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VINPEARL JOINT STOCK COMPANY

(Incorporated in the Socialist Republic of Vietnam)

REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the 6-month period ended 30 June 2026

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VINPEARL JOINT STOCK COMPANY
Hon Tre Island, Nha Trang Ward, Khanh Hoa Province, Vietnam

STATEMENT OF THE BOARD OF EXECUTIVE OFFICERS

The Board of Executive Officers of Vinpearl Joint Stock Company (the "Company") presents this report together with the Company's interim consolidated financial statements for the 6-month period ended 30 June 2026.

BOARD OF DIRECTORS, BOARD OF EXECUTIVE OFFICERS AND BOARD OF SUPERVISORS

The members of the Board of Directors, Board of Executive Officers and Board of Supervisors of the Company during the period and to the date of approval of this report are as follows:

Board of Directors

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

Board of Executive Officers

Ms. 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

Board of Supervisors

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

THE BOARD OF EXECUTIVE OFFICERS' STATEMENT OF RESPONSIBILITY

The Board of Executive Officers of the Company is responsible for preparing the interim consolidated financial statements, which give a true and fair view of the consolidated financial position of the Company as at 30 June 2026, and its consolidated financial performance and its consolidated cash flows for the 6-month period then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting. In preparing these interim consolidated financial statements, the Board of Executive Officers is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether the applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim consolidated financial statements;
- prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- design and implement an effective internal control system for the purpose of properly preparing and presenting the interim consolidated financial statements so as to minimize errors and frauds.

STATEMENT OF THE BOARD OF EXECUTIVE OFFICERS (Continued)

The Board of Executive Officers is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the consolidated financial position of the Company and that the interim consolidated financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting. The Board of Executive Officers 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 Executive Officers confirms that the Company has complied with the above requirements in preparing these interim consolidated financial statements.

For and on behalf of the Board of Executive Officers,

CÔNG TY CỔ PHẦN VINPEARL
MSDN: 4200456848

Vo Thi Phuong Thao
Deputy Chief Executive Officer
Legal Representative

27 August 2026

Deloitte.

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REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS

<u>To</u>: **The shareholders,**
The Board of Director, Board of Executive Officers and Board of Supervisors,
Vinpearl Joint Stock Company

We have reviewed the accompanying interim consolidated financial statements of Vinpearl Joint Stock Company (the "Company"), approved on 27 August 2026, as set out from page 05 to page 55, which comprise the interim consolidated statement of financial position as at 30 June 2026, and the interim consolidated statement of income, and interim consolidated statement of cash flows for the 6-month period then ended and a summary of significant accounting policies and other explanatory information.

The Board of Executive Officers' Responsibility for the Interim Consolidated Financial Statements

The Board of Executive Officers is responsible for the preparation and fair presentation of these interim consolidated financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting and for such internal control as the Board of Executive Officers determines is necessary to enable the preparation of interim consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on the accompanying interim consolidated financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements (VSRE) 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

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REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not present fairly, in all material respects, the consolidated financial position of the Company as at 30 June 2026, and its consolidated financial performance and its consolidated cash flows for the 6-month period then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting.

M.S.D.N: 0100112500-C.T.T.N.H.H
CÔNG TY TNHH KIỂM TOÁN DELOITTE VIỆT NAM
THÀNH PHỐ HÀ NỘI

Phan Ngoc Anh
Audit Partner
Audit Practising Registration Certificate
No. 1101-2023-001-1

DELOITTE VIETNAM AUDIT COMPANY LIMITED

27 August 2026
Hanoi, S.R Vietnam

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND million

	ASSETS	Codes	Notes	Closing balance	Opening balance (Reclassification)
A.	**CURRENT ASSETS**	**100**		**44,374,845**	**27,738,615**
I.	**Cash and cash equivalents**	**110**	**5**	**1,256,062**	**1,463,026**
1.	Cash	111		806,062	972,026
2.	Cash equivalents	112		450,000	491,000
II.	**Short-term financial investments**	**120**	**6**	**18,219,463**	**14,656,469**
1.	Trading securities	121		560,590	1,406,325
2.	Short-term held-to-maturity investments	123		17,658,873	13,250,144
III.	**Short-term receivables**	**130**		**4,148,506**	**5,256,386**
1.	Short-term trade receivables	131	7	1,212,815	894,181
2.	Short-term advances to suppliers	132	8	1,931,907	4,049,356
3.	Other short-term receivables	135	9	1,044,705	352,186
4.	Provision for short-term doubtful debts	136		(40,921)	(39,337)
IV.	**Inventories**	**140**	**10**	**19,550,103**	**5,491,448**
1.	Inventories	141		19,550,103	5,491,448
V.	**Other short-term assets**	**160**		**1,200,711**	**871,286**
1.	Short-term deferred expenses	161	11	580,170	140,513
2.	Value added tax deductibles	162		472,991	414,923
3.	Taxes and other receivables from the State budget	163	12	59,905	76,309
4.	Other short-term assets	165	13	87,645	239,541

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

Unit: VND million

	ASSETS	Codes	Notes	Closing balance	Opening balance (Reclassification)
B.	**NON-CURRENT ASSETS**	**200**		**74,803,194**	**59,107,306**
I.	**Long-term receivables**	**210**		**17,753,005**	**10,087,960**
1.	Long-term advances to suppliers	212	8	16,480,000	9,646,099
2.	Other long-term receivables	215	9	1,273,005	441,861
II.	**Fixed assets**	**220**		**33,209,892**	**33,153,207**
1.	Tangible fixed assets	221	14	30,985,403	32,097,312
	- Cost	*222*		*46,973,178*	*47,285,004*
	- Accumulated depreciation	*223*		*(15,987,775)*	*(15,187,692)*
2.	Finance lease assets	224	15	1,456,936	263,801
	- Cost	*225*		*1,573,925*	*346,134*
	- Accumulated depreciation	*226*		*(116,989)*	*(82,333)*
3.	Intangible assets	227	16	767,553	792,094
	- Cost	*228*		*1,195,033*	*1,198,345*
	- Accumulated amortization	*229*		*(427,480)*	*(406,251)*
III.	**Investment property**	**240**	**17**	**526,981**	**542,319**
	- Cost	*241*		*779,898*	*779,898*
	- Accumulated depreciation	*242*		*(252,917)*	*(237,579)*
IV.	**Long-term assets in progress**	**250**	**18**	**6,320,389**	**4,917,752**
1.	Construction in progress	252		6,320,389	4,917,752
V.	**Long-term financial investments**	**260**	**6**	**11,904,871**	**5,109,115**
1.	Equity investments in other entities	263		7,384,976	1,877,467
2.	Long-term held-to-maturity investments	265		4,519,895	3,231,648
VI.	**Other long-term assets**	**270**		**5,088,056**	**5,296,953**
1.	Long-term deferred expenses	271	11	814,639	790,861
2.	Deferred tax assets	272	19	156,374	120,546
3.	Goodwill	279	20	4,117,043	4,385,546
	TOTAL ASSETS (280=100+200)	**280**		**119,178,039**	**86,845,921**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

Unit: VND million

	RESOURCES	Codes	Notes	Closing balance	Opening balance (Reclassification)
C.	**LIABILITIES**	**300**		**73,817,387**	**50,248,105**
I.	**Current liabilities**	**310**		**29,674,890**	**28,024,495**
1.	Short-term trade payables	311	21	2,011,919	2,478,660
2.	Short-term advances from customers	312	22	14,545,748	11,293,066
3.	Short-term taxes and amounts payable to the State budget	314	12	597,041	547,236
4.	Payables to employees	315		196,222	6,529
5.	Short-term accrued expenses	316	23	1,576,416	1,988,287
6.	Short-term unearned revenue	319	24	243,761	394,691
7.	Other current payables	320	25	6,729,515	5,476,218
8.	Short-term loans and obligations under finance leases	321	26	3,757,678	5,806,424
9.	Short-term provisions	322		15,333	32,127
10.	Bonus and welfare funds	323		1,257	1,257
II.	**Long-term liabilities**	**330**		**44,142,497**	**22,223,610**
1.	Long-term unearned revenue	337	24	485,442	498,531
2.	Other long-term payables	338	25	25,637,581	14,984,786
3.	Long-term loans and obligations under finance leases	339	26	17,115,994	5,785,914
4.	Deferred tax liabilities	342	19	893,073	942,996
5.	Long-term provisions	343		10,407	11,383

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

Unit: VND million

	RESOURCES	Codes	Notes	Closing balance	Opening balance
D.	**EQUITY**	**400**	**27**	**45,360,652**	**36,597,816**
1.	Owner's contributed capital	411		18,774,504	17,933,004
	- Ordinary shares carrying voting rights	*411a*		*17,933,004*	*17,933,004*
	- Preference shares	*411b*		*841,500*	-
2.	Share premium	412		21,428,161	15,686,884
3.	Investment and development fund	418		2,177	2,177
4.	Other reserves	419		(1,199,952)	(1,199,952)
5.	Retained earnings	420		6,352,735	4,172,739
	- Retained earnings accumulated to the prior year end	*420a*		*4,172,739*	*3,071,173*
	- Retained earnings of the current period/ prior year	*420b*		*2,179,996*	*1,101,566*
6.	Non-controlling interests	429		3,027	2,964
	TOTAL RESOURCES (440=300+400)	**440**		**119,178,039**	**86,845,921**

CÔNG TY CỔ PHẦN VINPEARL
MSDN: 4200456848

Nguyen Thac Manh
Preparer

Do My Huong
Chief Accountant

Vo Thi Phuong Thao
Deputy Chief Executive Officer
Legal Representative

Approved on 27 August 2026

INTERIM CONSOLIDATED INCOME STATEMENT

For 6-month period ended 30 June 2026

Unit: VND million

	ITEMS	Codes	Notes	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025 (Reclassification)
1.	**Gross revenue from goods sold and services rendered**	**01**	**30**	**6,827,232**	**5,919,629**
2.	Deductions	02	30	32,583	7,133
3.	**Net revenue from goods sold and services rendered (10=01-02)**	**10**		**6,794,649**	**5,912,496**
4.	Cost of sales	11	31	4,469,823	4,294,100
5.	**Gross profit from goods sold and services rendered (20=10-11)**	**20**		**2,324,826**	**1,618,396**
6.	Financial income	22	33	2,910,743	989,941
7.	Financial expenses	23	34	3,018,853	941,718
	- In which: Borrowing costs	*24*		*483,836*	*578,849*
8.	Selling expenses	25	35	278,163	298,828
9.	General and administration expenses	26	35	1,114,209	933,803
10.	**Operating profit (30=20+(22-23)-(25+26))**	**30**		**824,344**	**433,988**
11.	Other income	31	36	1,729,329	88,651
12.	Other expenses	32	37	34,998	141,937
13.	**Profit/ (loss) from other activities (40=31-32)**	**40**		**1,694,331**	**(53,286)**
14.	**Accounting profit before tax (50=30+40)**	**50**		**2,518,675**	**380,702**
15.	Current corporate income tax expense	51	38	424,367	183,013
16.	Deferred corporate tax income	52	38	(85,751)	(61,105)
17.	**Net profit after corporate income tax (60=50-51-52)**	**60**		**2,180,059**	**258,794**
18.	Net profit after tax attributable to the parent entity	61		2,179,996	258,704
19.	Net profit after tax attributable to non-controlling interests	62		63	90
20.	Basic earnings per share	70	39	1,216	145

