KHAI HOAN LAND GROUP JOINT STOCK COMPANY

INTERIM CONSOLIDATED FINANCIAL STATEMENTS
THE SECOND QUARTER 2026
(As at 30 June 2026)

Ho Chi Minh City, July 2026

TABLE OF CONTENTS

STATEMENT OF BOARD OF MANAGEMENT

The Board of Management of Khai Hoan Land Group Joint Stock Company (the Company) presents this report together with the Company's consolidated financial statements for the second quarter 2026.

BOARD OF DIRECTORS AND BOARD OF MANAGEMENT

The members of the Board of Management and Board of Directors of the Company who held office during the second quarter 2026 and to the date of this report are as follows:

Board of Directors

Mr. Nguyen Khai Hoan	Chairman
Mrs. Dinh Thi Nhat Hanh	Vice Chairwoman
Mrs. Pham Thi Minh Phu	Member
Mr. Tran Van Duong	Member *(Appointed on April 14, 2026)*
Mr. Tran Manh Toan	Independent member *(Term ended on April 14, 2026)*
Mrs. Pham Thi Hoa	Independent member
Mr. Nguyen Huu Minh Tri	Independent member *(Appointed on April 14, 2026)*

Board of Management

Mrs. Dinh Thi Nhat Hanh	General Director
Mrs. Pham Thi Minh Phu	Deputy General Director
Mr. Tran Van Duong	Deputy General Director

Board of Supervisors

Mr. Hoang Phuong	Head of Supervisory Board
Mrs. Nguyen Thu Trang	Member
Mr. Le Van Kieu	Member

BOARD OF MANAGEMENT' STATEMENT OF RESPONSIBILITY

The Board of Management of the Company is responsible for preparing the consolidated financial statements for the second quarter 2026, which give a true and fair view of the consolidated financial position of the Company and of its consolidated results and consolidated cash flows for the year. In preparing these financial statements, the Board of Management is required to:

- Comply with Vietnamese accounting Standards, the Corporate Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the consolidated financial statements;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures which need to be disclosed and explained in the consolidated financial statements;
- Design and implement an effective internal control system for the proper preparation and presentation of the consolidated financial statements so as to minimize errors and fraud; and
- Prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

The Board of Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the consolidated financial statements comply with Vietnamese accounting standards, corporate accounting system and the relevant statutory requirements applicable to the preparation and presentation of the consolidated financial statements. The Board of Management 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 Management confirms that the Company has complied with the above requirements in preparing these consolidated financial statements.

For and on behalf of the Company,

Dinh Thi Nhat Hanh
General Director

Ho Chi Minh City, 28 July 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Currency Unit : VND

	ITEMS	Codes	Notes	30/06/2026	01/01/2026
A -	**CURRENT ASSETS**	**100**		**2,670,509,362,368**	**1,959,232,813,454**
I.	**Cash and cash equivalents**	**110**	**5**	**104,220,754,142**	**94,700,606,775**
1.	Cash	111		104,220,754,142	94,700,606,775
II.	**Short-term financial investments**	**120**		**-**	**20,251,851,946**
1.	Investments held to maturity	123		-	20,251,851,946
III.	**Short-term receivables**	**130**		**2,389,783,758,774**	**1,726,445,195,198**
1.	Short-term trade receivables	131	6	144,142,613,028	95,730,584,907
2.	Short-term prepayment to suppliers	132	7	339,988,055,735	369,386,247,218
3.	Other short-term receivables	135	8	1,905,653,090,011	1,261,328,363,073
IV.	**Inventories**	**140**		**150,011,931,106**	**113,848,088,635**
1.	Inventories	141	9	150,011,931,106	113,848,088,635
V.	**Other current assets**	**160**		**26,492,918,346**	**3,987,070,900**
1.	Short-term prepaid expenses	161	10	11,697,430,250	1,789,878,931
2.	Value added tax deductibles	162		13,034,312,816	2,197,191,969
3.	Taxes and other receivables from the State budget	163	15	1,761,175,280	-
B-	**NON-CURRENT ASSETS**	**200**		**4,161,249,954,191**	**5,035,250,960,277**
I.	**Long-term receivables**	**210**		**253,182,335,433**	**43,289,104,107**
1.	Other long-term receivables	215	8	253,182,335,433	43,289,104,107
II.	**Fixed assets**	**220**		**142,739,812**	**201,058,636**
1.	Tangible fixed assets	221	11	142,739,812	201,058,636
-	*Cost*	*222*		*4,447,928,026*	*4,447,928,026*
-	*Accumulated depreciation*	*223*		*(4,305,188,214)*	*(4,246,869,390)*
2.	Intangible assets	227		-	-
-	*Cost*	*228*		*575,365,500*	*575,365,500*
-	*Accumulated Amortization*	*229*		*(575,365,500)*	*(575,365,500)*
III.	**Long-term assets in progress**	**250**		**525,002,939,764**	**218,361,237,126**
1.	Long-term work in progress	251		22,946,237,126	4,526,237,126
2.	Construction in progress	252	**12**	502,056,702,638	213,835,000,000
IV.	**Long-term financial investments**	**260**		**3,317,750,000,000**	**4,581,131,000,000**
1.	Other long-term investments	263	13	3,317,750,000,000	4,581,131,000,000
V.	**Other long-term assets**	**270**		**65,171,939,182**	**192,268,560,408**
1.	Long-term prepaid expenses	271	10	65,171,939,182	192,268,560,408
	TOTAL ASSETS	**280**		**6,831,759,316,559**	**6,994,483,773,731**

