Vinpearl Joint Stock Company

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

QUARTER II 2026

Vinpearl Joint Stock Company

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Vinpearl Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Vinpearl Joint Stock Company ("Company") is a joint stock company established in Vietnam under Business Registration Certificate No. 4200456848 issued by the Department of Planning and Investment of Khanh Hoa Province on 26 July 2006, as amended.

The Company and its subsidiaries' main business activities are to provide short-term accommodation services including hotel business and hotel services, amusement and recreation services, domestic travel, passenger transport, restaurant and catering business, construction investment and real estate business.

The Company's registered headquarters is at Hon Tre Island, Vinh Nguyen Ward, Nha Trang City, Khanh Hoa Province, Vietnam.

BOARD OF DIRECTORS

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

Ms. Nguyen Thu Hang	Chairperson
Mr. Dang Thanh Thuy	Member
Ms. Hoang Thi My Hanh	Member
Ms. Ngo Thi Huong	Member (appointed on 24 April 2026)
Ms. Le Thuy Anh	Member (resigned on 24 April 2026)
Mr. Marc Villiers Townsend	Member

BOARD OF MANAGEMENT

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

Mr. Ngo Thi Huong	Chief Executive Officer
Ms. Vo Thi Phuong Thao	Deputy Chief Executive Officer
Mr. Nguyen Dinh Nga	Executive Officer
Ms. Vu Thi Kim Huong	Chief Finance Officer

SUPERVISORY BOARD

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

Ms. Nguyen Thi Nhu Hoa	Head of Supervisory Board
Mr. Ta Khanh Duy	Member
Mr. Nguyen Ngoc Linh	Member

LEGAL REPRESENTATIVES

The legal representatives of the Company during the period and at the date of this report: Ms. Vo Thi Phuong Th

Vinpearl Joint Stock Company

REPORT OF BOARD OF MANAGEMENT

Board of Management of Vinpearl Joint Stock Company ("the Company") is pleased to present its report and the interim consolidated financial statements of the Company and its subsidiaries for Quarter II 2026.

BOARD OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Board of Management is responsible for the interim consolidated financial statements of each financial period which give a true and fair view of the interim consolidated financial position of the Company and of the interim consolidated results of its operation and its interim consolidated cash flows for the period. In preparing those interim consolidated financial statements, board of management is required to:

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

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

Board of Management confirmed that it has complied with the above requirements in preparing the accompanying interim consolidated financial statements for Quarter II 2026.

STATEMENT BY THE BOARD OF MANAGEMENT

Board of Management does hereby state that, in its opinion, the accompanying interim consolidated financial statements give a true and fair view of the interim consolidated financial position of the Company as at 30 June 2026, and of the interim consolidated results of its operations and its interim consolidated cash flows in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements.

For and on behalf of the Board of Management:
Approved, 29 July 2026
Deputy Chief Executive Officer

CÔNG TY CỔ PHẦN VINPEARL
MSDN: 4200456848

Vo Thi Phuong Thao

Vinpearl Joint Stock Company

B01a-DN/HN

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Currency: VND million

Code	*ASSETS*	*Notes*	*Ending balance*	*Opening balance (Restated)*
100	**A. CURRENT ASSETS**		**44,370,865**	**27,738,615**
110	***I. Cash and cash equivalents***	*4*	***1,256,062***	***1,463,026***
111	1. Cash		806,062	972,026
112	2. Cash equivalents		450,000	491,000
120	***II. Short-term investments***		***18,219,463***	***14,656,469***
121	1. Held-for-trading securities	5.1	560,590	1,406,325
123	2. Short-term held-to-maturity investments	5.2	17,658,873	13,250,144
130	***III. Current accounts receivables***		***4,148,508***	***5,256,386***
131	1. Short-term trade receivables	6.1	1,212,815	894,181
132	2. Short-term advances to suppliers	6.2	1,931,907	4,049,356
135	3. Other short-term receivables	7.1	1,044,707	352,186
136	4. Provision for doubtful debts		(40,921)	(39,337)
140	***IV. Inventories***	*8*	***19,546,121***	***5,491,448***
141	1. Inventories		19,546,121	5,491,448
160	***V. Other current assets***		***1,200,711***	***871,286***
161	1. Short-term unallocated expenses	9	580,170	140,513
162	2. Value-added tax deductible		472,991	414,923
163	3. Tax and other receivables from the State		59,905	76,309
165	4. Other current assets		87,645	239,541

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
As at 30 June 2026

Currency: VND million

Code	ASSETS	Notes	Ending balance	Opening balance (Restated)
200	**B. NON-CURRENT ASSETS**		**74,829,215**	**59,107,306**
210	***I. Long-term receivables***		***17,753,005***	***10,087,960***
212	1. Long-term advance to suppliers	6.2	16,480,000	9,646,099
215	2. Other long-term receivables	7.2	1,273,005	441,861
220	***II. Fixed assets***		***33,209,893***	***33,153,207***
221	1. Tangible fixed assets	10	30,985,404	32,097,312
222	*Cost*		46,913,565	47,285,004
223	*Accumulated depreciation*		(15,928,161)	(15,187,692)
224	2. Finance leases	11	1,456,936	263,801
225	*Cost*		1,573,925	346,134
226	*Accumulated depreciation*		(116,989)	(82,333)
227	3. Intangible fixed assets	12	767,553	792,094
228	*Cost*		1,195,033	1,198,345
229	*Accumulated amortisation*		(427,480)	(406,251)
240	***III. Investment properties***	***13***	***526,981***	***542,319***
241	1. Cost		779,898	779,898
242	2. Accumulated depreciation		(252,917)	(237,579)
250	***IV. Long-term assets in progress***		***6,346,412***	***4,917,752***
252	1. Construction in progress	14	6,346,412	4,917,752
260	***V. Long-term investments***		***11,904,871***	***5,109,115***
263	1. Investment in other entities	15.1	7,384,976	1,877,467
265	2. Long-term held-to-maturity investments	15.2	4,519,895	3,231,648
270	***VI. Other long-term assets***		***5,088,053***	***5,296,953***
271	1. Long-term unallocated expenses	9	814,639	790,861
272	2. Deferred tax assets		156,371	120,546
279	3. Goodwill	16	4,117,043	4,385,546
280	TOTAL ASSETS		**119,200,080**	**86,845,921**

Vinpearl Joint Stock Company

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INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
As at 30 June 2026

Currency: VND million

Code	*RESOURCES*	*Notes*	*Ending balance*	*Opening balance (Restated)*
300	**C. LIABILITIES**		**73,864,975**	**50,248,105**
310	***I. Current liabilities***		***29,722,478***	***28,024,495***
311	1. Short-term trade payables	17	2,011,919	2,478,660
312	2. Short-term advances from customers	18	14,545,748	11,293,066
314	3. Statutory obligations	19	637,137	547,236
315	4. Payables to employees		196,222	6,529
316	5. Short-term accrued expenses	20	1,583,908	1,988,287
319	6. Short-term unallocated revenues	21	243,761	394,691
320	7. Other short-term payables	22.1	6,729,515	5,476,218
321	8. Short-term loan and debts	23.1	3,757,678	5,806,424
322	9. Short-term provisions		15,333	32,127
323	10. Bonus and welfare fund		1,257	1,257
330	***II. Non-current liabilities***		***44,142,497***	***22,223,610***
337	1. Long-term unallocated revenues	21	485,442	498,531
338	2. Other long-term liabilities	22.2	25,637,581	14,984,786
339	3. Long-term loans and debts	23.2	17,115,994	5,785,914
342	4. Deferred tax liabilities		893,073	942,996
343	5. Long-term provisions		10,407	11,383

Vinpearl Joint Stock Company

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INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
As at 30 June 2026