CÔNG TY CỔ PHẦN VINPEARL
MSDN: 4200456848

Nguyen Thac Manh
Preparer

Do My Huong
Chief Accountant

Vo Thi Phuong Thao
Deputy Chief Executive Officer
Legal Representative

Approved on 27 August 2026

INTERIM CONSOLIDATED CASH FLOW STATEMENT

For 6-month period ended 30 June 2026

Unit: VND million

	ITEMS	Codes	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025 (Restated)
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**			
1.	***Profit before tax***	***01***	***2,518,675***	***380,702***
2.	***Adjustments for:***			
	Depreciation and amortization of fixed assets, investment properties and goodwill	02	1,841,448	1,882,508
	Provisions	03	(16,186)	26,372
	Foreign exchange (gain)/loss arising from translating foreign currency-denominated monetary items	04	(25,859)	259,300
	Gain from investing, financing activities	05	(2,684,884)	(1,025,675)
	Borrowing costs	06	483,836	578,849
3.	***Operating profit before movements in working capital***	***08***	***2,117,030***	***2,102,056***
	Increase, decrease in receivables	09	(6,679,518)	100,068
	Increase, decrease in inventories	10	(14,058,655)	177,041
	Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	14,673,936	(4,128,542)
	Increase, decrease in deferred expenses	12	(463,435)	(96,335)
	Borrowing costs paid	14	(395,252)	(547,155)
	Corporate income tax paid	15	(52,875)	(755,292)
	Net cash (used in) operating activities	***20***	***(4,858,769)***	***(3,148,159)***
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**			
1.	Acquisition and construction of fixed assets and other long-term assets	21	(2,589,203)	(1,102,356)
2.	Proceeds from sale, disposal of fixed assets and other long-term assets	22	2,338,785	296,218
3.	Cash outflow for lending, buying debt instruments of other entities	23	(12,752,505)	(9,176,410)
4.	Cash recovered from lending, selling debt instruments of other entities	24	7,167,537	9,688,862
5.	Equity investments in other entities	25	(5,662,000)	(2,042,117)
6.	Interest earned, dividends and profits received	27	888,799	525,453
	Net cash (used in) investing activities	***30***	***(10,608,587)***	***(1,810,350)***

INTERIM CONSOLIDATED CASH FLOW STATEMENT (Continued)

For 6-month period ended 30 June 2026

Unit: VND million

	ITEMS	Codes	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025 (Restated)
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**			
1.	Proceeds from share issue and owners' contributed capital (including contributed capital from non-controlling shareholders)	31	6,582,777	4,998,638
2.	Proceeds from borrowings	33	20,272,517	2,650,190
3.	Repayment of borrowings	34	(10,521,761)	(3,011,179)
4.	Repayment of obligations under finance leases	35	(1,073,299)	-
	Net cash generated by financing activities	***40***	***15,260,234***	***4,637,649***
	Net decreases in cash and cash equivalents (50=20+30+40)	**50**	**(207,122)**	**(320,860)**
	Cash and cash equivalents at the beginning of the period	**60**	**1,463,026**	**1,889,379**
	Effects of changes in foreign exchange rates	61	158	(1,325)
	Cash and cash equivalents at the end of the period (70=50+60+61)	**70**	**1,256,062**	**1,567,194**

Nguyen Thac Manh
Preparer

Do My Huong
Chief Accountant

CÔNG TY CỔ PHẦN VINPEARL
MSDN: 4200456848

Vo Thi Phuong Thao
Deputy Chief Executive Officer
Legal Representative

Approved on 27 August 2026

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying interim consolidated financial statements

1. GENERAL INFORMATION

Structure of ownership

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

The Company's shares have been officially listed and traded on the Ho Chi Minh City Stock Exchange (HOSE) under the ticker symbol VPL since 13 May 2025.

The parent company of the Company is Vingroup Joint Stock Company.

The Company's registered headquarters is on Hon Tre Island, Nha Trang Ward, Khanh Hoa Province, Vietnam.

The total number of employees of the Company and its subsidiaries as at 30 June 2026 is 10,632 (as at 31 December 2025: 9,876).

Operating industry and principal activities

Business lines according to the Company's business registration include:

- Short-term accommodation services: Operating hotels, villas or apartments provided for short-term accommodation services, and operating ecotourism destination;
- Agents, brokers and auction services: Airline ticket sales agents;
- Restaurant business and catering services;
- Providing passenger transport services by road and inland waterway;
- Amusement and recreation activities;
- Wholesale and retail trade of food and other types of goods;
- Real estate development and business;
- Office rental services;
- Real estate management services and related services; and other business activities.

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.

Normal production and business cycle

For real estate transfer business 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 for a period of no more than 12 months.

The Company's structure

As at 30 June 2026, the Company has 20 branches (as at 31 December 2025: 20 branches) as follows:

No	Branch	Location
1	Can Tho Branch - Vinpearl Joint Stock Company ("Can Tho Branch")	No. 209, Street 30/4, Ninh Kieu Ward, Can Tho City, Vietnam
2	Nha Trang Branch - Vinpearl Joint Stock Company ("Nha Trang Branch")	Hon Tre Island, Nha Trang Ward, Khanh Hoa Province, Vietnam
3	Quang Ninh Branch - Vinpearl Joint Stock Company ("Quang Ninh Branch")	Reu Island, Bai Chay Ward, Quang Ninh Province, Vietnam
4	Da Nang Branch - Vinpearl Joint Stock Company ("Da Nang Branch")	No. 07 Truong Sa, Ngu Hanh Son Ward, Da Nang City, Vietnam
5	Quang Nam Branch - Vinpearl Joint Stock Company ("Quang Nam Branch")	Vo Chi Cong Street, Thang An Commune, Da Nang City, Vietnam
6	Nghe An Branch - Vinpearl Joint Stock Company ("Nghe An Branch")	Quang Vinh Block, Quang Trung Street, Thanh Vinh Ward, Nghe An Province, Vietnam
7	Ha Tinh Branch - Vinpearl Joint Stock Company ("Ha Tinh Branch")	Hoa Binh Village, Loc Ha Commune, Ha Tinh Province, Vietnam
8	Hai Phong Branch - Vinpearl Joint Stock Company ("Hai Phong Branch")	Vu Yen Island, Nguyen Binh Khiem Street, Hai An Ward, Hai Phong City, Vietnam
9	Hanoi Branch - Vinpearl Joint Stock Company ("Hanoi Branch")	No. 07, Bang Lang 1 Street, Vinhomes Riverside ecological urban area, Phuc Loi Ward, Hanoi City, Vietnam
10	Kien Giang Branch - Vinpearl Joint Stock Company ("Kien Giang Branch")	Bai Dai Area, Phu Quoc Special Economic Zone, An Giang Province, Vietnam
11	Ho Chi Minh City Branch - Vinpearl Joint Stock Company ("Ho Chi Minh City Branch")	Basement B2, Floors 47 to 63 and Floors 66 to 77, Landmark 81 Building, Vinhomes Central Park Urban Area, 720A Dien Bien Phu Street, Thanh My Tay Ward, Ho Chi Minh City, Vietnam
12	Quang Binh Branch - Vinpearl Joint Stock Company ("Quang Binh Branch")	Quach Xuan Ky Street, Dong Hoi Ward, Quang Tri Province, Vietnam
13	Hue Branch - Vinpearl Joint Stock Company ("Hue Branch")	50A Hung Vuong, Thuan Hoa Ward, Hue City, Vietnam
14	Lang Son Branch - Vinpearl Joint Stock Company ("Lang Son Branch")	Complex of shopping malls, hotels and shophouses, south of Ky Lua bridge, Luong Van Tri Ward, Lang Son Province, Vietnam
15	Ha Nam Branch - Vinpearl Joint Stock Company ("Ha Nam Branch")	Ha Nam general trade and service complex, Phu Ly Ward, Ninh Binh Province, Vietnam
16	Tay Ninh Branch - Vinpearl Joint Stock Company ("Tay Ninh Branch")	No. 90 Le Duan Street, Quarter 5, Tan Ninh Ward, Tay Ninh Province, Vietnam
17	Hung Yen Branch - Vinpearl Joint Stock Company ("Hung Yen Branch")	Dream City Ecological Urban Area, Nghia Tru Commune, Hung Yen Province, Vietnam
18	Ha Giang Branch - Vinpearl Joint Stock Company ("Ha Giang Branch")	Group 12, Ha Giang 2 Ward, Tuyen Quang Province, Vietnam
19	Bac Ninh Branch - Vinpearl Joint Stock Company ("Bac Ninh Branch")	Km1+200, Tran Hung Dao Street, Kinh Bac Ward, Bac Ninh Province, Vietnam
20	Tuyen Quang Branch - Vinpearl Joint Stock Company ("Tuyen Quang Branch")	Group 5, My Lam Ward, Tuyen Quang Province, Vietnam

As at 30 June 2026, the Company had one business under its control and 05 subsidiaries (as at 31 December 2025: one business under its control and 05 subsidiaries).

Detailed information of the company's subsidiaries is as follows:

No.	Company name	Establishment date	Place of establishment and operation	Closing balance: Percentage of direct ownership (%)	Closing balance: Percentage of voting right (%)	Opening balance: Percentage of direct ownership (%)	Opening balance: Percentage of voting right (%)	Main activities
1	Phuc An Tourism Development and Investment Company Limited	20 November 2018	Hanoi City	99.00%	99.00%	99.00%	99.00%	Travel and hotel services
2	VinWonders Nha Trang Joint Stock Company	12 April 2022	Khanh Hoa Province	99.99%	99.99%	99.99%	99.99%	Operation of amusement parks and theme parks
3	Landmark 81 Hotel Investment and Development Joint Stock Company (i)	22 February 2022	Ho Chi Minh City	84.99%	99,99%	84.99%	99.99%	Short-term accommodation
4	Thanh Hoa Hotel Investment and Development Joint Stock Company	12 May 2022	Thanh Hoa Province	99.99%	99.99%	99.99%	99.99%	Hotels, villas or apartments providing short-term accommodation services; ecotourism destinations
5	Vinpearl Cua Hoi Joint Stock Company	24 July 2023	Nghe An Province	99.99%	99.99%	99.99%	99.99%	Short-term accommodation

(i) As at 30 June 2026, the percentage of voting right held by the Company in Landmark 81 Hotel Investment and Development Joint Stock Company were 99.99%, including the indirect rate of 14.99% held via VinWonders Nha Trang Joint Stock Company (a subsidiary in which the Company owns 99.99% of ownership).

The business under the Company's control is the investment, construction and operation of a number of projects in Phu Quoc Special Economic Zone, An Giang Province under the investment cooperation contract signed by the Company and Phu Quoc Tourism Investment and Development Joint Stock Company on business cooperation and profit sharing without establishing a new legal entity.

Disclosure of information comparability in the interim consolidated financial statements

Corresponding figures of the interim consolidated statement of financial position and corresponding notes are the figures of the audited consolidated financial statements for the year ended 31 December 2025.

Corresponding figures of the interim consolidated statements of income and cash flow and corresponding notes are the figures of the reviewed interim consolidated financial statements for the 6-month period ended 30 June 2025.

