company Limited - A Member of INPACT

The Company has applied the guidance set out in Circular No. 99/2025/TT-BTC with effect from 01/01/2026. To ensure the comparability of the information presented in the summarized financial statements, the Company has restated or reclassified certain items as at 31/12/2025 in the summarized statement of financial position as follows:

Items	Code	As at 01/01/2026 (Restated) VND	As at 31/12/2025 (Presented) VND	Difference VND
Short-term financial investments	**120**	**7,742,597,221**	**1,742,597,221**	**6,000,000,000**
Held to maturity Investments	123	7,742,597,221	1,742,597,221	6,000,000,000
Short- term receivables	**130**	**1,087,653,383,019**	**1,093,653,383,019**	**(6,000,000,000)**
Short-term loan receivables	135	-	6,000,000,000	(6,000,000,000)
TOTAL ASSETS	**280**	**2,297,862,731,023**	**2,297,862,731,023**	**-**

Da Nang, 27th August 2026

Preparer	Chief Accountant	Director
Nguyen Long An	Hoang Xuan Thom	Dang Dinh Khiem

S.Đ.K.K.D:0400100545-C.T.C.P. CÔNG TY CỔ PHẦN XÂY LẮP THÀNH AN 96 * QUẬN HẢI CHÂU-T.P ĐÀ NẴNG *

THANH AN CORPORATION
THANH AN 96 C&I JSC
No.: 283 /CTCP-BKS
Re: Explanation of the Reason for the Difference of More Than 10% in Profit After Tax in the first 06 months of 2026 Financial Statements Compared with the first 06 months of 2025 Financial Statements

SOCIALIST REPUBLIC OF VIETNAM
Independence – Liberty - Happiness

Da Nang, August 29th, 2026

To:
- The State Securities Commission;
- Hanoi Stock Exchange.

According to Circular 96/2020/TT-BTC guiding the disclosure of information on the stock market, listed companies must explain that the profit after CIT of the reporting period changes by 10% or more compared to the same period of the previous year.

In the financial statement of the first six months of 2026 of Thanh An 96 Construction and Installation Joint Stock Company, the profit after tax is: 6.466.571.441 VND, declined more than 23,2% compare to the first six months of 2025 (8.421.507.225 VND).

Thanh An 96 Construction and Installation Joint Stock Company explain that the profit after tax in the first six months decreased compare to the same period last year as follows:

During the first six months of 2026, the Company proactively and actively sought business opportunities, mobilized resources, and focused on organizing the construction of projects to ensure quality and progress in accordance with the contracts signed with investors. In parallel with production and construction activities, the Company also placed significant emphasis on preparing acceptance, settlement, and finalization documentation for its projects. However, certain project items had not yet reached the acceptance stage, while some projects were located in remote and isolated areas where transporting documentation required considerable time. These factors affected the signing of acceptance documentation for certain projects. Consequently, in the reviewed interim financial statements for the first six months of 2026, although the cost of goods sold to revenue ratio remained relatively stable compared with the previous period, the revenue from sales of goods and provision of services remained low and was lower than that of the same period of the previous year by: 25,1% (779,750 billion VND /1.041,274 billion VND). Accordingly, the profit margin was lower than that of the same period of the previous year, broadly in proportion to the decrease in revenue from sales of goods and provision of services.

Therefore, the primary reason for the decrease in profit after tax as reported in the reviewed interim financial statements for the first six months of 2026 by 23,2%

compared with the same period of the previous year was mainly the decrease in revenue from sales of goods and provision of services during the period compared with the same period of the previous year.

Thanh An 96 Construction and Installation Joint Stock Company hereby provides this explanation for the information of the State Securities Commission of Vietnam, the Hanoi Stock Exchange, and investors.

Kind regards!

Recipients:
- As above;
- Filed at: CO, BOS; T02.

AUTHORIZED PERSON TO DISCLOSE INFORMATION

CÔNG TY CỔ PHẦN XÂY LẮP THÀNH AN 96

Hoang Xuan Thom