Currency: VND million

Code	*RESOURCES*	*Notes*	*Ending balance*	*Opening balance (Restated)*
400	**D. OWNERS' EQUITY**		**45,335,105**	**36,597,816**
410	***I. Capital***	***24***	***45,335,105***	***36,597,816***
411	1. Contributed share capital		18,774,504	17,933,004
411a	*- Shares with voting rights*		*17,933,004*	*17,933,004*
411b	*- Preference shares*		*841,500*	-
412	2. Share premium		21,442,710	15,686,884
418	3. Investment and development fund		2,177	2,177
419	4. Other funds belonging to owners' equity		(1,199,952)	(1,199,952)
420	5. Undistributed earnings		6,312,639	4,172,739
420a	*- Undistributed earnings accumulated to prior year-end*		4,172,739	3,071,173
420b	*- Undistributed earnings of this period*		2,139,900	1,101,566
429	6. Non-controlling interests		3,027	2,964
440	**TOTAL LIABILITIES AND OWNERS' EQUITY**		**119,200,080**	**86,845,921**

Approved, 29 July 2026

PREPARER	**CHIEF ACCOUNTANT**	**DEPUTY CHIEF EXECUTIVE OFFICER**
		CÔNG TY CỔ PHẦN VINPEARL MSDN: 4200456848
Nguyen Thac Manh	Do My Huong	Vo Thi Phuong Thao

Currency: VND million

Code	*ITEMS*	*Notes*	*Quarter II 2026*	*Quarter II 2025 (Restated)*	*For the 6-month period ended 30 June 2026*	*For the 6-month period ended 30 June 2025 (Restated)*
01	**1. Revenue from sale of goods and rendering of services**	25.1	3,326,112	2,946,477	6,827,232	5,919,629
02	**2. Deductions**	25.1	16,566	4,627	32,583	7,133
10	**3. Net revenue from sale of goods and rendering of services**	25.1	3,309,546	2,941,850	6,794,649	5,912,496
11	**4. Cost of goods sold and services rendered**	26	2,151,570	2,173,220	4,469,823	4,294,100
20	**5. Gross profit from sale of goods and rendering of services**		1,157,976	768,630	2,324,826	1,618,396
22	**6. Finance income**	25.2	935,945	475,386	2,910,743	989,941
23	**7. Finance expenses**	27	710,558	512,514	3,018,853	941,718
24	*- In which: Interest expense and bond issuance cost*		*101,536*	*286,584*	*483,836*	*578,849*
25	**8. Selling expenses**	28	131,744	43,125	278,163	298,828
26	**9. General and administrative expenses**	29	518,434	482,735	1,114,209	933,803
30	**10. Operating profit**		733,185	205,642	824,344	433,988
31	**11. Other income**	30	2,184	31,345	1,752,815	88,651
32	**12. Other expenses**	30	35,784	23,697	58,484	141,937
40	**13. Other profit/(loss)**	30	(33,600)	7,648	1,694,331	(53,286)
50	**14. Profit before tax**		699,585	213,290	2,518,675	380,702
51	**15. Current corporate income tax expense**	31	127,983	79,388	464,463	183,013
52	**16. Deferred income tax income**	31	(60,251)	(34,506)	(85,751)	(61,105)
60	**17. Net profit after tax**		631,853	168,408	2,139,963	258,794
	Attributable to:					
61	*- Equity holders of the parent*	24	*631,817*	*168,370*	*2,139,900*	*258,704*
62	*- Non-controlling interests*	24	*36*	*38*	*63*	*90*

Currency: VND

Code	*ITEMS*	*Notes*	*Quarter II 2026*	*Quarter II 2025 (Restated)*	*For the 6-month period ended 30 June 2026*	*For the 6-month period ended 30 June 2025 (Restated)*
70	18. Basic earnings per share				1,192	145

Approved, 29 July 2026

PREPARER	CHIEF ACCOUNTANT	DEPUTY CHIEF EXECUTIVE OFFICER
Nguyen Thac Manh	Do My Huong	Vo Thi Phuong Thao

Vinpearl Joint Stock Company

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INTERIM CONSOLIDATED CASH FLOW STATEMENT
Quarter II 2026

Currency: VND million

Code	*ITEMS*	*Notes*	*For the 6-month period ended 30 June 2026*	*For the 6-month period ended 30 June 2025*
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	**Profit before tax**		**2,518,675**	**380,702**
	Adjustments for:			
02	Depreciation, amortisation and gain from bargain purchase		1,779,924	1,882,508
03	Changes in provisions		(16,185)	26,372
04	Foreign exchange gain		(25,859)	259,300
05	Profits from investing activities		(2,712,801)	(1,025,675)
06	Interest expense		483,836	578,849
08	**Operating profit before changes in working capital**		**2,027,590**	**2,102,056**
09	(Increase)/Decrease in receivables		(6,600,798)	339,609
10	(Increase)/Decrease in inventories		(14,054,671)	177,041
11	Increase/(Decrease) in payables (other than interest, corporate income tax)		11,358,633	(4,128,542)
12	(Increase)/Decrease in prepaid expenses		(463,587)	(96,335)
13	Decrease in held-for-trading securities		845,735	-
14	Interest paid		(395,252)	(547,155)
15	Corporate income tax paid		(52,875)	(755,292)
20	**Net cash flows from operating activities**		**(7,335,225)**	**(2,908,618)**
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase, construction of fixed assets and other long-term assets		(2,410,798)	(1,102,356)
22	Proceeds from disposals of fixed assets and other long-term assets		2,442,678	296,218
23	Loans to other entities and payments for purchase of debt instruments of other entities		(12,952,505)	(9,176,410)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		7,367,537	9,688,862
25	Payments for investments in other entities (net of cash acquired)		(5,662,000)	(2,042,117)
27	Interest and dividends received		954,863	525,453
30	**Net cash flows from investing activities**		**(10,260,226)**	**(1,810,350)**

Vinpearl Joint Stock Company B03a-DN/HN

INTERIM CONSOLIDATED CASH FLOW STATEMENT (continued)
Quarter II 2026

Currency: VND million

Code	*ITEMS*	*Notes*	*For the 6-month period ended 30 June 2026*	*For the 6-month period ended 30 June 2025*
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Capital contribution and issuance of shares		6,597,325	4,998,638
33	Drawdown of borrowings		20,272,517	2,650,190
34	Repayment of borrowings		(8,408,215)	(3,011,179)
35	Payment of principal of finance lease liabilities		(1,073,299)	-
40	**Net cash flows from financing activities**		**17,388,328**	**4,637,649**
50	**Net decrease in cash and cash equivalents**		**(207,122)**	**(81,319)**
60	**Cash and cash equivalents at beginning of the period**		**1,463,026**	**1,889,379**
61	Impact of exchange rate fluctuation		158	(1,325)
70	**Cash and cash equivalents at end of the period**	4	**1,256,062**	**1,806,735**

Approved, 29 July 2026

PREPARER **CHIEF ACCOUNTANT** **DEPUTY CHIEF EXECUTIVE OFFICER**

CÔNG TY CỔ PHẦN VINPEARL
MSDN: 4200456848

Nguyen Thac Manh Do My Huong Võ Thị Phuong Thao

1. CORPORATE INFORMATION

Vinpearl Joint Stock Company ("Company") is a joint stock company established in Vietnam under Business Registration Certificate No. 4200456848 issued by the Department of Planning and Investment of Khanh Hoa Province on 26 July 2006, as amended.

The Company and its subsidiaries' main business activities are to provide short-term accommodation services including hotel business and hotel services, amusement and recreation services, domestic travel, passenger transport, restaurant and catering business, construction investment and real estate business.

For real estate transfer activities, the Company and its subsidiaries' production and business cycle is carried out over a period of more than 12 months.

For other activities, the Company and its subsidiaries' normal production and business cycle is carried out within a period of no more than 12 months.

The Company's registered headquarters is at Hon Tre Island, Vinh Nguyen Ward, Nha Trang City, Khanh Hoa Province, Vietnam.

As at 30 June 2026, the Company had one business under its control and 5 subsidiaries (as at 31 December 2025: one business under its control and 5 subsidiaries).

2. BASIS OF PREPARATION

2.1 Accounting standards and system

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

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

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

2. BASIS OF PREPARATION (continued)

2.2 *Applied accounting documentation system*

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

2.3 *Accounting period*

The Company's financial year begins on 1 January and ends on 31 December.

These interim consolidated financial statements are prepared for the 6-month period ended 30 June 2026.

2.4 *Accounting currency*

The accompanying interim consolidated financial statements, expressed in Vietnam Dong ("VND"), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting.