As disclosed in Notes 03, the Company has adopted the changes in accounting guidance prescribed by Circular 99 and Circular 43. Certain corresponding figures have been reclassified to conform with the presentation requirements of Circular 99 and Circular 43, details are as follows:

CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2025

Items	No.	Amount audited	Reclassified	Amount after reclassified
		VND million	VND million	VND million
Cash	111	1,211,567	(239,541)	972,026
Short-term held-to-maturity investments	123	569,216	12,680,928	13,250,144
Short-term loan receivables		10,699,826	(10,699,826)	-
Other short-term receivables	135	2,333,288	(1,981,102)	352,186
Other short-term assets	165	-	239,541	239,541
Long-term held-to-maturity investments	265	-	3,231,648	3,231,648
Long-term loan receivables		3,047,000	(3,047,000)	-
Other long-term receivables	215	626,509	(184,648)	441,861
Short-term loans and obligations under finance leases	321	2,709,625	3,096,799	5,806,424
Long-term loans and obligations under finance leases	339	8,882,713	(3,096,799)	5,785,914

INTERIM CONSOLIDATED INCOME STATEMENT FOR THE 6-MONTH PERIOD ENDED 30 JUNE 2025

Items	No.	Amount audited	Reclassified	Amount after reclassified
		VND million	VND million	VND million
Cost of sales	11	4,327,203	(33,103)	4,294,100
Selling expenses	25	265,725	33,103	298,828

INTERIM CONSOLIDATED CASH FLOW STATEMENT FOR THE 6-MONTH PERIOD ENDED 30 JUNE 2025

Items	Codes	Reported amount	Restate	Amount after restate
		VND million	VND million	VND million
Increase, decrease in receivables	09	339,609	(239,541)	100,068
Cash and cash equivalents at the end of the period	70	1,806,735	(239,541)	1,567,194

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

Accounting convention

The accompanying interim consolidated financial statements, expressed in Vietnamese 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 Vietnamese 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 Vietnamese Dong ("VND million"). This presentation does not materially impact the interim consolidated financial statements in terms of the consolidated financial position, consolidated financial performance and consolidated cash flows of the Company.

The interim consolidated financial statement are prepared based on consolidation of interim separate financial statement of the Company and its subsidiaries' interim financial statements.

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 and jurisdictions other than Vietnam.

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.

3. ADOPTION OF NEW ACCOUNTING GUIDANCE

New guidance on the accounting regime for enterprises

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the corporate accounting regime ("Circular 99"). This circular is effective from 1 January 2026 and applies for financial years beginning on or after 1 January 2026. Circular 99 supersedes Circular No. 200/2014/TT-BTC issued by the Ministry of Finance on 22 December 2014 providing guidance on the corporate accounting regime and the circulars amending and supplementing Circular 200.

On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC ("Circular 43"), amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance, which provides guidance on the preparation and presentation of consolidated financial statements. Circular 43 is effective from the date of issuance and applies to the preparation and presentation of consolidated financial statements for financial year beginning on or after 1 January 2026.

The Company has adopted the changes in accounting guidance prescribed by Circular 99 and Circular 43 for financial period beginning on 1 January 2026 on a prospective basis. Certain corresponding figures have been reclassified to conform with the presentation requirements of Circular 99 and Circular 43, as disclosed in Note 01.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these interim consolidated financial statements, are as follows:

Estimates

The preparation of interim consolidated financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting requires the Board of Executive Officers to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the interim consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Although these accounting estimates are based on the Board of Executive Officers' best knowledge, actual results may differ from those estimates.

Basis of consolidation

The interim consolidated financial statements incorporate the interim 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.

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 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 interim consolidated statement of income reflects the results of the combined entities from the date of business combination.

When losing control over a subsidiary or a business its control, the Company derecognizes the assets and liabilities of the subsidiary or business from the interim consolidated financial statements, along with any related non-controlling interests and other components of equity. Any gain or loss arising from the loss of control is recognized in the interim consolidated statement of income. If the Company retains an interest in the former subsidiary or business, the retained investment is measured at its carrying amount in the interim consolidated financial statements, adjusted proportionately for the Company's share of changes in the investee's equity since the acquisition date, if significant influence is maintained; if significant influence is no longer present, the retained investment is measured at cost.

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 amortized 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 interim consolidated statement of financial position.

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

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, bank demand deposits, cash in transit, and short-term, highly liquid investments (not exceeding 3 months) that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and are not restricted in use.

Financial investments

Trading securities

Trading securities are securities held by the Company for trading purposes. Trading securities are recognized from the date on which the Company obtains ownership rights and are initially measured at the fair value of the consideration paid at the transaction date. Transaction costs related to the acquisition of trading securities are recognized as financial expenses in the period.

Cash dividends received from trading securities for the period after the acquisition date are recognized as finance income in the interim consolidated income statement. Dividends receivable relating to the period prior to the acquisition date are deducted from the carrying amount of the investment.

Subsequent to initial recognition, trading securities are measured at cost less any provision for impairment of trading securities.

Provision for impairment of trading securities is recognized when there is objective evidence that the market value of the securities has declined below their carrying amount.

Upon disposal, sale or exchange of trading securities, the cost of securities is determined using the weighted average cost method, on an individual security basis. Gains or losses arising from the disposal or sale of trading securities are recognized in the interim consolidated income statement for the period.

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the intention and ability to hold until maturity. Held-to-maturity investments include term deposits with banks and loans held to maturity for the purpose of earning periodic interest income.

Held-to-maturity investments are initially recognized at cost. Subsequent to initial recognition, interest received at maturity or periodically is recognized as an increase in held-to-maturity investments and finance income in the relevant interest periods.

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

Provision for held-to-maturity investments is recognized in accordance with prevailing accounting regulations.

Equity investments in other entities

Equity investments in other entities represent investments in equity instruments over which the Company does not have control, joint control or significant influence over the investee, as well as investments in business cooperation contracts.

The Company initially recognizes equity investments in other entities at cost, including the purchase price and directly attributable costs of the investment. The Company recognizes as income in the interim consolidated income statement its share of accumulated net profits of the investees arising after the acquisition date. Any distributions received by the Company other than the aforementioned profit distributions are considered a recovery of the investment and are recognized as a reduction of the carrying amount of the investment.

Equity investments in other entities are presented in the interim consolidated statement of financial position at cost less any provision for impairment (if any).

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, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

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 realizable 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 realizable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

For inventories related to the hotel, tourism, and related services, the Company determines the cost of inventory issued based on the quantity and value of ending inventory for inventory accounting purposes. For other inventories, the Company determines the cost of inventory issued on a transaction-by-transaction basis for inventory accounting purpose.

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 date of the interim consolidated financial statements.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost, accumulated depreciation and net book value.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to the location and necessary condition for them to be capable of operating in the manner intended by management.

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs, and any directly attributable costs of bringing the assets to their working condition and location required for them to be capable of operating as intended.

The cost of perennial crops cultivated for periodic yield and working animals comprises all actual expenditures incurred by the Company for the purchase, care, and cultivation of such plantations and working animals from the time the asset is initially established until it reaches maturity, together with other directly attributable costs.

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

	Years
Buildings and structures	03 - 50
Machinery and equipment	03 - 25
Motor vehicles	03 - 25
Office equipment	03 - 10
Plants and animals	02 - 30
Others	02 - 30

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between the net proceeds from sales or disposals of assets and their carrying amount and is recognised in the interim consolidated income statement.

Leasing

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

The Company as lessor

Rental income from operating leases is recognized 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 interim consolidated income statement or charged to the interim consolidated income statement over the lease term in accordance with the recognition of operating lease revenue.

The Company as lessee

Assets held under finance leases are recognized 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 interim consolidated statement of financial position 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 interim consolidated 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.

Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets.

	Years
Buildings and structures	40-43
Machinery, equipment	5-10

Intangible assets and amortization

The costs of intangible assets comprise all expenditures incurred by the Company to acquire such assets up to the point at which the asset is in a condition capable of operating in the manner intended by management.

Intangible fixed assets comprise land use rights, computer software and other intangible fixed assets.

Land use rights

Intangible assets which are land use rights are stated at cost less accumulated amortization. Land use rights are amortized 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 amortized.

Computer software and other intangible 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.

Investment properties

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 depreciation. The costs of purchased investment properties comprise 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 finalized construction cost or directly attributable costs of the properties.

Investment properties held to earn rentals are depreciated using the straight-line method over their estimated useful lives as follows:

	Years
Buildings and structures	10 - 48
Land-use right	10 - 48

Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost that includes any 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.

Deferred expenses

Deferred expenses are actual expenses which have already been paid but relate to results of operations of multiple accounting periods. Deferred expenses include selling expenses relating to properties not yet handed over; golf club membership commission costs; repair and maintenance costs; costs of tools and supplies issued for consumption; deferred rental costs; and other deferred expenses.

Selling expenses relating to properties not yet handed over comprise selling expenses paid to real estate brokers for the transfer of properties. These expenses are paid in advance and recognized in the interim consolidated statement of income when the properties meet the criteria for revenue recognition during the period.

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

Deferred land rentals include amounts related to prepaid 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 amortized to the interim consolidated income statement on a straight-line basis over the lease term.

Other types of deferred expenses comprise repairs and maintenance costs; tools and equipment issued for consumption and other expenses. These expenditures are capitalized as prepayment and allocated to the interim consolidated income statement using the straight-line method in accordance with the current prevailing accounting regulations.

Trade payables

Trade payables represent liabilities arising from the purchase of goods, services or assets from suppliers in the ordinary course of the Company's business. Trade payables are stated at historical cost.

Accrued expenses

Accrued expenses comprise amounts payable for goods and services received by the Company but not yet paid due to the absence of sufficient supporting documentation and are recognized in the interim consolidated income statement in the accounting period.

Unearned revenue

Unearned revenue is the amounts received in advance relating to multiple accounting periods for goods or services to be provided, including property management service fees, hotel and entertainment service fees, and annual membership fees for goods or services that have not yet been delivered or rendered. The Company recognizes unearned revenue in proportion to its obligations that the Company will have to fulfill in the future. When the revenue recognition conditions are satisfied, unearned revenue will be recognized in the interim consolidated income statement for the period corresponding to the portion that meets the revenue recognition conditions.

Provisions

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation. The amount recognized as a provision is the management's best estimate of the consideration required to settle the present obligation at the end of accounting period.

Provision for construction warranty

Provision for construction warranty is recognized at the end of the reporting period for each construction project, based on construction service revenue recognized during the period, in accordance with construction regulations, and is recognized in selling expenses.

Severance allowance

The severance allowance for employees is accrued at the end of each reporting period for all employees having worked at the Company for full 12 months and above. Working time serving as the basis for calculating severance allowance shall be the total actual working time subtracting the time when the employees have made unemployment insurance contributions as prescribed by law, and the working time when severance allowance has been paid to the employees. The allowance made for each year of service equals to a half of an average monthly salary under the Labour Code, Social Insurance Code and relevant guiding documents. The average monthly salary used for calculation of severance allowance shall be adjusted to be the average of the 6 consecutive months nearest to the date of the interim consolidated financial statements at the end of each reporting period. The increase or decrease in the provision for severance allowance shall be recognized in the interim consolidated income statement.

Borrowings

Borrowings are recognized at cost, being the proceeds received net of directly attributable costs incurred in connection with the borrowings.

Borrowing costs

Borrowing costs comprise interest expense and other costs directly attributable to the Company's borrowings. Other costs directly attributable to the Company's borrowings include appraisal expense, consulting expense,... which are amortized on a straight-line basis over the term of the borrowings.

Borrowing costs are recognized in profit or loss in the period in which they are incurred, except for borrowing costs that are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs". Accordingly, borrowing costs directly attributable to the 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 capitalized as part of the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Any income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

Bonds issued

Ordinary bonds

At the date of initial recognition, ordinary bonds are measured at cost, representing the proceeds received from the issuance of bonds less successful issuance costs. Issuance costs are allocated to both successful and unsuccessful bond issuances based on the number of bonds issued. Issuance costs allocated to unsuccessful bond issuances are recognized as financial expenses in the period.

Bond discounts/premiums and successful issuance costs are amortized and recognized as financial expenses or capitalized in accordance with Vietnamese Accounting Standard No. 16 – Borrowing Costs, using either the effective interest method or the straight-line method over the term of the bonds. The amount of discount/premium and successful issuance costs amortized in each period represents the difference between interest expenses payable for each interest period (calculated as the carrying amount of the bonds at the beginning of the period multiplied by the effective interest rate) and the nominal interest payable for the period.

Equity

Ordinary shares

Ordinary shares with voting rights are recognized at par value. Shares issued to increase charter capital or shareholders' contributed capital are recognized based on the actual proceeds received corresponding to the par value of successfully issued shares.

Preference shares

Preference shares are classified and presented as liabilities in the Company's interim consolidated statement of financial position if the preference shares or the Company's Charter:

(a) Contain a provision requiring the issuer to redeem the preference shares at a specified future date or upon the occurrence of specified conditions, and the issuer cannot avoid the obligation to make payment (redeemable preference shares). The obligation to redeem the preference shares must be explicitly stated in the share issuance documents at the time of issuance; or
(b) Do not contain a redemption provision but require the issuer to pay dividends at a fixed rate or fixed amount regardless of the issuer's operating results; or
(c) Contain a conversion provision into ordinary shares, but the issuance plan does not specify a fixed conversion ratio or a fixed number of ordinary shares to be converted, and instead determines the number of ordinary shares based on the market price of the shares at the time of conversion.

Preference shares are classified as equity if they do not have the characteristics of preference shares classified as liabilities. In such cases, the Company presents the preference shares as equity in its interim consolidated statement of financial position.

Share premium

Share premium represents the difference between the par value and the issuance price of ordinary shares, net of costs directly attributable to the share issuance.

Costs directly attributable to the share issuance are allocated between successfully issued shares and unsuccessfully issued shares as follows:

- The portion allocated to successfully issued shares is offset against share premium.
- The portion related to unsuccessfully issued shares is recognized as financial expenses for the period.

Bonus and welfare fund

Bonus and welfare fund is deducted from the profit after corporate income tax of the Company to be used for rewarding and encouraging physical benefits, serving the needs of the public, improving and enhancing mental and physical life of employees as approved by the resolution of the Company's Annual General Meeting of Shareholders. The appropriation and use of the bonus and welfare fund must comply with current prevailing accounting and financial regulations.

Investment and development fund

Investment and development fund is deducted from profits after corporate income tax of the Company to be used to invest in expanding the scale of production, business or in-depth investment of the enterprise. The appropriation and use of the investment and development fund are carried out in accordance with the Resolution of the General Meeting of Shareholders and applicable regulations.

Revenue and other income 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 services 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 date of interim consolidated statement of financial position 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 date of interim consolidated statement of financial position 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 which the Company is the investor is recognized when all five (5) following conditions are satisfied:

(a) the real estate has been completed and transferred to the buyer, the Company has transferred to the buyer the significant risks and rewards of ownership of the real estate;
(b) the Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate sold;
(c) the amount of revenue can be measured reliably;
(d) the economic benefits associated with the transaction flowed or 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 leasing real estate

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

Income, expenses from business cooperation, investment cooperation contracts in which the Company received profits

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

Income and expenses from investment cooperation contracts under which the Company carries out business operations

Revenue and expenses from amusement and recreation business activities are recorded as revenue and cost of sales corresponding to the portion of profit sharing according to the investment cooperation contracts on the interim consolidated 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 recognized when the Company's right to receive payment has been established.

Other income comprises income from non-recurring activities that are not part of the Company's ordinary revenue-generating.

Sales deductions

Deductions from revenue comprise trade discounts.

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 reporting date but before the issuance of the interim consolidated financial statements, the Company recorded as revenue deductions for the period.

Cost of sales and services rendered

Cost of sales and services rendered comprises the cost of products, merchandise sold and services rendered during the period and is recorded in line with the related revenue recognized during the period.

Selling expenses

Selling expenses are expenses incurred that are directly related to the sale of products, merchandise and the rendering of services by the Company and are recognized as expenses in the period on an accrual basis.

General and administrative expenses

General and administrative expenses are expenses incurred in connection with the general administrative activities of the Company, which are not directly attributable to sales or production activities, and are recognized as expenses in the period on an accrual basis.

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 date of interim consolidated statement of financial position are retranslated at the average bank transfer buying and selling exchange rates of commercial bank where the Company usually transacts on the same date except for demand deposits denominated in foreign currencies, which are translated at the average bank transfer buying and selling exchange rates quoted by the commercial bank where the Company maintains such deposit accounts. Exchange differences arising from the translation of these accounts are recognized in the interim consolidated income statement.

Taxation

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

The tax currently payable includes current corporate income tax expenses in accordance with the Corporate Income Tax Law. The tax currently payable is based on taxable profit for the period. Taxable profit differs from profit before tax as reported in the interim consolidated 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 temporary 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. Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are recognised only to the extent that it is probable that the Company will have future taxable profit against which the 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.

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.

5. CASH AND CASH EQUIVALENTS

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

(i) Details of demand deposits by each bank are as follows:

	Closing balance VND million	Opening balance VND million
Bank 1	272,023	451,955
Bank 2	196,147	170,111
Bank 3	115,508	1,097
Bank 4	82,572	326,299
Other banks	117,355	2,638
	783,605	**952,100**

(ii) As at 30 June 2026, cash equivalents represent deposits at commercial banks with original terms of less than 3 months, earning interest rate of 4.75% per annum (as at 31 December 2025: 4.75% per annum). Details of cash equivalents balances by bank as follows:

	Closing balance VND million	Opening balance VND million
Bank 1	350,000	491,000
Bank 5	100,000	-
	450,000	**491,000**

6. FINANCIAL INVESTMENTS

a. Short-term financial investments

	Closing balance VND million			Opening balance VND million		
	Cost	Fair value	Provision	Cost	Fair value	Provision
a1. Trading securities	**560,590**	**15,343,915**	**-**	**1,406,325**	**29,674,245**	**-**
- Total amount of stocks	560,590	15,343,915	-	1,406,325	29,674,245	-
Shares of Vingroup Joint Stock Company (i)	*560,590*	*15,343,915*	-	*1,406,325*	*29,674,245*	-

(i) The Company has determined the fair value of the trading securities, which are shares of Vingroup Joint Stock Company (stock symbol "VIC"), based on the listed price of the shares on the stock exchange as at the reporting date and the number of shares the Company holds.

As of 30 June 2026, the Company pledged a portion of shareholding in Vingroup Joint Stock Company to secure borrowings granted by banks to the Company (Details in Note 26).

	Closing balance VND million			Opening balance (Restated) VND million		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
a2. Short-term held-to-maturity investments	**17,658,873**	**17,658,873**	**-**	**13,250,144**	**13,250,144**	**-**
- Term deposits (i)	244,566	244,566	-	569,315	569,315	-
Bank 1	*173,529*	*173,529*	-	*552,278*	*552,278*	-
Bank 6	*71,037*	*71,037*	-	*17,037*	*17,037*	-
- Loans (Details in Note 40)	*17,414,307*	*17,414,307*	-	*12,680,829*	*12,680,829*	-

(ii) As at 30 June 2026, term deposits represent deposits at commercial banks with original terms of more than three months and remaining maturity of less than 12 months from the statement of reporting date with interest rates from 3.9% to 7% per annum (at 31 December 2025: interest rates from 3.9% to 6.6% per annum).

b. Long-term financial investments

	Closing balance VND million			Opening balance (Restated) VND million		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
b1. Long-term held-to-maturity investments	**4,519,895**	**4,519,895**	**-**	**3,231,648**	**3,231,648**	**-**
- Loans (Details in Note 40)	*4,519,895*	*4,519,895*	-	*3,231,648*	*3,231,648*	-
b2. Investments in other entities	**7,384,976**	**7,384,976**	**-**	**1,877,467**	**1,877,467**	**-**
Contribute capital under business cooperation contracts with other companies						
- Vingroup Joint Stock Company (i)	*6,022,000*	*6,022,000*	-	*644,492*	*644,492*	-
- Vincom Retail Operations Company Limited (i)	*1,022,976*	*1,022,976*	-	*892,975*	*892,975*	-
- Vinhomes Joint Stock Company (i)	*340,000*	*340,000*	-	*340,000*	*340,000*	-

The Company has not determined fair value of investments in other entities as at the reporting date because there is no comprehensive guidance of relevant prevailing regulations on determination of fair value of these investments.

(i) Represent capital contributions under business cooperation contracts signed with Vingroup Joint Stock Company, company within the Group and associate of the Group ("partners") to carry out investment and construction activities in construction of hotel buildings under projects invested by partners. According to the contract agreement, the partners commit to transfer the entire hotel projects along with the land use rights attached to the hotel projects to the Company when they are eligible for transfer.

Details of the Company's business cooperation contracts:

Company	Nature	Status	Amount (VND million)
Vingroup Joint Stock Company	Business cooperation for the investment, construction, operation, management, and business activities of the VinWonders Vu Yen amusement park project in Hai Phong City.	The project is operational.	3,105,000
Vingroup Joint Stock Company	Business cooperation for the investment, construction, operation, management, and business activities of the public entertainment and resort component of the My Lam Mineral Springs Tourism Area, My Lam Ward, Tuyen Quang Province.	The project is currently under construction.	1,881,000
Vincom Retail Operations Company Limited	Business cooperation for the investment, construction, operation, management, and business activities of the hotel component of the investment project for the construction of a five-star shopping mall, residential apartment, and hotel complex in Kinh Bac Ward, Bac Ninh Province.	The project is operational.	1,022,976
Other companies	Other business cooperation contracts	The project is under construction or operational.	1,376,000
Total			**7,384,976**

7. SHORT-TERM TRADE RECEIVABLES

	Closing balance		Opening balance	
	VND million	VND million	VND million	VND million
	Carrying amount	Provision amount	Carrying amount	Provision amount
Receivables from hotel, recreation and related activities	734,780	(40,921)	416,696	(39,337)
Receivables from real estate business activities	478,035	-	477,485	-
	1,212,815	**(40,921)**	**894,181**	**(39,337)**
In which: Short-term trade receivables from related parties (Details stated in Note 40)	**215,358**	**-**	**309,670**	**-**