Accounting currency of the Company is Vietnam Dong ("VND"). For the purpose of preparing these interim consolidated financial statements for the 6-month period ended 30 June 2026, the figures are rounded to and presented in millions of Vietnam Dong ("VND million"). This presentation does not materially impact the interim consolidated financial statements in terms of the interim consolidated financial position, consolidated financial performance and consolidated cash flows of the Company.

2.5 *Basis of consolidation*

The interim consolidated financial statements comprise the financial statements of the parent company and its subsidiaries.

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

The consolidated financial statements incorporate the financial statements of the Company, its subsidiaries and business under the Company's control up to end of the period. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The results of subsidiaries and business controlled by the Company acquired or disposed of during the period are included in the interim consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries and the business activities under the Company's control to bring the accounting policies used in line with those used by the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination (see below) and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries and business controlled by the Company are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

2. BASIS OF PREPARATION (continued)

2.5 Basis of consolidation (continued)

Business combinations

On acquisition, the assets and liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition. Any excess of the cost of acquisition over the fair values of the identifiable net assets acquired is recognised as goodwill. Any deficiency of the cost of acquisition below the fair values of the identifiable net assets acquired is credited to profit and loss in the period of acquisition.

The non-controlling interests are initially measured at the non-controlling shareholders' proportion of the net fair value of the assets, liabilities and contingent liabilities recognised.

Business combinations involving entities under common control.

Business combinations involving entities under common control are accounted for as follows:
- Assets and liabilities of the two combined entities are reflected at their carrying amounts on the date of business combination.
- No goodwill or gain from bargain purchase is recognised from the business combination.
- The consolidated statement of income reflects the results of the combined entities from the date of business combination.

When losing control over a subsidiary or business activities under the Company's control, the Company derecognizes assets and liabilities of the subsidiaries or business activities under the Company's control, as well as any related non-controlling interest and other equity. Gain or loss arising from this transaction is recognized in the consolidated income statement. Any interest retained (if any) in the former subsidiary or controlled business activities when control is transferred, stated at the carrying amount of the retained investment in the consolidated financial statements adjusted for appropriate shares of changes in equity of the investee since the acquisition date, if significant influence in the investee is maintained, or otherwise stated at cost.

2.6 Comparative figures

The company applied changes to its accounting policies as stipulated in Circular No. 99/2025/TT-BTC, which affect the company on a non-retroactive basis, as Circular 99 does not require retroactive application of these changes. The company also re-reported the corresponding data from the previous period for certain indicators to conform to the presentation style of Circular 99 in this period's interim consolidated financial statements, as presented in Note 34.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Changes in accounting policies and disclosures

The accounting policies adopted by the Company in preparation of the consolidated financial statements are consistent with those followed in the preparation of the Group's consolidated financial statements for the year ended 31 December 2025 and for the 3-month period ended 30 June 2025,except for changes in accounting policies arising from the initial application of Circular No. 99/2025/TT-BTC.

3.2 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 *Inventories*

Under-construction and completed real estate for sale

Under-construction and completed real estate for sale is stated at the lower of cost and net realizable value. The cost is calculated using the specific identification method and includes costs of forming land use rights, related construction costs and costs of common areas. Net realizable value is determined as the estimated selling price less the estimated costs to complete and sell the product.

Other inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Cost is calculated using the weighted average method. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

For inventory belonging to the business of hotel, tourism and related services, the Company applies the periodic inventory method to account for inventory. For other inventories, the Company applies the perpetual inventory method.

The evaluation of necessary provision for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the balance sheet date.

3.4 *Receivables*

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue for six months or more, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

3.5 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and trial testing costs.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

3.6 *Leased assets*

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Group is the lessor

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are charged to the income statement using straight-line method over the lease term.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.6 *Leased assets* (continued)

Where the Group is the lessee

Assets held under finance leases are recognised as assets of the Company at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the balance sheet as a finance lease obligation. Lease payments are apportioned between finance charges and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are charged to profit or loss, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the Company's general policy on borrowing costs.

Leases where substantially all the rewards and risks of ownership of assets remain with the leasing company are accounted for as operating leases. Rentals payable under operating leases are charged to the income statement on a straight-line basis over the term of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are also spread on a straight-line basis over the lease term.

3.7 *Intangible fixed assets*

Intangible assets are stated at cost less accumulated amortisation.

The cost of an intangible asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the consolidated income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

Land use rights

Intangible assets which are land use rights are sated at cost less accumulated amortisation. Land use rights are amortised using the straight-line method based on the useful lives of the land plots from 30 to 48 years. Land use rights with indefinite term are not amortised.

Computer software and other intangible fixed assets

Computer software and other intangible assets are initially recorded at purchase price and amortized using the straight-line method over 2 to 12 years.

3.8 *Depreciation and amortisation*

Depreciation of tangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	3 - 50 years
Machineries and equipment	3 - 25 years
Means of transportation	3 - 25 years
Office equipment	3 - 10 years
Plants and animals	2 - 30 years
Others	2 - 30 years

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 *Investment properties*

Investment properties are stated at cost including transaction costs less accumulated depreciation and amortisation.

Investment properties are composed of land use rights, buildings and structures held by the Company to earn rentals. Investment properties held to earn rentals are stated at cost less accumulated appreciation depreciation. The costs of purchased investment properties include their purchase prices and any directly attributable expenditures, such as professional fees for legal services, property transfer taxes and other related transaction costs. The costs of self-constructed investment properties are the finally accounted for construction or directly attributable costs of the properties.

Depreciation and amortisation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	10 - 48 years
Land use rights	10 - 48 years
Others	2 - 10 years

3.10 *Borrowing costs*

Borrowing costs are recognised in the income statement in the period when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets is substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

3.11 *Prepaid expenses*

Prepayments are expenses which have already been paid but relate to results of operations of multiple accounting periods. Prepayments include assets repair costs; costs of tools and equipment issued for consumption; commission and marketing costs; prepaid land rental costs; insurance costs and other prepaid expenses.

Golf club membership commission and similar costs include commission costs paid to brokers. These costs are recorded in the interim income statement on a straight-line basis based on the term of the Golf club membership.

Prepaid land rentals including amounts related to leased land for which the Company has received a land use right certificate but is not eligible to record intangible assets according to current legal regulations and costs incurred related to ensuring the use of prepaid leased land. These costs are amortised to the interim income statement on a straight-line basis over the lease term.

Other types of prepayments comprise tools and equipment for use, prepayment of profit commitment under management program, insurance expenses and other expenses. These expenditures are paid in advance and allocated to the income statement using the straight-line method in accordance with the current prevailing accounting regulations.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.12 *Goodwill*

Goodwill represents the excess of the cost of acquisition over the Company's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of a subsidiary, associate or jointly controlled entity at the date of acquisition. Goodwill is amortised on the straight-line basis over its estimated period of benefit of 10 years.

Goodwill arising on the acquisition of associates and jointly controlled entities is included in the carrying amount of the associates and jointly controlled entities. Goodwill arising on the acquisition of subsidiaries is presented separately as an asset in the consolidated balance sheet.

On disposal of a subsidiary, associate or jointly controlled entity, the attributable amount of unamortised goodwill is included in the determination of the profit or loss on disposal.

3.13 *Investments*

Trading securities

Trading securities are those the Company holds for trading purpose. Trading securities are recognised from the date the Company obtains the ownership of those securities and initially measured at the fair value of payments made at the transaction date plus directly attributable transaction costs.

In subsequent periods, investments in trading securities are measured at cost less provision for impairment of such investments.

Provision for impairment of investments in trading securities is made when there has been evidenced that their market prices are lower than their costs in accordance with prevailing accounting regulations.

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity. Held-to-maturity investments includes term deposits.

Post-acquisition interest income from held-to-maturity investments is recognised in the income statement on accrual basis.

Held-to-maturity investments are measured at cost less provision for impairment.

Provision for impairment of held-to-maturity investments is made in accordance with prevailing accounting regulations.

Loan receivables

Loan receivables are measured at cost less provision for doubtful debts. Provision for doubtful debts relating to loan receivables is made in accordance with prevailing accounting regulations.

Equity investments in other entities

Equity investments in other entities represent the Company's investments in ordinary shares of the entities over which the Company has no control, joint control, or significant influence and capital contribution under investment cooperation contracts.