8. ADVANCES TO SUPPLIERS

	Closing balance VND million	Opening balance VND million
a. Short-term advances to suppliers		
Partner 1	1,008,856	535,105
Land Fund Development Center of Tuyen Quang City	107,190	20,000
Vinhomes Joint Stock Company	-	2,853,901
Others	815,861	640,350
	1,931,907	**4,049,356**
In which:		
Short-term advances to related parties (Details in Note 40)	**1,958**	**2,855,114**
b. Long-term advances to suppliers		
Vinhomes Joint Stock Company	16,480,000	9,646,099
	16,480,000	**9,646,099**
In which:		
Long-term advances to related parties (Details in Note 40)	**16,480,000**	**9,646,099**

9. OTHER RECEIVABLES

	Closing balance		Opening balance (Restated)	
	VND million	VND million	VND million	VND million
	Carrying amount	Provision amount	Carrying amount	Provision amount
a. Short-term				
Receivable from payments on behalf	905,618	-	243,458	-
Accrued interest receivable	71,645	-	66,060	-
Others	67,442	-	42,668	-
	1,044,705	**-**	**352,186**	**-**
In which:				
Other short-term receivables from related parties (Details in Note 40)	**797,034**	**-**	**109,553**	**-**
b. Long-term				
Advance payments under business cooperation contracts	1,190,258	-	356,581	-
Advances for site clearance	75,919	-	75,919	-
Others	6,828	-	9,361	-
	1,273,005	**-**	**441,861**	**-**
In which:				
Other long-term receivables from related parties	**748**	**-**	**3,471**	**-**

10. INVENTORIES

	Closing balance VND million		Opening balance VND million	
	Cost	Provision	Cost	Provision
Real estate for sale under construction (i) (ii)	17,827,867	-	4,089,475	-
Completed real estate for sale (i)	1,554,999	-	1,229,451	-
Raw materials	135,593	-	160,150	-
Tools and supplies	5,867	-	6,622	-
Merchandise	25,604	-	472	-
Products	173	-	5,278	-
	19,550,103	-	**5,491,448**	-

(i) Mainly includes construction costs and overhead costs such as land use costs, compensation for site clearance costs, capitalized borrowing costs, planning and design costs and other related costs to develop construction items of apartments, villas and other real estate for sale under the Company's real estate projects.

(ii) As at 30 June 2026, the Company has pledged the property rights, the land use rights and assets attached to land of certain projects, as security for the Company's bank borrowings (Details in Note 26).

During the period, total borrowing costs of VND 133,914,910,927 were capitalized as part of construction in progress.

11. DEFERRED EXPENSE

	Closing balance VND million	Opening balance VND million
a. Short-term		
Selling expenses related to real estate properties not yet handed over	355,670	14,303
Tools and dies issued for consumption	58,637	56,212
Insurance cost	5,451	6,382
Others	160,412	63,616
	580,170	**140,513**
b. Long-term		
Tools and dies issued for consumption	234,858	221,813
Golf membership commission expenses	183,469	189,613
Prepaid land rental fees	110,272	117,744
Repairs and maintenance expenses	173,089	173,637
Others	112,951	88,054
	814,639	**790,861**

12. TAXES AND OTHER RECEIVABLES FROM/PAYABLES TO THE STATE BUDGET

	Opening balance	Payable/ Offset during the period	Paid during the period	Closing balance
	VND million	VND million	VND million	VND million
a. Receivables				
Corporate income tax	62,254	16,404	-	45,850
Land and property tax, land use fees and land rental tax	14,055	-	-	14,055
	76,309	**16,404**	**-**	**59,905**
b. Payables				
Value added tax	207,453	820,089	944,122	83,420
Corporate income tax	-	407,963	52,875	355,088
Personal income tax	41,278	198,390	191,326	48,342
Foreign contractor withholding tax	49,544	240,136	239,025	50,655
Land and property tax, land use fees and land rental tax	92	14,431,908	14,428,627	3,373
Tax and other payables to State budget	248,869	235,693	428,399	56,163
	547,236	**16,334,179**	**16,284,374**	**597,041**

13. OTHER SHORT-TERM ASSETS

	Closing balance	Opening balance (Restated)
	VND million	VND million
Restricted term deposits	87,645	239,541
	87,645	**239,541**

14. INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

	Buildings and structures VND million	Machinery and equipment VND million	Motor vehicles VND million	Office equipment VND million	Perennial crops and livestock VND million	Others VND million	Total VND million
COST							
Opening balance	**32,148,572**	**12,136,045**	**891,779**	**127,137**	**883,186**	**1,098,285**	**47,285,004**
Purchase in the period	14,562	27,923	12,847	1,438	17,643	10,645	85,058
Transfer from construction in progress	352,685	606,654	-	-	2,079	4,765	966,183
Decrease due to the transfer of control over business operations	(107)	(118,026)	(28,361)	(3,000)	(330)	(19,085)	(168,909)
Disposals	(991,699)	(112,419)	(33,848)	(1,187)	(9,501)	(7,195)	(1,155,849)
Reclassification	(34,235)	12,565	(760)	5	564	21,861	-
Other decreases	(51,897)	9,269	3,804	596	1	(82)	(38,309)
Closing balance	**31,437,881**	**12,562,011**	**845,461**	**124,989**	**893,642**	**1,109,194**	**46,973,178**
ACCUMULATED DEPRECIATION							
Opening balance	**7,160,920**	**5,901,441**	**553,036**	**84,821**	**797,039**	**690,435**	**15,187,692**
Charge for the period	718,493	575,354	27,576	7,828	42,087	123,645	1,494,983
Decrease due to the transfer of control over business operations	105	(113,417)	(20,933)	(2,981)	(124)	(18,831)	(156,181)
Disposals	(423,502)	(74,236)	(30,708)	(1,176)	(6,269)	(6,541)	(542,432)
Reclassification	(31,151)	30,235	(162)	12	-	1,066	-
Other decreases	(837)	(347)	3,460	980	-	457	3,713
Closing balance	**7,424,028**	**6,319,030**	**532,269**	**89,484**	**832,733**	**790,231**	**15,987,775**
NET BOOK VALUE							
Opening balance	**24,987,652**	**6,234,604**	**338,743**	**42,316**	**86,147**	**407,850**	**32,097,312**
Closing balance	**24,013,853**	**6,242,981**	**313,192**	**35,505**	**60,909**	**318,963**	**30,985,403**

The cost of the Company's fixed assets includes VND 3,341 billion (as at 31 December 2025: VND 2,795 billion) of assets which have been fully depreciated but are still in use.

The Company has pledged a number of assets to secure bank loans granted to the Company (Details in Note 26), companies within the Group and other related parties with total carrying amount of VND 20,172 billion as at 30 June 2026 (as at 31 December 2025: VND 22,301 billion).

15. INCREASES, DECREASES IN FINANCE LEASE ASSETS

	Buildings and structures VND million	Machinery and equipment VND million	Total VND million
COST			
Opening balance	**235,188**	**110,946**	**346,134**
Additions	1,024,316	203,475	1,227,791
Closing balance	**1,259,504**	**314,421**	**1,573,925**
ACCUMULATED DEPRECIATION			
Opening balance	**18,853**	**63,480**	**82,333**
Charge for the period	15,487	19,169	34,656
Closing balance	**34,340**	**82,649**	**116,989**
NET BOOK VALUE			
Opening balance	**216,335**	**47,466**	**263,801**
Closing balance	**1,225,164**	**231,772**	**1,456,936**

The Company entered into a finance lease contract with Vingroup Joint Stock Company for a hotel property in Quang Binh Province and Nghe An Province. The rental is pre-paid once for the entire rental period.

16. INCREASES, DECREASES IN INTANGIBLE ASSETS

	Land use rights VND million	Computer software VND million	Others VND million	Total VND million
COST				
Opening balance	**742,091**	**281,358**	**174,896**	**1,198,345**
Additions	-	5,414	-	5,414
Transfer from construction in progress	-	-	365	365
Decrease due to the transfer of control over business operations	-	(2,337)	(44)	(2,381)
Disposals	-	(6,710)	-	(6,710)
Closing balance	**742,091**	**277,725**	**175,217**	**1,195,033**
ACCUMULATED AMORTIZATION				
Opening balance	**117,866**	**250,825**	**37,560**	**406,251**
Charge for the period	8,546	9,533	9,889	27,968
Decrease due to the transfer of control over business operations	-	(2,337)	(44)	(2,381)
Disposals	-	(4,358)	-	(4,358)
Closing balance	**126,412**	**253,663**	**47,405**	**427,480**
NET BOOK VALUE				
Opening balance	**624,225**	**30,533**	**137,336**	**792,094**
Closing balance	**615,679**	**24,062**	**127,812**	**767,553**

The cost of intangible assets as at 30 June 2026 includes VND 240 billion (as at 31 December 2025: VND 237 billion) of assets which have been fully amortized but are still in use.

The Company pledged certain assets being its land use rights to secure borrowings of the Company (Details in Note 26), companies within the Group and other related parties. The net book value of these assets as at 30 June 2026 was VND 360 billion (31 December 2025: VND 399 billion).

17. INCREASES, DECREASES IN INVESTMENT PROPERTIES

	Buildings and structures VND million	Land use rights VND million	Total VND million
COST			
Opening balance	611,604	168,294	779,898
Closing balance	611,604	168,294	779,898
ACCUMULATED DEPRECIATION			
Opening balance	199,866	37,713	237,579
Charge for the period	14,186	1,152	15,338
Closing balance	214,052	38,865	252,917
NET BOOK VALUE			
Opening balance	411,738	130,581	542,319
Closing balance	397,552	129,429	526,981

As at 30 June 2026, the Company's investment properties include components such as shopping malls, leased shophouses, shopping street infrastructure, and other properties for lease.

The cost of investment property as at 30 June 2026 includes VND 3 billion of investment properties which have been fully depreciated but are still under a lease.

The Company has pledged certain investment properties as security for long-term borrowings from banks of a company under common ownership. The carrying amount of these assets as at 30 June 2026 was VND 19.7 billion (as at 31 December 2025: VND 20.2 billion).

As of 30 June 2026, the Company used the shopping center component of the Vinpearl Empire Condotel project and Vinpearl Beach Front Condotel project as contributions in the business cooperation with Vincom Retail Operating Company Limited and Vincom Retail Joint Stock Company ("Counterparty"), affiliates of Vingroup Joint Stock Company – the Company's parent company, and the Company is entitle to receive a portion of pre-tax profits from this investment property business activities.

According to VAS No. 05 - *Investment Properties*, fair value of investment property as at 30 June 2026 is required to be disclosed. However, the Company has not obtained the necessary information to determine the fair value as at 30 June 2026.

18. CONSTRUCTION IN PROGRESS

	From 01 January 2026 to 30 June 2026 VND million	From 01 January 2025 to 30 June 2025 VND million
Opening balance	4,917,752	5,029,426
Increase during the period	2,369,185	494,364
Increase from acquisition of subsidiaries	-	71,011
Transfer to tangible fixed assets	(966,183)	(738,363)
Transfer to intangible assets	(365)	(40,488)
Closing balance	6,320,389	4,815,950

Details of basic construction in progress are as follows:

	Closing balance VND million	Opening balance VND million
Hon Tre island Development Project	2,465,818	1,096,440
Con Au 18-hole Golf Project	711,030	711,030
Vinpearl Lang Van Project	701,886	927,053
Vinpearl Phu Quy Residential Project	471,188	293,326
Other projects (i)	1,970,467	1,889,903
	6,320,389	4,917,752

(i) As at 30 June 2026, the Company had pledged the land use rights and assets attached to land of certain projects as security for the Company's bank borrowings (Details in Note 26).