Equity investments in other entities are carried at cost less provision for impairment.

3.14 *Construction in progress*

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost includes costs that are necessary to form the assets in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 *Payables and accruals*

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company.

3.16 *Accrual for severance pay*

Severance allowance for employees is accrued at the end of each reporting period for all employees who have worked at the Company for 12 months or more. Working time to calculate severance allowance is the total time the employee has actually worked for the employer minus the time the employee has participated in unemployment insurance according to the provisions of law and the working hours have been paid severance pay by the employer. The deduction level for each year of work is equal to half of the average monthly salary according to the Labor Law, Social Insurance Law and relevant guiding documents. The average monthly salary used to calculate severance pay will be adjusted at the end of each reporting period according to the average salary of the most recent six months up to the time of preparing the interim consolidated financial statements. The increase or decrease of this accrual will be recorded in the interim income statement.

3.17 *Straight bond issued*

Bonds are issued as long-term borrowings.

Carrying value of straight bonds is recorded on net basis, equal to bonds' nominal amount less (-) Bond discount plus (+) Bond premium.

The Company accounts for the issued bonds' discount and premium individually and recognises their amortisation for the purpose of determining borrowing costs which are recorded as expenses or capitalised during each period, as follows:

-Bond discount is amortised gradually during bonds' life, accounted for as borrowing costs;
-Bond premium is amortised gradually during bonds' life, reducing borrowing costs;

The straight-line method may be applied for amortising bonds' discounts and premiums. Accordingly, the discount or premium for each period is equally amortized during the bonds' lives.

3.18 *Unearned revenue*

Unearned revenue is the amounts received in advance relating to results of operations of for one or multiple accounting periods for services or products that have been yet provided or delivered. The Company recognizes unearned revenue in proportion to its obligations that the Company will have to perform in the future. When the revenue recognition conditions are satisfied, unearned revenue will be recognized in the income statement for the period corresponding to the portion that meets the revenue recognition conditions.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 *Revenue recognition*

Revenue is recognized when it is probable that the Company will receive economic benefits that can be reliably measured. Revenue is determined at the fair value of the amounts received or receivable after deducting sales discounts, sales rebates and sales returns. The following specific recognition conditions must also be met when recognizing revenue.

Revenue from service rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- (a) The amount of revenue can be measured reliably;
- (b) It is probable that the economic benefits associated with the transaction will flow to the Company;
- (c) The percentage of completion of the transaction at the balance sheet date can be measured reliably; and
- (d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Revenue from goods sold

Revenue from the sale of goods is recognised when all five (5) following conditions are satisfied:

- (a) The Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- (b) The Company retains neither continuing managerial involvement to the degree usually associated with; ownership nor effective control over the goods sold;
- (c) The amount of revenue can be measured reliably;
- (d) It is probable that the economic benefits associated with the transaction will flow to the Company; and
- (e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from the sale of real estate

Revenue from the sale of real estate is recognized when the majority of risks and rewards of ownership have been transferred to the buyer.

Revenue from leasing real estate

Rental income under operating leases is recognised in the interim consolidated statement of income on a straight-line basis over the term of the lease.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 *Revenue recognition* (continued)

Income, loss expenses from investment cooperation contracts in which the Company carries out

Income (excluding interest expenses) from profit-sharing real estate business activities under investment cooperation contracts is recorded as financial income on the consolidated income statement.

Loss expenses (excluding depreciation expenses and interest expenses) and fixed committed income payable for hotel business activities under investment cooperation contracts are recorded as cost of goods sold and services rendered on the interim income statement.

Income and expenses from business cooperation contracts in which the Company exploits business activities

Revenue and expenses from amusement and recreation business activities are recorded as revenue and cost of goods sold and services rendered on the interim income statement.

Deposit interest, loan interest and dividends

Interest income is accrued on a time basis, by reference to the principal outstanding and at the applicable interest rate.

Dividend income from investments is recognised when the Company's right to receive payment has been established.

Sales deductions

Sales deductions incurred in the same period of the related revenue from sales of products, goods and rendering of services are recorded as a deduction from the revenue of that period. In case that sales deductions for sales of products, goods or rendering of services sold in the period incurred after the balance sheet date but before the issuance of the interim consolidated financial statements, the Company recorded as revenue deductions for the period.

3.20 *Foreign currencies*

Transactions arising in foreign currencies are translated at exchange rates ruling at the transaction date. The balances of monetary items denominated in foreign currencies as at the balance sheet date are retranslated at the exchange rates of commercial bank where the Company usually transacts on the same date. Exchange differences arising from the translation of these accounts are recognised in the interim income statement.

3.21 *Taxation*

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the period. Taxable profit differs from profit before tax as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other periods (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the interim consolidated financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using balance sheet liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled, or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 *Taxation* (continued)

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

4. CASH AND CASH EQUIVALENTS

Currency: VND million

	Ending balance	*Opening balance (Restated)*
Cash on hand	11,842	13,742
Bank demand deposits	783,605	952,100
Cash in transit	10,615	6,184
Cash equivalents (i)	450,000	491,000
TOTAL	**1,256,062**	**1,463,026**

(i) Cash equivalents include investments and bank deposits in VND with terms ranging from 1 month to 3 months and earn interest at rates ranging from 4.75% per annum (as at 31 December 2025: 4.75% per annum).

5. SHORT-TERM INVESTMENTS

5.1 Held-for-trading securities

Currency: VND million

	Ending balance			*Opening balance*		
	Cost	*Fair value*	*Provision*	*Cost*	*Fair value*	*Provision*
- Share	560,590	15,343,915	-	1,406,325	29,674,245	-
TOTAL	**560,590**	**15,343,915**	**-**	**1,406,325**	**29,674,245**	**-**

5.2 Held-to-maturity investments

Currency: VND million

	Ending balance			*Opening balance (Restated)*		
	Cost	*Recoverable amount*	*Provision*	*Cost*	*Recoverable amount*	*Provision*
Short-term bank deposits (i)	244,566	244,566	-	569,216	569,216	-
Short-term lendings from related parties	17,414,307	17,414,307	-	12,680,928	12,680,928	-
TOTAL	**17,658,873**	**17,658,873**	**-**	**13,250,144**	**13,250,144**	**-**

(i) Short-term deposits and bonds as at 30 June 2026 have terms ranging from 3 months to 1 year and earn interest at rates ranging from 3.9% per annum to 7% per annum (as at 31 December 2025: from 3.9% per annum to 6.6% per annum).

6. TRADE RECEIVABLES AND ADVANCE TO SUPPLIERS

6.1 Trade receivables

Currency: VND million

	Ending balance	*Opening balance*
Short-term		
Receivables from rendering of hotel, amusement park and related services	726,107	408,663
Receivables from transfer of inventory properties	478,035	477,485
Other receivables	8,673	8,033
TOTAL	**1,212,815**	**894,181**
In which:		
Receivables from related parties	*210,153*	*309,670*

6.2 Advance to suppliers

Currency: VND million

	Ending balance	*Opening balance*
Short-term		
Advance for operating activities	1,931,907	4,049,356
TOTAL	**1,931,907**	**4,049,356**
In which:		
Short-term advance to suppliers from related parties	*1,958*	*2,854,957*
Long-term		
Advance for operating activities	16,480,000	9,646,099
TOTAL	**16,480,000**	**9,646,099**
In which:		
Long-term advance to suppliers from related parties	*16,480,000*	*9,646,099*

7. OTHER RECEIVABLES

7.1 Other short-term receivables

Currency: VND million

	Ending balance	*Opening balance (Restated)*
Receivables from payment on behalf	905,618	243,458
Receivables from interest on deposits under business cooperation contracts	66,060	66,060
Others	73,029	42,668
TOTAL	**1,044,707**	**352,186**
In which:		
Other short-term receivables from related parties	*797,035*	*109,553*

7.2 Other long-term receivables

Currency: VND million

	Ending balance	*Opening balance (Restated)*
Advances for site clearance	75,919	75,919
Advance profit sharing under business cooperation agreements with business partners	1,190,258	356,581
Others	6,828	9,361
TOTAL	**1,273,005**	**441,861**
In which:		
Other long-term receivables from related parties	*748*	*3,471*

8. INVENTORIES

Currency: VND million

	Ending balance	*Opening balance*
Inventory properties under construction	18,183,550	4,089,475
Completed inventory properties	1,195,334	1,229,451
Raw materials	135,593	160,150
Others	31,644	12,372
TOTAL	**19,546,121**	**5,491,448**

9. UNALLOCATED EXPENSES

Currency: VND million

	Ending balance	*Opening balance*
Short-term		
Tools and supplies	58,637	56,212
Repair and maintenance costs	5,451	6,382
Selling expenses related to inventory properties not yet handed over	355,670	-
Other short-term unallocated expenses	160,412	77,919
TOTAL	**580,170**	**140,513**
Long-term		
Prepaid rentals	183,469	189,613
Commission fees for sale of golf membership cards	173,089	173,637
Tools and equipment	234,858	221,813
Repair and maintenance costs	110,272	117,744
Other long-term unallocated expenses	112,951	88,054
TOTAL	**814,639**	**790,861**

10. TANGIBLE FIXED ASSETS

Currency: VND million

	Buildings & construction	*Machinery & equipment*	*Means of transportation*	*Office equipment*	*Others*	*Total*
Cost:						
Beginning balance	32,148,572	12,136,045	891,779	127,137	1,981,471	47,285,004
Additions	12,050	33,620	14,606	660	26,218	87,154
Transfer from construction in progress	758,963	201,684	-	-	6,453	967,100
Other changes	(57,744)	5,729	219	1,033	22,844	(27,919)
Disposals	(1,079,152)	(219,487)	(61,143)	(3,842)	(34,150)	(1,397,774)
Ending balance	31,782,689	12,157,591	845,461	124,988	2,002,836	46,913,565
Accumulated depreciation:						
Beginning balance	7,160,920	5,901,441	553,036	84,821	1,487,474	15,187,692
Depreciation for the period	639,435	595,937	26,753	7,352	164,347	1,433,824
Other changes	(1,596)	(1,026)	3,040	1,133	1,115	2,666
Disposals	(438,751)	(178,069)	(50,561)	(3,823)	(24,817)	(696,021)
Ending balance	7,360,008	6,318,283	532,268	89,483	1,628,119	15,928,161
Net carrying amount:						
Beginning balance	24,987,652	6,234,604	338,743	42,316	493,997	32,097,312
Ending balance	24,422,681	5,839,308	313,193	35,505	374,717	30,985,404

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

11. FINANCE LEASES

Currency: VND million

	Land use rights	*Buildings and structures*	*Total*
Cost:			
Beginning balance	235,188	110,946	346,134
Additions	1,024,316	203,475	1,227,791
Ending balance	1,259,504	314,421	1,573,925
Accumulated depreciation:			
Beginning balance	18,853	63,480	82,333
Amortisation during the period	15,487	19,169	34,656
Ending balance	34,340	82,649	116,989
Net carrying amount:			
Beginning balance	216,335	47,466	263,801
Ending balance	1,225,164	231,772	1,456,936

12. INTANGIBLE FIXED ASSETS

Currency: VND million

	Land use rights	*Computer software*	*Others*	*Total*
Cost:				
Beginning balance	742,091	281,358	174,896	1,198,345
Additions	-	5,415	-	5,415
Transfer from construction in progress		-	365	365
Other decreases	-	(9,048)	(44)	(9,092)
Ending balance	742,091	277,725	175,217	1,195,033
Accumulated amortization:				
Beginning balance	117,866	250,825	37,560	406,251
Amortization for the period	8,545	9,510	9,548	27,603
Other decreases	-	(6,330)	(44)	(6,374)
Ending balance	126,411	254,005	47,064	427,480
Net carrying amount:				
Beginning balance	624,225	30,533	137,336	792,094
Ending balance	615,680	23,720	128,153	767,553

13. INVESTMENT PROPERTIES

Currency: VND million

	Land use rights	*Buildings and structures*	*Total*
Cost:			
Beginning balance	611,604	168,294	779,898
Ending balance	611,604	168,294	779,898
Accumulated depreciation:			
Beginning balance	199,866	37,713	237,579
Amortisation during the period	14,186	1,152	15,338
Ending balance	214,052	38,865	252,917
Net carrying amount:			
Beginning balance	411,738	130,581	542,319
Ending balance	397,552	129,429	526,981

14. CONSTRUCTION IN PROGRESS

Currency: VND million

	For the 6-month period ended 30 June 2026	*For the 6-month period ended 30 June 2025*
Beginning balance	**4,917,752**	**5,029,426**
Acquisition of subsidiaries	-	71,011
Increase during the period	2,396,125	494,363
Transfer to tangible fixed assets	(967,100)	(738,363)
Transfer to intangible fixed assets	(365)	(40,488)
Ending balance	**6,346,412**	**4,815,949**

Details for each item of which balance is higher than 10% of total balance:

Currency: VND million

Projects	*Ending balance*	*Opening balance*
Hon Tre Island Development Project	2,465,818	1,096,440
Vinwonders entertainment area projects	464,979	937,069
Vinpearl Lang Van Project	701,886	927,053
Con Au 18-hole golf course project	711,030	711,030
Vinpearl Phu Quy Residential Project	497,212	1,130,514

15. LONG-TERM INVESTMENTS

15.1 Investments in other entities

Currency: VND million

	Ending balance	*Opening balance*
Investments in others entities		
- *Vingroup Joint Stock Company*	6,022,000	644,492
- *Vincom Retail Operating Company Limited*	1,022,976	892,975
- *Vinhomes Joint Stock Company*	340,000	340,000
TOTAL	7,384,976	1,877,467

15.2 Long-term held-to-maturity investments

Currency: VND million

	Ending balance			*Opening balance (Restated)*		
	Cost	*Recoverable amount*	*Provision*	*Cost*	*Recoverable amount*	*Provision*
Long-term lendings from related parties	4,519,895	4,519,895	-	3,231,648	3,231,648	-
TOTAL	4,519,895	4,519,895	-	3,231,648	3,231,648	-

16. GOODWILL

Currency: VND million

	Landmark Hotel 81 Investment and Development Joint Stock Company	*Vinwonders Nha Trang Joint Stock Company*	*Thanh Hoa Hotel Investment and Development Joint Stock Company*	*Total*
Cost				
Beginning balance	1,259,624	3,381,081	729,352	5,370,057
Ending balance	1,259,624	3,381,081	729,352	5,370,057
Accumulated amortisation				
Beginning balance	230,931	619,866	133,714	984,511
Amortisation for the period	62,981	169,054	36,469	268,503
Ending balance	293,912	788,920	170,183	1,253,014
Net carrying amount				
Beginning balance	1,028,693	2,761,215	595,638	4,385,546
Ending balance	965,713	2,592,161	559,170	4,117,043

17. TRADE PAYABLES

Currency: VND million

	Ending balance	*Opening balance*
Phu Quoc Tourism Development and Investment Joint Stock Company (*)	710,214	550,689
Others	1,301,705	1,927,971
TOTAL	**2,011,919**	**2,478,660**
In which:		
Short-term trade payables to related parties	*221,813*	*266,069*

(*) Represents the obligation to pay Phu Quoc Tourism Development and Investment Joint Stock Company related to the business cooperation component in Phu Quoc Special Zone, An Giang Province invested by Phu Quoc Tourism Company for the period before the transfer of control to Nam An Company.