During the period, total borrowing costs of VND 5.325.072.039 were capitalized as part of construction in progress.

19. DEFERRED TAX

Deferred tax assets

	Tax rate	Closing balance VND million	Opening balance VND million
Temporary difference arising from real estate transfer transactions	20%	156,374	120,546
Deferred tax assets		**156,374**	**120,546**

Deferred tax liabilities

	Tax rate	Closing balance VND million	Opening balance VND million
Difference from re-determination of fair value when acquiring subsidiaries and upon business combination	20%	868,832	918,472
Difference in value of land use rights for hotel and villa construction of Vinpearl Da Nang project		24,241	24,524
Deferred tax liabilities		**893,073**	**942,996**

20. GOODWILL

	Landmark 81 Hotel Investment and Development Joint Stock Company VND million	VinWonders Nha Trang Joint Stock Company VND million	Thanh Hoa Hotel Investment and Development Joint Stock Company VND million	Total VND million
COST				
Opening balance	1,259,624	3,381,081	729,352	5,370,057
Closing balance	1,259,624	3,381,081	729,352	5,370,057
ACCUMULATED AMORTIZATION				
Opening balance	230,931	619,866	133,714	984,511
Charge for the period	62,981	169,054	36,468	268,503
Closing balance	**293,912**	**788,920**	**170,182**	**1,253,014**
CARRYING AMOUNT				
Opening balance	**1,028,693**	**2,761,215**	**595,638**	**4,385,546**
Closing balance	**965,712**	**2,592,161**	**559,170**	**4,117,043**

21. SHORT-TERM TRADE PAYABLES

	Closing balance VND million	Opening balance VND million
Phu Quoc Tourism Investment and Development Joint Stock Company (i)	710,214	550,689
Other suppliers	1,301,705	1,927,971
	2,011,919	**2,478,660**
In which:		
Short-term trade payables to related parties (Details in Note 40)	**221,813**	**266,069**

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

22. SHORT-TERM ADVANCES FROM CUSTOMERS

	Closing balance VND million	Opening balance VND million
Advances from real estate business	13,986,992	10,774,165
Advances from hotel and recreation and other related services	522,161	482,125
Other related business activities	36,595	36,776
	14,545,748	**11,293,066**
In which:		
Short-term advances from related parties	**74**	**1,464**

Details of advances from customers for real estate business activities are as follows:

	Closing balance VND million	Opening balance VND million
Partner 2 (i)	2,913,564	4,959,454
Partner 3 (i)	1,276,520	1,104,395
Partner 4 (i)	1,251,938	1,698,493
Partner 5 (i)	766,198	604,833
Partner 6 (i)	739,771	1,557,324
Partner 7 (i)	326,056	829,200
Others (ii)	6,712,945	20,466
	13,986,992	**10,774,165**

(i) Represents advances from customers under the trading contracts for commercial and residential areas of the Vinpearl Phu Quy residential project.

(ii) Represents advances received from individual customers arising from housing sale and purchase contracts for the Vinpearl Phu Quy Residential Project and the Vinpearl Lang Van Tourism and Resort Urban Complex Project and other projects.

23. SHORT-TERM ACCRUED EXPENSES

	Closing balance VND million	Opening balance VND million
Accrued construction expenses	587,172	487,533
Interest subsidy expenses	296,864	507,381
Accrued interest expenses from loans and bonds	159,701	197,085
Accrued expenses for transferred real estate	56,336	90,694
Accrued salary expenses	-	354,463
Other accruals	476,343	351,131
	1,576,416	**1,988,287**
In which:		
Short-term accrued expenses to related parties	**23,859**	**59,786**
(Details in Note 40)		

24. UNEARNED REVENUE

	Closing balance VND million	Opening balance VND million
a. Short-term		
Unearned e-voucher revenue	156,365	216,152
Unearned golf membership revenue	64,449	49,942
Others	22,947	128,597
	243,761	**394,691**
b. Long-term		
Unearned golf membership revenue	413,128	424,896
Unearned leasing revenue	69,624	69,723
Others	2,690	3,912
	485,442	**498,531**

25. OTHER PAYABLES

a. Short-term

	Closing balance VND million	Opening balance VND million
Receipts from deposits, loan support and other agreements related to real estate projects (i)	3,595,450	1,834,121
Payable to a partner related to business cooperation contract	1,835,373	1,529,476
Deposits received for project transfer (ii)	1,100,403	1,944,994
Maintenance fund related to handed-over apartments	68,798	70,905
Others	129,491	96,722
	6,729,515	**5,476,218**
In which:		
Other short-term payables to related parties (Details in Note 40)	**303,899**	**1,148,612**

(i) Represents deposits, loan support, and other agreements with buyers of commercial and residential areas under the real estate projects.

(ii) Represents deposits received from partners for transfer of some construction in-progress projects.

b. Long-term

	Closing balance VND million	Opening balance VND million
Deposits received under investment and business cooperation contracts (i)	23,153,000	12,500,000
Payable to Phu Quoc Tourism Development and Investment Joint Stock Company (ii)	1,766,169	1,766,169
Deposits received under investment cooperation, business cooperation contracts and project transfer agreements (iii)	715,027	715,416
Others	3,385	3,201
	25,637,581	**14,984,786**
In which:		
Other long-term payables to related parties (Details in Note 40)	**11,358,097**	**705,097**

(i) Represents deposits received from certain partners to secure obligations under investment and business cooperation contracts between the Company and partners in connection with the investment, construction and operation of the cooperation components of Vinpearl Lang Van Project, Da Nang.

(ii) Represents payable related to 2020 investment cooperation contracts to carry out investment, construction, and operation regarding of projects in Phu Quoc Special Economic Zone, An Giang Province invested by Phu Quoc Tourism Development and Investment Joint Stcok Company.

(iii) Represents deposits received from partners under investment cooperation contracts and according to deposit agreements for transfer of some construction in-progress projects.

26. LOANS AND OBLIGATIONS UNDER FINANCE LEASES

a. Short-term loans and obligation under finance leases

	Opening balance (Restated)	In the period		Closing balance
	VND million	VND million		VND million
	Amount	Increases	Decreases	Amount
a1. Short-term loans	**2,495,425**	**3,713,110**	**(2,665,057)**	**3,543,478**
Saigon - Hanoi Commercial Joint Stock Bank	803,923	1,362,283	(1,195,456)	970,750
Vietnam International Commercial Joint Stock Bank	185,988	873,326	(185,988)	873,326
Ho Chi Minh City Development Joint Stock Commercial Bank	936,073	773,936	(936,073)	773,936
Vietnam Technological and Commercial Joint Stock Bank	118,581	414,410	(48,512)	484,479
Malayan Banking Berhad	162,551	289,155	(162,677)	289,029
Vietnam Prosperity Joint Stock Commercial Bank	288,309	-	(136,351)	151,958
a2. Current portion of long-term loans (see Note 26b)	**148,000**	**74,000**	**(74,000)**	**148,000**
Joint Stock Commercial Bank for Investment and Development	148,000	74,000	(74,000)	148,000
a3. Current portion of bond liabilities (see Note 26b)	**3,096,799**	**-**	**(3,096,799)**	**-**
Bond issue	3,096,799	-	(3,096,799)	-
a4. Short-term loans from related parties	**66,200**	**-**	**-**	**66,200**
VinSmart Research and Production Joint Stock Company	66,200	-	-	66,200
	5,806,424	**3,787,110**	**(5,835,856)**	**3,757,678**

Details of short-term loans are as follows:

No.	Counterparty	Closing balance: Original currency	Closing balance: Original currency amount	Closing balance: VND million equivalent	Principal payment term and interest payment	Interest rate	Form of security
1	Saigon – Hanoi Commercial Joint Stock Bank	VND million	970,750	970,750	- Principal payable upon maturity; - Interest payable on a monthly basis.	10.8% to 11.3% per annum	(ii), (iv)
2	Vietnam International Commercial Joint Stock Bank	VND million	873,326	873,326	- Principal payable upon maturity; - Interest payable on a monthly basis.	9% to 11% per annum	(ii)
3	Ho Chi Minh City Development Joint Stock Commercial Bank	VND million	773,936	773,936	- Principal payable upon maturity; - Interest payable on a monthly basis.	12.25% to 13% per annum	(ii), (iii), (iv)
4	Vietnam Technological and Commercial Joint Stock Bank	VND million EUR	456,689 880,904	456,689 27,790	- Principal payable upon maturity; - Interest payable on a monthly basis.	14% per annum	(i), (ii)

No.	Counterparty	Closing balance Original currency	Original currency amount	VND million equivalent	Principal payment term and interest payment	Interest rate	Form of security
5	Malayan Banking Berhad	VND million	209,497	209,497	- Principal and interest payable upon maturity.	6.5% to 8.6% per annum	(iii)
		USD	3,024,541	79,532		8% to 8.6% per annum	
6	Vietnam Prosperity Joint Stock Commercial Bank	VND million	151,958	151,958	- Principal payable upon maturity; - Interest payable on a monthly basis.	13.8% per annum	(i), (ii), (iii)
7	VinSmart Research and Production Joint Stock Company	VND million	66,200	66,200	- Principal and interest payable upon maturity;	12% per annum	Unsecured

As at 30 June 2026, the loans are secured by the following assets:

(i) Assets held by Vingroup Joint Stock Company and companies within the Group;

(ii) Shares of the Company, a company within the Group and associate held by Vingroup Joint Stock Company;

(iii) Loans are guaranteed by Vingroup Joint Stock Company.

(iv) Shares of Vingroup Joint Stock Company held by the Company (as presented in Note 6), and other related parties of the Group.

b. Long-term loans and obligation under finance leases

	Opening balance (Restated) VND million	In the period VND million		Closing balance VND million
	Amount	Increases	Decreases	Amount
b1. Long-term loans (i)	**5,933,914**	**11,706,204**	**(5,237,795)**	**12,402,323**
Cargill Financial Services International, Inc	-	5,256,100	119	5,256,219
Military Commercial Joint Stock Bank	-	4,907,524	-	4,907,524
Joint Stock Commercial Bank for Foreign Trade of Vietnam	-	1,542,580	-	1,542,580
Joint Stock Commercial Bank for Investment and Development	770,000	-	(74,000)	696,000
Syndicated loan	5,163,914	-	(5,163,914)	-
b2. Bonds issued	**3,096,799**	**4,860,903**	**(3,096,031)**	**4,861,671**
Bond 150mill USD	3,175,791	-	(3,175,791)	-
Bond VPL 12601 (ii)	-	4,907,000	-	4,907,000
Bond issuance costs	(78,992)	(46,097)	79,760	(45,329)
	9,030,713	**16,567,107**	**(8,333,826)**	**17,263,994**
In which:				
- Amount due for settlement within 12 months	3,244,799			148,000
- Amount due for settlement after 12 months	5,785,914			17,115,994

(i) Details of long-term loans as follow:

No.	Counterparty	Closing balance (VND million)	Principal payment term and interest payment	Interest rate	Form of security
1	Cargill Financial Services International, Inc	5,256,219	- Principal payable upon maturity; - Interest payable on a quarterly basis.	6.18% per annum	- Assets are held by the Company (as detailed in Note 13) and Vingroup Joint Stock Company; - Shares of companies within the Group are held by Vingroup Joint Stock Company.
2	Military Commercial Joint Stock Bank	4,907,524	- Principal payable upon schedule; - Interest payable on a monthly basis.	12% per annum	- Property rights arising from the project (Details in Note 10)
3	Joint Stock Commercial Bank for Foreign Trade of Vietnam	1,542,580	- Principal payable upon schedule; - Interest payable on a quarterly basis.	10.5% per annum	- Property rights arising from the project (Details in Note 10)
4	Joint Stock Commercial Bank for Investment and Development	696,000	- Principal payable upon schedule; - Interest payable on a monthly basis.	9.8% per annum	- All structures on land under the VinWonders Nha Trang Cultural Park Project (Detailes in Note 17)

(ii) Reflecting a privately placed, non-convertible bond without warrants, secured by assets, bearing a combination of fixed and floating interest rates. The bond has a face value of VND 4,907,000,000,000, a tenor of 60 months, and matures on 03 June 2031. The collateral comprises all rights and interests attached to or arising in the future from a portion of the Vinpearl Lang Van Tourism and Urban Resort Complex Project (Details in Note 10). The bond issuance guarantor/advisor is MB Securities Corporation.