18. ADVANCE FROM CUSTOMERS

Currency: VND million

	Ending balance	*Opening balance*
Advances from hotel and recreation and other related activities	522,161	482,125
Advances from real estate business	13,986,992	10,774,165
Others	36,595	36,776
TOTAL	**14,545,748**	**11,293,066**
In which:		
Short-term advance from related parties	-	*1,464*

19. STATUTORY OBLIGATIONS

Currency: VND million

	Ending balance	*Opening balance*
Corporate income tax	395,184	-
Value added tax payable	83,421	207,453
Personal income tax	48,342	41,278
Others	110,190	298,505
TOTAL	**637,137**	**547,236**

20. ACCRUED EXPENSES

Currency: VND million

	Ending balance	*Opening balance*
Accrual for bond and loan interest	159,701	197,085
Accrued expenses for tranferred real estate	665,549	578,227
Interest support expenses	296,864	507,381
Accrued salary expenses	-	354,463
Other accrued expenses	461,794	351,131
TOTAL	**1,583,908**	**1,988,287**

21. UNALLOCATED REVENUE

Currency: VND million

	Ending balance	*Opening balance*
Short-term		
Unallocated golf membership revenue	64,449	49,942
Other unallocated revenues	179,312	344,749
TOTAL	**243,761**	**394,691**
Long-term		
Unallocated golf membership revenue	413,128	424,896
Unallocated leasing revenue	69,624	69,723
Other unallocated revenues	2,690	3,912
TOTAL	**485,442**	**498,531**

22. OTHER PAYABLES

22.1 *Other short-term payables*

Currency: VND million

	Ending balance	*Opening balance*
Deposits received for project transfer	3,595,450	1,834,121
Receipts from deposits, loan and other contracts related to real estate projects	1,100,403	1,944,994
Payables to Nam An related to investment cooperation contract	1,835,373	1,529,476
Apartment maintenance fund		
Maintenance fund payable to project management	68,798	70,905
Other payables	129,491	96,722
TOTAL	**6,729,515**	**5,476,218**
In which:		
Other short-term payables to related parties	*303,899*	*1,148,612*

22.2 *Other long-term payables*

Currency: VND million

	Ending balance	*Opening balance*
Deposits received under investment and business cooperation contracts	23,153,000	12,500,000
Payable to Phu Quoc Tourism Development and Investment Joint Stock Company	1,766,169	1,766,169
Deposits received under investment cooperation, business cooperation contract and project transfer agreement	715,027	715,416
Other long-term payables	3,385	3,201
TOTAL	**25,637,581**	**14,984,786**
In which:		
Other long-term payables to related parties	*11,358,097*	*705,097*

23. LOANS AND BORROWINGS

23.1 Short-term loans

Currency: VND million

		Ending balance	*Opening balance (Restated)*
Short-term loans	23.1.1	3,609,678	2,561,625
Current portion of long-term loans from banks	23.2.1	148,000	148,000
Current portion of long-term bonds		-	3,096,799
TOTAL		**3,757,678**	**5,806,424**
In which:			
Short-term loans from related parties		*66,200*	*66,200*
Short-term loans from others		*3,691,478*	*5,740,224*

23.1.1 Short-term loans

Details of short-term loans as at 30 June 2026 are as follows:

Lender	*Original currency*	*Ending balance (VND million)*	*Maturity date*
Saigon - Hanoi Commercial Joint Stock Bank	VND	970,750	September to December 2026
Ho Chi Minh City Development Joint Stock Commercial Bank	VND	773,936	July to December 2026
Vietnam Technological and Commercial Joint Stock Bank	VND	484,479	January 2027
Malayan Banking Berhad - Hanoi Branch	USD, VND	289,029	July to November 2026
Vietnam Prosperity Joint Stock Commercial Bank	VND	151,958	July to September 2026
Vietnam International Commercial Joint Stock Bank	VND	873,326	July to December 2026
Vinsmart Research and Production Joint Stock Company	VND	66,200	December 2026
		3,609,678	

23.2 Long-term loans and borrowings

Currency: VND million

	Note	*Ending balance*	*Opening balance (Restated)*
Long-term loans	23.2.1	12,254,323	5,785,914
Corporate bonds	23.2.2	4,861,671	-
TOTAL		**17,115,994**	**5,785,914**
In which:			
Long-term loans from others		*17,115,994*	*5,785,914*

23. LOANS AND BORROWINGS (continued)

23.2.1 Long-term loans

Details of long-term loans as at 30 June 2026 are as follows:

Lender	*Original currency*	*Ending balance (VND million)*	*Maturity date*
Joint Stock Commercial Bank for Investment and Development of Vietnam	VND	696,000	Maturity August 2031
In which: current portion		*(148,000)*	
Cargill Financial Services International, Inc	USD	5,256,219	Maturity April 2032
Military Commercial Joint Stock Bank	VND	4,907,524	Maturity April 2031
Joint Stock Commercial Bank for Foreign Trade of Vietnam	VND	1,542,580	Maturity June 2031
		12,254,323	

Details of interest rate of long-term loans as at 30 June 2026 are as follows:

Loans	*Original*	*Interest rate*
Secured loans	VND	Floating interest rate from 9.8% to 12% per annum
Secured loans	USD	Floating interest rate of 6.18% per annum

23.2.2 Corporate bonds

Details of corporate bonds as at 30 June 2026 are as follows:

Bond arranger	*Original currency*	*Ending balance VND million*	*Term*	*Interest*
MB Sercurities Joint Stock Company	VND	4,861,671	5 years	Fixed interest rate of 12% per annum

24. OWNERS' EQUITY

Increase and decrease in owners' equity

Currency: VND million

	Contributed charter capital	*Share premium*	*Investment and Development Fund*	*Other funds belonging to Owner's Equity*	*Undistributed earnings*	*Non-controlling interests*	*Total*
For the 6-month period ended 30 June 2025							
Beginning balance	**17,232,122**	**11,389,128**	**2,177**	**(213,406)**	**3,071,173**	**2,771**	**31,483,965**
- Net profit for the year	-	-	-	-	258,704	90	258,794
- Increase in capital	700,882	4,297,756	-	-	-	-	4,998,638
- Acquire new subsidiaries	-	-	-	(986,546)	-	65	(986,481)
Ending balance	**17,933,004**	**15,686,884**	**2,177**	**(1,199,952)**	**3,329,877**	**2,926**	**35,754,916**
For the 6-month period ended 30 June 2026							
Beginning balance	**17,933,004**	**15,686,884**	**2,177**	**(1,199,952)**	**4,172,739**	**2,964**	**36,597,816**
- Net profit for the period	-	-	-	-	2,139,900	63	2,139,963
- Increase in capital	841,500	5,755,826	-	-	-	-	6,597,326
Ending balance	**18,774,504**	**21,442,710**	**2,177**	**(1,199,952)**	**6,312,639**	**3,027**	**45,335,105**

25. REVENUES

25.1 Revenue from sale of goods and rendering of services

Currency: VND million

	Quarter II 2026	*Quarter II 2025*
Gross revenue	**3,326,112**	**2,946,477**
In which:		
Revenue from rendering hotel, amusement, park and related services	*3,334,425*	*2,714,856*
Revenue from sale of inventory properties	*(16,951)*	*218,258*
Revenue from leasing activities and rendering related services	*8,638*	*13,363*
Revenue deduction	**(16,566)**	**(4,627)**
Net revenue	**3,309,546**	**2,941,850**
In which:		
Revenue from rendering hotel, amusement, park and related services	*3,317,859*	*2,710,229*
Revenue from sale of inventory properties	*(16,951)*	*218,258*
Revenue from leasing activities and rendering related services	*8,638*	*13,363*

25. REVENUES (continued)

25.2 Finance income

Currency: VND million

	Quarter II 2026	*Quarter II 2025*
Interest income	558,969	477,451
Foreign exchange gain	10,823	(2,302)
Others	366,153	237
TOTAL	**935,945**	**475,386**

26. COST OF GOODS SOLD AND SERVICES RENDERED

Currency: VND million

	Quarter II 2026	*Quarter II 2025 (Restated)*
Cost of rendering hotel, amusement park and related services	2,090,309	2,051,003
Cost of inventory properties sold	53,835	109,306
Cost relating to the leasing activities and rendering related services	7,426	12,911
TOTAL	**2,151,570**	**2,173,220**

27. FINANCE EXPENSES

Currency: VND million

	Quarter II 2026	*Quarter II 2025*
Interest expense	101,536	286,584
Foreign exchange losses	20,393	184,291
Other financial expenses	588,629	41,639
TOTAL	**710,558**	**512,514**

28. SELLING EXPENSES

Currency: VND million

	Quarter II 2026	*Quarter II 2025 (Restated)*
Labor cost	52,409	47,611
Out-sourced services	78,389	7,089
Other expenses	946	(11,575)
TOTAL	**131,744**	**43,125**

29. GENERAL AND ADMINISTRATION EXPENSES

Currency: VND million

	Quarter II 2026	*Quarter II 2025*
Labor cost	162,498	142,140
Amortisation of goodwill	134,252	134,252
Depreciation and amortisation	30,278	39,946
Tools and equipments	(4,622)	9,235
Out-sourced services	171,185	146,484
Other expenses	24,843	10,678
TOTAL	**518,434**	**482,735**