Long-term borrowings are repayable according to the following schedule:

	Closing balance VND million	Opening balance VND million
On demand or within one year	148,000	3,244,799
In the second to fifth year inclusive	11,833,775	5,547,914
After five years	5,282,219	90,000
	17,263,994	**9,030,713**
Less: Amount due for settlement within 12 months (as presented in short-term loans)	148,000	3,244,799
Amount due for settlement after 12 months	**17,115,994**	**5,785,914**

27. OWNERS' EQUITY

Movement in owners' equity

	Owner's contributed capital	Share premium	Investment and development fund	Other reserves	Retained earnings	Non-controlling interests	Total
	VND million	VND million	VND million	VND million	VND million	VND million	VND million
For the six-month period ending 30 June 2025							
Prior period's opening balance	**17,232,122**	**11,389,128**	**2,177**	**(213,406)**	**3,071,173**	**2,771**	**31,483,965**
Common share issue	700,882	4,297,756	-	-	-	-	4,998,638
Acquisition of a subsidiary	-	-	-	(986,546)	-	65	(986,481)
Profit for the period	-	-	-	-	258,704	90	258,794
Prior period's closing balance	**17,933,004**	**15,686,884**	**2,177**	**(1,199,952)**	**3,329,877**	**2,926**	**35,754,916**
For the six-month period ending 30 June 2026							
Current period's opening balance	**17,933,004**	**15,686,884**	**2,177**	**(1,199,952)**	**4,172,739**	**2,964**	**36,597,816**
Preference share issue (i)	841,500	5,741,277	-	-	-	-	6,582,777
Profit for the period	-	-	-	-	2,179,996	63	2,180,059
Current period's closing balance	**18,774,504**	**21,428,161**	**2,177**	**(1,199,952)**	**6,352,735**	**3,027**	**45,360,652**

(i) As at 24 April 2026, the Company's General Meeting of Shareholders approved the plan for a private placement of convertible preferred dividend shares of the Company to increase its charter capital pursuant to Resolution No. 01/2026/NQ-DHDCD-VP JSC of the General Meeting of Shareholders. On 23 June 2026, the Company's Board of Directors approved the increase in charter capital based on the results of the additional share offering pursuant to Resolution No. 11/2026/NQ-HDQT-VP JSC. The Company received capital contributions by bank transfer to the Company's bank account on 23 June 2026. On 26 June 2026, the Company completed the procedures for the increase in charter capital and received the 75th amended Enterprise Registration Certificate on the same date.

Shares

	Closing balance	Opening balance
	Shares	Shares
Number of outstanding shares in circulation	**1,877,450,377**	**1,793,300,377**
Ordinary shares	1,793,300,377	1,793,300,377
Preference shares (classified as equity)	84,150,000	-

An ordinary share has par value of VND 10,000.

The number of outstanding preference shares subject to transfer restrictions as at 30 June 2026 was 84,150,000 shares.

Charter capital

According to its 75th amended Enterprise Registration Certificate dated 26 June 2026, the Company's charter capital is VND 18,774,503,770,000. As at 30 June 2026, the charter capital has been fully contributed by shareholders as follows:

	Contributed capital			
	Closing balance		Opening balance	
	VND million	%	VND million	%
Vingroup Joint Stock Company	15,334,534	81.68	15,334,534	85.51
Others	3,439,970	18.32	2,598,470	14.49
	18,774,504	**100**	**17,933,004**	**100**

28. OFF INTEIRM CONSOLIDATED STATEMENT OF FINANCIAL POSITION ITEMS

Foreign currencies

	Unit	Closing balance	Opening balance
United State Dollars	USD	3,568,967	2,506,150
South Korean Won	KRW	2,222,000	2,580,000
Australian Dollar	AUD	3,120	1,300
Thai Baht	THB	2,100	-
Euro	EUR	1,707	13,295
Japanese Yen	JPY	162	238,000
Canadian Dollar	CAD	70	-
Hong Kong Dollar	HKD	-	3,000
Swiss Franc	CHF	-	200
Singapore Dollar	SGD	-	30

Operating lease

	Closing balance	Opening balance
	VND million	VND million
Minimum lease payment in the future under non-cancellable operating lease under the following terms:		
Within one year	160,781	160,935
In the second to fifth year inclusive	603,850	614,044
After five years	5,943,426	5,755,817
	6,708,057	**6,530,796**

29. BUSINESS AND GEOGRAPHICAL SEGMENTS

a. Business segment

Interim consolidated statements of financial position as at 30 June 2026

Items	Business services, hotel tourism, entertainment and related services	Real estate leasing and transfer business	Total
	VND million	VND million	VND million
1. Segment assets	40,013,981	43,086,999	83,100,980
2. Unallocated assets			36,077,059
Total assets			**119,178,039**
3. Segment liabilities	7,671,332	42,855,587	50,526,919
4. Unallocated liabilities			23,290,468
Total liabilities			**73,817,387**

Consolidated statements of financial position as at 31 December 2025

Items	Business services, hotel tourism, entertainment and related services	Real estate leasing and transfer business	Total
	VND million	VND million	VND million
1. Segment assets	44,022,373	18,683,706	62,706,079
2. Unallocated assets			24,139,842
Total assets			**86,845,921**
3. Segment liabilities	8,162,220	28,102,307	36,264,527
4. Unallocated liabilities			13,983,578
Total liabilities			**50,248,105**

Interim consolidated income statement for 6-month period ended 30 June 2026

Items	Business services, hotel tourism, entertainment and related services	Real estate transfer business	Total
	VND million	VND million	VND million
Net revenue from goods sold and service rendered	6,837,243	(42,594)	6,794,649
Net profit from operation activities	**2,436,126**	**(111,300)**	**2,324,826**
Unallocated net income			**193,849**
Net profit before tax			**2,518,675**
Net profit after tax			**2,180,059**

Interim consolidated income statement for 6-month period ended 30 June 2025

Items	Business services, hotel tourism, entertainment and related services	Real estate transfer business	Total
	VND million	VND million	VND million
Net revenue from goods sold and service rendered	5,158,968	753,528	5,912,496
Net profit from operation activities	**1,109,721**	**508,675**	**1,618,396**
Unallocated net income			(1,237,694)
Net profit before tax			**380,702**
Net profit after tax			**258,794**

b. **Geographical segment**

The Company provides hotel services, tourism, entertainment and other related activities throughout the country via its subsidiaries and branches. Thus, all business and operating activities during the period were carried out within the territory of Vietnam. Therefore, the Company does not prepare for geographical segment report.

30. NET REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
	VND million	VND million
Sales of goods and services		
Revenue from sales and provision of hotel, tourism and recreation services	6,869,826	5,166,101
Revenue from lease and transfer of real estate	(42,594)	753,528
	6,827,232	**5,919,629**
Deductions		
Trade discount	32,583	7,133
	32,583	**7,133**
Net revenue from goods sold and services rendered	**6,794,649**	**5,912,496**
In which:		
Sales of goods and services from significant related parties (Details stated in Note 40)	**297,136**	**284,445**

31. COST OF SALES

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025 (Restated)
	VND million	VND million
Cost from sales and provision of hotel, tourism and recreation services	4,401,117	4,049,247
Cost of lease and transfer of real estate	68,706	244,853
	4,469,823	**4,294,100**

32. PRODUCTION COST BY NATURE

	From 01 January 2026 to 30 June 2026 VND million	From 01 January 2025 to 30 June 2025 (Restated) VND million
Raw materials and consumables	1,025,156	841,366
Labour cost	1,500,422	1,343,253
Depreciation and amortisation	1,841,448	1,882,508
Out-sourced services	1,232,190	1,205,148
(Reversal)/ Addition of provision	(16,186)	36,017
Other monetary expenses	279,165	218,439
	5,862,195	**5,526,731**

33. FINANCIAL INCOME

	From 01 January 2026 to 30 June 2026 VND million	From 01 January 2025 to 30 June 2025 VND million
Gain on bond exchange	1,838,614	-
Bank and loan interest	974,596	982,883
Foreign exchange gain	86,002	6,509
Other financial income	11,531	549
	2,910,743	**989,941**

34. FINANCIAL EXPENSES

	From 01 January 2026 to 30 June 2026 VND million	From 01 January 2025 to 30 June 2025 VND million
Premium expenses of bond repurchasing	2,115,011	-
Interest and bond issuance expenses	483,836	578,849
Deposit interest expenses	181,629	-
Foreign exchange loss	34,130	269,221
Other financial expenses	204,247	93,648
	3,018,853	**941,718**

35. GENERAL AND ADMINISTRATION EXPENSES AND SELLING EXPENSES

	From 01 January 2026 to 30 June 2026 VND million	From 01 January 2025 to 30 June 2025 (Restated) VND million
General and administration expenses		
Labor cost	305,838	280,773
Depreciation and amortisation	60,357	73,620
Amortisation of goodwill	268,503	268,503
Out-sourced services	298,146	269,161
Other expenses	181,365	41,746
	1,114,209	**933,803**

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025 (Restated)
	VND million	VND million
Selling expenses		
Labor cost	112,064	99,100
Out-sourced services	181,241	149,503
(Reverse)/ Addition of provision	(17,770)	33,103
Out-sourced services	2,628	17,122
	278,163	**298,828**

36. OTHER INCOME

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
	VND million	VND million
Sale, disposal of fixed assets	1,715,132	54,239
Others	14,197	34,412
	1,729,329	**88,651**

37. OTHER EXPENSES

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
	VND million	VND million
Fines and penalties incurred	28,624	110,259
Others	6,374	31,678
	34,998	**141,937**

38. CORPORATE INCOME TAX EXPENSE

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
	VND million	VND million
Current corporate income tax expense		
Corporate income tax expense based on taxable profit in the current period	424,343	183,013
Adjustments for corporate income tax expense in previous year to the current period	24	-
Total current corporate income tax expense	**424,367**	**183,013**

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
	VND million	VND million
Deferred corporate income tax expense		
Taxable temporary differences	(85,751)	(61,105)
Total deferred corporate income tax expense	**(85,751)**	**(61,105)**

The Company and its subsidiaries are obliged to pay corporate income tax at the rate of 20% of its taxable income. Corporate income tax expenses for the period are estimated based on taxable income and may be subject to adjustments depending on the tax authority's inspection.