30. OTHER INCOME AND OTHER EXPENSES

Currency: VND million

	Quarter II 2026	*Quarter II 2025*
Other income	**2,184**	**31,345**
Income from disposal of fixed assets	1,478	23,466
Income from contract penalty	1,162	560
Other income	(456)	7,319
Other expenses	**35,784**	**23,697**
Loss from disposal of fixed assets	10,963	6,598
Contract penalties and other fines	24,256	(405)
Other expenses	565	17,504
NET	**(33,600)**	**7,648**

31. CORPORATE INCOME TAX

Currency: VND million

	Quarter II 2026	*Quarter II 2025*
Current corporate income tax expense	127,983	79,388
Deferred tax income	(60,251)	(34,506)
TOTAL	**67,732**	**44,882**

32. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties during the period were as follows:

Related parties	*Relationship*	*Transactions*	*Amount VND million*
Vingroup Joint Stock Company	Parent Company	Purchases	10,555
		Rendering of services	25,606
		Expenses under business cooperation	5,850
		Management fee	36,603
		Disposals of fixed assets	13,979
		Purchases of fixed assets	1,350,570
		BCC capital contribution	5,532,000
Vinbus Ecology Transport Services Limited Liability	Company within the same Group	Rendering of services	1,251
		Purchases	18,549
		Recovery from lending	4,311,275
		Lending interest	47,869
Vinhomes Joint Stock Company	Company within the same Group	Rendering of services	35,194
		Purchases	9,295
VinAcademy Education and Training Company Limited	Company within the same Group	Lending	4,417,000
		Recovery from lending	2,286,000
		Lending interest	177,919
Vinfast Trading and Production Joint Stock Company	Company within the same Group (as of 30 June 2026)	Rendering of services	51,507
Vincom Security Services Company Limited	Company within the same Group	Rendering of services	3,146
		Purchases	20,047
		Recovery from lending	500,000
		Lending interest	108,988
Vincom Retail Operating Company Limited	Other related party	Purchases	15,994
		Expenses under business cooperation activities	61,153
		Profits received under business cooperation activities	2,897
		Rendering of services	5,457
		Expenses borne from business cooperation contracts	16,200
		BCC capital contribution	130,000
Vietnam Investment Group Joint Stock Company	Under common control	Rendering of services	25,688

32. TRANSACTIONS WITH RELATED PARTIES (Continued)

Related parties	*Relationship*	*Transactions*	*Amount VND million*
Green City Development Joint Stock Company	Company within the same Group	Rendering of services	3,533
		Disposals of fixed assets	1,318
VinSmart Research and Manufacture Joint Stock Company	Company within the same Group	Lending interest	51,519
		Interest expenses	2,611
World Academy Company Limited	Company within the same Group	Lending interest	33,784
		Rendering of services	1,142
		Lending	1,000,000
VinMotion General Purpose Humanoid Robots Application Development and Research Joint Stock Company	Company within the same Group	Lending interest	106,415
VinRobotics Robot Application and Research Development Joint Stock Company	Company within the same Group	Lending	1,347,000
		Lending interest	42,279
Other related parties	Company within the same Group, other related party	Purchases	45,950
		Rendering of services	67,953
		Profits received under business cooperation activities	4,504
		Disposals of fixed assets	2,880

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Balances of receivables and payables with related parties as at 30 June 2026 are as follows:

Related parties	*Relationship*	*Transactions*	*Amount VND million*
Short-term trade receivables			
Vinhomes Joint Stock Company	Company within the same Group	Receivables from providing of goods and services	52,804
Vincom Retail Operating Company Limited	Other related party	Receivables from providing of goods and services	28,271
Vingroup Joint Stock Company	Parent Company	Receivables from providing of goods and services	29,214
Vincom Retail Joint Stock Company	Other related party	Receivables from providing of goods and services	44,381
Vietnam Investment Group Joint Stock Company	Under common control	Receivables from providing of goods and services	12,651
Other related parties	Company within the same Group	Receivables from providing of goods and services	42,833
			210,153
Short-term advances to suppliers			
Other related parties	Company within the same Group	Prepayment for goods and services	1,958
			1,958
Long-term advances to suppliers			
Vinhomes Joint Stock Company	Company within the same Group	Prepayment for goods and services	16,480,000
			16,480,000
Other short-term receivables			
Vinhomes Joint Stock Company	Company within the same Group	Receivables from payment on behalf	716,254
Vincom Retails Operating Company Limited	Other related party	Deposit interest of BCC Bac Ninh Office	66,060
Other related parties	Company within the same Group	Other receivables, short-term deposit	14,721
			797,035
Other long-term receivables			
Vinfast Trading and Services Company Limited	Company within the same Group	Long-term deposit	518
Other related parties	Company within the same Group	Long-term deposit	230
			748

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Related parties	*Relationship*	*Transactions*	*Amount VND million*
Short-term held-to-maturity investments			
VinAcademy Education and Training Company Limited	Company within the same Group	Short-term loans	6,779,924
Vincom Security Services Company Limited	Company within the same Group	Short-term loans	4,026,276
Vinsmart Research and Production Joint Stock Company	Company within the same Group	Short-term loans	1,922,866
Vinbus Ecology Transport Services Limited Liability	Company within the same Group	Short-term loans	1,665,688
VinRobotics Robot Application and Research Development Joint Stock Company	Company within the same Group	Short-term loans	1,555,074
World Academy Company Limited	Company within the same Group	Short-term loans	1,464,479
			17,414,307
Long-term held-to-maturity investments			
VinDynamics Humanoid Robot Research, Development and Application Joint Stock Company	Company within the same Group	Long-term loans	3,064,199
VinMotion General Purpose Humanoid Robots Application Development and Research Joint Stock Company	Company within the same Group	Long-term loans	1,102,893
VinRobotics Robot Application and Research Development Joint Stock Company	Company within the same Group	Long-term loans	352,803
			4,519,895

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Related parties	*Relationship*	*Transactions*	*Amount VND million*
Short-term trade payables			
Vinhomes Joint Stock Company	Company within the same Group	Payables to suppliers for services and goods provided	122,396
Vingroup Joint Stock Company	Parent Company	Payables to suppliers for services and goods provided	50,346
Vincom Retail Operating Company Limited	Other related party	Payables to suppliers for services and goods provided	25,189
Other related parties	Company within the same Group, other related party	Payables to suppliers for services and goods provided	23,881
			221,813
Other short-term payables			
Thai Son Construction Investment Joint Stock Company	Company within the same Group	Deposit payable	303,821
Other related parties	Company within the same Group	Deposit payable, Other short-term payables	78
			303,899
Other long-term payables			
Vinhomes Joint Stock Company	Other related party	Deposit payable	10,653,000
Vincom Retail Joint Stock Company	Other related party	Deposit payable	286,144
Vincom Retail Operating Company Limited	Other related party	Deposit payable	224,853
Vietnam Investment Group Joint Stock Company	Under common control	Deposit payable	194,100
			11,358,097
Short-term accrued expenses			
Vinsmart Research and Production Joint Stock Company	Company within the same Group	Short-term accrued interest expenses	18,664
Other related parties	Company within the same Group	Short-term accrued expenses	5,195
			23,859
Short-term loans			
Vinsmart Research and Production Joint Stock Company	Company within the same Group	Short-term loans	66,200
			66,200

33. SEGMENT INFORMATION

For the management purpose, the operating businesses are organised and managed separately according to the nature of the products and services provided, and consist of business segments as followings:

- Sales of inventory properties: including developing and trading properties at real estate projects of the Company as well as other investment activities in real estate sector;
- Hospitality, entertainment and related services: including rendering hotel and related services at the hotels and resorts owned by the Company;

The Company monitors each segment's performance for the purpose of making decisions on resource allocation and performance assessment. The performance of each segment is assessed based on profit and loss and is determined in a consistent manner with the Company's profit and loss on the consolidated financial statements. However, the Company's financing activities including finance expenses and finance income are monitored on a centralised basis and not allocated to segment. Other incomes and others expenses are not included in segment profit.

Transaction price between segments are determined on the basis of the same contractual agreement as transactions with third parties. Revenue, costs and profit/loss of the segment include transactions between segments. These transactions are eliminated in the consolidated financial statements.

33 SEGMENT INFORMATION (continued)

The following table present revenue and profit and certain assets and liability information regarding the Company's business segment as at 30 June 2026 and for the 6 months period ended as at 30 June 2026 are as follows:

Currency: VND million

	Sales of inventory properties	*Hospitality, entertainment and other services*	*Adjustment and elimination*	*Total*
Net revenue				
Net revenue from goods sold and service rendered	(57,868)	6,852,517	-	6,794,649
Cost of goods sold and services rendered	(53,835)	(4,415,988)	-	(4,469,823)
Gross profit from goods sold and services rendered	**(111,703)**	**2,436,529**	-	**2,324,826**
Unallocated net income				193,849
Net profit before tax				**2,518,675**
Corporate income tax expenses				(378,712)
Net profit after tax				**2,139,963**
Assets and liabilities				
Segment assets	37,218,001	45,905,020		83,123,021
Unallocated assets				36,077,059
Total assets				**119,200,080**
Segment liabilities	19,674,093	30,860,318		50,534,411
Unallocated liabilities				23,330,564
Total liabilities				**73,864,975**

33. SEGMENT INFORMATION (continued)

1. Inter-segment sales are eliminated in consolidation.

2. Segment profit does not include finance income, finance expenses, other income, other expenses.

34. RECLASSIFICATION OF COMPARATIVE FIGURES IN ACCORDANCE WITH CIRCULAR NO. 99/2025/TT-BTC

Certain comparative figures in the separate statement of financial position as of 31 December 2025, and the separate statement of income for the 6-month period ended 30 June 2025, have been reclassified to conform to the current period's presentation in accordance with the guidelines of Circular No. 99/2025/TT-BTC. Details are as follows:

Currency: VND million

	31 December 2025 (as previously reported)	Restatement	31 December 2025 (restated)
INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION			
Cash	1,211,567	(239,541)	972,026
Short-term held-to-maturity investments	569,216	12,680,928	13,250,144
Short-term loans	10,699,826	(10,699,826)	-
Other short-term receivables	2,333,288	(1,981,102)	352,186
Other current assets	-	239,541	239,541
Long-term loans	3,047,000	(3,047,000)	-
Other long-term receivables	626,509	(184,648)	441,861
Long-term held-to-maturity investments	-	3,231,648	3,231,648
TOTAL ASSETS	**18,487,406**	-	**18,487,406**
Short-term loan and debts	2,709,625	3,096,799	5,806,424
Long-term loans and debts	8,882,713	(3,096,799)	5,785,914
TOTAL LIABILITIES	**11,592,338**	-	**11,592,338**

	For the 6-month period ended 30 June 2026 (as previously reported)	Restatement	For the 6-month period ended 30 June 2025 (Restated)
INTERIM CONSOLIDATED INCOME STATEMENT			
Cost of goods sold and services rendered	4,327,203	(33,103)	4,294,100
Selling expenses	265,725	33,103	298,828

Approved, 29 July 2026

PREPARER	CHIEF ACCOUNTANT	DEPUTY CHIEF EXECUTIVE OFFICER
Nguyen Thac Manh	Do My Huong	Vo Thi Phuong Thao

CÔNG TY CỔ PHẦN VINPEARL
MSDN: 4200456848

APPENDIX 1 – THE GROUP STRUCTURE AS AT 30 JUNE 2026

No	*Company name*	*Voting right (%)*	*Effective interesst (%)*	*Address*	*Principal activities*
1	Phuc An Tourism Development and Investment Company Limited	99.00%	99.00%	No. 7, Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Travel and hotel services
2	Vinwonders Nha Trang Joint Stock Company	99.99%	99.99%	Hon Tre Island, Nha Trang Ward, Khanh Hoa Province, Vietnam	Operation of amusement parks and theme parks
3	Landmark 81 Hotel Investment and Development Joint Stock Company	99.99%	99.99%	Floor 1 to Floor 3, Floor 47 to Floor 63 and Floor 65 to Floor 77, Landmark 81 Building, Tan Cang Saigon Complex (Vinhomes Central Park), No. 720A Dien Bien Phu, Thanh My Tay Ward, Ho Chi Minh City, Vietnam	Short-stay services
4	Thanh Hoa Hotel Investment and Development Joint Stock Company	99.99%	99.99%	No. 27 Tran Phu, Hac Thanh Ward, Thanh Hoa Province, Vietnam	Hotels, villas or apartments providing short-term accommodation services; ecotourism destinations
5	Vinpearl Cua Hoi Joint Stock Company	99.99%	99.99%	Binh Minh Street, Cua Lo Ward, Nghe An Province, Vietnam	Hotels, villas or apartments providing short-term accommodation services; ecotourism destinations

APPENDIX 2 – EXPLANATION FOR THE VARIANCES OF PL BETWEEN TWO PERIOD
(follow Cicular No. 96/2020/TT-BTC date 16/11/2020)

Currency: VND million

PL	ITEMS	Quarter II 2026	Quarter II 2025 (Restated)	Difference	%	For the 6-month period ended 30 June 2026
01	**Gross revenue**	**3,326,112**	**2,946,477**	**379,635**	13%	**6,827,232**
02	Deductions	16,566	4,627	11,939		32,583
10	**Net revenue**	**3,309,546**	**2,941,850**	**367,696**	12%	**6,794,649**
11	Costs of goods sold and services rendered	2,151,570	2,173,220	(21,650)	-1%	4,469,823
20	**Gross profit**	**1,157,976**	**768,630**	**389,346**	51%	**2,324,826**
21	Financial Income	935,945	475,386	460,559	97%	2,910,743
22	Financial expenses	710,558	512,514	198,044	39%	3,018,853
23	*- In which: Interest expenses and bond issuance cost*	*101,536*	*286,584*	*(185,048)*	*-65%*	*483,836*
25	Selling expenses	131,744	43,125	88,619	205%	278,163
26	General and administrative expenses	518,434	482,735	35,699	7%	1,114,209
30	**Operating profit**	**733,185**	**205,642**	**527,543**	257%	**824,344**
31	Other income	2,184	31,345	(29,161)	-93%	1,752,815
32	Other expenses	35,784	23,697	12,087	51%	58,484
40	**Other profit/(loss)**	**(33,600)**	**7,648**	**(41,248)**	-539%	**1,694,331**
50	**Net profit before tax**	**699,585**	**213,290**	**486,295**	228%	**2,518,675**
51	Current corporate income tax expense	127,983	79,388	48,595	61%	464,463
52	Deferred income tax income	(60,251)	(34,506)	(25,745)	75%	(85,751)
60	**Net profit after tax**	**631,853**	**168,408**	**463,445**	275%	**2,139,963**
61	Equity holders of the parent	631,817	168,370	463,447	275%	2,139,900
62	Net profit after tax of minority interests	36	38	(2)	-5%	63
70	Basis earnings per share	-	-			1,192

APPENDIX 2 – EXPLANATION FOR THE VARIANCES OF PL BETWEEN TWO PERIOD

(follow Cicular No. 96/2020/TT-BTC date 16/11/2020)

Explanation for variances of over 10% of PL between two period:

Net revenue from goods sold and services rendered in the second quarter of 2026 increased by VND 367 billion, of which: Revenue from hotel, tourism and recreation services increased by VND 607 billion.

Finance income increased by VND 460 billion in comparison with the same period last year mainly due to the increase in other financial income of VND 365 billion and interest income of VND 82 billion.

Finance expenses increased by VND 198 billion in comparison with the same period last year mainly due to the increase in other financial expenses of VND 547 billion.

Selling expense increased by VND 88 billion compared to same period last year mainly due to the increase in out-sourced services expenses.

Other income decreased by VND 29 billion compared to same period last year due to the decrease in income from disposals of fixed assets.

Other expenses increased by VND 12 billion due to the increase in expenses from disposals fixed assets.

Net profit after tax increased by VND 463 billion compared to the same period last year due to the above reasons.

Approved, 29 July 2026
DEPUTY CHIEF EXECUTIVE OFFICER

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