39. BASIC EARNINGS PER SHARE

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
Profit attributable to ordinary shareholders of the Holding Company (VND million)	**2,179,996**	**258,704**
Average ordinary shares in circulation for the period (share)	1,793,300,377	1,781,619,015
Basic earnings per share (VND/share)	**1,216**	**145**

The average outstanding common shares during the period are determined as follows:

	From 01 January 2026 to 30 June 2026	From 01 January 2025 to 30 June 2025
	Share	**Share**
Common shares outstanding at the beginning of the period	1,793,300,377	1,723,212,204
Effect of paying stock dividends during the period	-	58,406,811
Average common shares outstanding during the period	**1,793,300,377**	**1,781,619,015**

40. RELATED PARTIES BALANCES AND TRANSACTIONS

Significant related party balances as at the reporting date were as follows:

	Relationship	Transaction description	Closing balance	Opening balance
			VND million	VND million
Short-term trade receivables			**215,358**	**309,670**
Vinhomes Joint Stock Company	Company within the same Group	Receivables from providing goods and services	52,803	70,276
Vincom Retail Joint Stock Company	Other related party	Receivables from providing goods and services	44,381	32,084
Vingroup Joint Stock Company	Parent Company	Receivables from providing goods and services	29,214	86,131
Vincom Retail Operating Company Limited	Other related party	Receivables from providing goods and services	28,271	26,497
GSM Green and Smart Mobility Joint Stock Company	Under common control	Receivables from providing goods and services	10,542	6,690
Vietnam Investment Group Joint Stock Company	Under common control	Receivables from providing goods and services	12,651	5,026
Other related parties	Company within the same Group	Receivables from providing goods and services	37,496	82,966
Short-term advances to suppliers			**1,958**	**2,855,114**
Vinhomes Joint Stock Company	Company within the same Group	Prepayment for goods and services	7	2,853,901

	Relationship	Transaction description	Closing balance VND million	Opening balance VND million
Other related parties	Company within the same Group	Prepayment for goods and services	1,951	1,213
Long-term advances to suppliers			**16,480,000**	**9,646,099**
Vinhomes Joint Stock Company	Company within the same Group	Prepayment for goods and services	16,480,000	9,646,099
Other short-term receivables			**797,034**	**109,553**
Vinhomes Joint Stock Company	Company within the same Group	Receivables from payment on behalf	705,131	-
Vincom Retail Operation Company Limited	Other related party	Interest receivables from capital contribution under BCC	66,060	66,060
VinFuture Prize Foundation Joint Stock Company	Under common control	Other receivables	-	41,765
Other related parties	Subsidiaries and Company within the same Group	Other short-term receivables	25,843	1,728
Short-term held-to-maturity investments (i)			**17,414,307**	**12,680,829**
VinAcademy Education and Training Company Limited	Company within the same Group	Short-term held-to-maturity investments	6,779,924	2,681,728
Vincom Security Services Company Limited	Company within the same Group	Short-term held-to-maturity investments	4,026,276	6,168,836
VinSmart Research and Manufacture Joint Stock Company	Company within the same Group	Short-term held-to-maturity investments	1,922,867	1,315,050
VinBus Ecology Transport Services Company Limited	Company within the same Group	Short-term held-to-maturity investments	1,665,688	-
VinRobotics Robot Research, Development and Application Joint Stock Company	Company within the same Group	Short-term held-to-maturity investments	1,555,074	1,647,342
World Academy Company Limited	Company within the same Group	Short-term held-to-maturity investments	1,464,478	867,873
Long-term held-to-maturity investments (i)			**4,519,895**	**3,231,648**
VinMotion General Purpose Humanoid Robots Appication Development and Research Joint Stock Company	Company within the same Group	Long-term held-to-maturity investments	3,064,199	2,902,339
VinDynamics Humanoid Robot Research, Development and Application Joint Stock Company	Company within the same Group	Long-term held-to-maturity investments	1,102,893	-
VinRobotics Robot Research, Development and Application Joint Stock Company	Company within the same Group	Long-term held-to-maturity investments	352,803	-
VinAcademy Education and Training Company Limited	Company within the same Group	Long-term held-to-maturity investments	-	302,105

	Relationship	Transaction description	Closing balance VND million	Opening balance VND million
VinSmart Research and Manufacture Joint Stock Company	Company within the same Group	Long-term held-to-maturity investments	-	27,204
Short-term trade payables			**221,813**	**266,069**
Vinhomes Joint Stock Company	Company within the same Group	Payables to suppliers for services and goods received	122,396	96,350
Vingroup Joint Stock Company	Parent Company	Payables to suppliers for services and goods received	50,346	62,896
Vincom Retail Operating Company Limited	Other related party	Payables to suppliers for services and goods received	25,189	76,643
Other related parties	Company within the same Group and under common control	Payables to suppliers for services and goods received	23,882	30,180
Other short-term payables			**303,899**	**1,148,612**
Thai Son Construction Investment Joint Stock Company	Company within the same Group	Short-term deposit payable	303,821	303,821
Green City Development Joint Stock Company	Company within the same Group	Short-term deposit payable	-	844,791
Other related parties	Subsidiaries and Other related parties	Other current payables	78	-
Other long-term payables			**11,358,097**	**705,097**
Vinhomes Joint Stock Company	Company within the same Group	Long-term deposit payable	10,653,000	-
Vincom Retail Joint Stock Company	Other related party	Long-term deposit payable	286,144	286,144
Vincom Retail Operating Company Limited	Other related party	Long-term deposit payable	224,853	224,853
Vietnam Investment Group Joint Stock Company	Other related party	Long-term deposit payable	194,100	194,100
Short-term accrued expenses			**23,859**	**59,786**
VinSmart Research and Production Joint Stock Company	Company within the same Group	Payables for interest borrowing	18,664	14,724
VinSmart Future Joint Stock Company Stock Company	Company within the same Group	Short-term payables for services and goods provided	-	32,147
Other related parties	Subsidiary and company within the same Group	Accrued interest expenses and short-term payables for services and goods provided	5,195	12,915

	Relationship	Transaction description	Closing balance VND million	Opening balance VND million
Short-term loans			**66,200**	**66,200**
VinSmart Research and Production Joint Stock Company	Company within the same Group	Short-term loan	66,200	66,200

(i) Represents unsecured loans to related parties, earning an interest rate of 12% per annum with original term ranging from 12 months to 14 months from the date of the one-time disbursement. Loan interest is payable upon maturity.

During the period, the Company entered into the following significant transactions with its related parties:

	Relationship	From 01/01/2026 to 30/6/2026 VND million	From 01/01/2025 to 30/6/2025 VND million
Vingroup Joint Stock Company	Parent Company		
Capital contribution under BCC		5,532,000	-
Financial leases		1,350,570	-
Management fees		76,400	74,694
Rendering of services		35,603	31,786
Purchase of goods and services		27,225	5,795
Disposal of fixed assets		13,979	-
Expenses under BCC		11,700	27,648
Recovery from lending		-	2,894,000
Interest income		-	138,973
Purchase of fixed assets		-	628,192
VinSmart Research and Manufacture Joint Stock Company	Company within the same Group		
Lending		2,000,000	1,050,000
Recovery from lending		1,151,000	680,000
Interest income		82,136	106,440
Borrowings		-	66,200
Interest expense		1,328	1,328
VinAcademy Education and Training Company Limited	Company within the same Group		
Lending		4,000,000	3,917,000
Recovery from lending		360,000	1,051,000
Interest income		276,092	303,109
Rendering of services		175	2,104
Purchase of goods and services		-	38
World Academy Company Limited	Company within the same Group		
Lending		1,000,000	550,000
Recovery from lending		450,000	-
Interest income		46,507	13,193
Rendering of services		1,608	2,785
VinRobotics Robot Research, Development and Application Joint Stock Company	Company within the same Group		
Lending		1,347,000	-
Recovery from lending		1,150,000	-
Interest income		63,534	-
Rendering of services		1,339	-

	Relationship	From 01/01/2026 to 30/6/2026 VND million	From 01/01/2025 to 30/6/2025 VND million
Vinhomes Joint Stock Company	Company within the same Group		
Advance payment under the EPC contract		3,980,000	-
Rendering of services		74,225	22,323
Purchase of goods and services		18,856	15,844
Purchase of fixed assets		1,075	-
Disposal of fixed assets		1	-
VinFast Trading and Production Joint Stock Company	Company within the same Group (ceased to be a related party from 30 June 2026)		
Rendering of services		91,350	87,478
Purchase of goods and services		2,648	-
Vincom Retail Operating Company Limited	Other related party		
Capital contribution under Business Cooperation Contracts		130,000	-
Expenses under Business Cooperation Contracts		74,543	60,049
Costs incurred under Business Cooperation Contracts		32,400	-
Purchase of goods and services		25,651	21,468
Rendering of services		9,590	5,992
Profits received under business cooperation activities		5,505	5,244
Purchase of fixed assets		420	-
Vietnam Investment Group Joint Stock Company	Under common control		
Rendering of services		59,210	53,290
Purchase of goods and services		26	11
Green City Development Joint Stock Company	Company within the same Group		
Penalty interest expense		181,629	-
Rendering of services		6,663	6,754
Disposal of fixed assets		1,318	290,590
Purchase of goods and services		282	118
Vinbus Ecology Transport Services Limited Liability Company	Company within the same Group		
Lending		3,300,000	-
Recovery from lending		1,700,000	4,311,275
Interest income		65,688	57,544
Purchase of goods and services		36,920	38,042
Rendering of services		2,658	3,113
Vincom Security Service Company Limite	Company within the same Group		
Recovery from lending		2,004,033	708,576
Interest income		257,441	333,156
Purchase of goods and services		44,957	4,462
Rendering of services		6,929	7,074
Disposal of fixed assets		64	1,886

	Relationship	From 01/01/2026 to 30/6/2026 VND million	From 01/01/2025 to 30/6/2025 VND million
VinDynamics Humanoid Robot Research, Development and Application Joint Stock Company	Company within the same Group		
Lending		1,100,000	-
Interest income		2,893	-
Rendering of services		1,451	-
VinMotion General Purpose Humanoid Robots Application Development and Research Joint Stock Company	Company within the same Group		
Interest income		161,859	16,480
Rendering of services		830	291
Lending		-	2,720,000

Salaries of the Board of Executive Officers and remunerations paid to the Company's Board of Directors and Board of Supervisors during the period were as follows:

	Position	From 01/01/2026 to 30/6/2026 VND million	From 01/01/2025 to 30/6/2025 VND million
Board of Directors		**2,567**	**539**
Ms. Nguyen Thu Hang	Chairman	60	-
Others		2,507	539
Board of Executive Officers		**10,265**	**3,684**
Ms. Ngo Thi Huong	Chief Executive Officer	10,054	-
Others		211	3,684
Board of Supervisors		**410**	**1,298**
Ms. Nguyen Thi Nhu Hoa	Head of the Board of Supervisors	87	284
Other members		323	1,014
		13,242	**5,521**

CÔNG TY CỔ PHẦN VINPEARL
MSDN: 4200456848

Nguyen Thac Manh Preparer	Do My Huong Chief Accountant	Vo Thi Phuong Thao Deputy General Manager Legal Representative

Approved on 27 August 2026