Interim Consolidated Statement Of Financial Position (Cont)

	ITEMS	Codes	Notes	30/06/2026	01/01/2026
C -	**LIABILITIES**	**300**		**1,508,663,403,383**	**1,704,852,058,511**
I.	**Current liabilities**	**310**		**676,533,403,383**	**908,776,058,511**
1.	Short-term trade payable	311	14	52,174,326,983	7,505,045,706
2.	Short-term advances from customers	312	15	1,074,909,091	1,574,909,091
3.	Taxes and amount payable to State Budget	314	16	19,190,037,282	21,915,681,020
4.	Payables to employees	315		6,552,481,766	8,952,339,329
5.	Short-term accrued expenses	316	17	32,222,303,443	33,532,799,187
6.	Other short-term payables	320	18	354,694,344,818	307,033,859,655
7.	Short-term loans and obligations under finance leases	321	19	210,625,000,000	528,261,424,523
II.	**Long-term Liabilities**	**330**		**832,130,000,000**	**796,076,000,000**
1.	Other long-term payables	338	18	376,000,000	476,000,000
2.	Long-term loans and obligations under finance leases	339	19	831,754,000,000	795,600,000,000
D -	**EQUITY**	**400**		**5,323,095,913,176**	**5,289,631,715,220**
I.	**Owner's equity**	**410**	**20**	**5,323,095,913,176**	**5,289,631,715,220**
1.	Owners' contributed capital	411		4,494,352,050,000	4,494,352,050,000
-	*Ordinary shares with voting rights*	*411a*		*4,494,352,050,000*	*4,494,352,050,000*
2.	Capital surplus	412		13,054,455,000	13,054,455,000
3.	Retained earnings	420		815,689,408,176	782,225,210,220
	Undistributed earnings accumulated to the prior year end	*421a*		*782,019,240,670*	*713,516,607,875*
-	*Undistributed earnings of the current year*	*421b*		*33,670,167,506*	*68,708,602,345*
	TOTAL RESOURCES	**440**		**6,831,759,316,559**	**6,994,483,773,731**

Ho Chi Minh City, 28 July 2026

M.S.D.N: 0309139261 - C.T.C.P - CÔNG TY CỔ PHẦN TẬP ĐOÀN KHẢI HOÀN LAND - THÀNH PHỐ HỒ CHÍ MINH

Nguyen Thi Thuy	Khu Viet Nghia	Dinh Thi Nhat Hanh
Preparer	**Chief Accountant**	**General Director**

INTERIM CONSOLIDATED INCOME STATEMENT
2nd Quarter 2026

Currency Unit : VND

ITEMS	Codes	Notes	2nd Quarter 2026	2nd Quarter 2025	Accumulated Year 2026	Accumulated Year 2025
1. Revenue from goods sold and services rendered	01	21	157,815,441,921	135,594,584,045	280,645,911,106	236,019,830,571
2. Revenue deductions	02		-	-	-	-
3. Net revenue from goods sold and services rendered	10		157,815,441,921	135,594,584,045	280,645,911,106	236,019,830,571
4. Cost of goods sold and services rendered	11	22	148,202,747,378	99,873,481,764	241,478,661,811	178,906,144,539
5. Gross profit from goods sold and services rendered	20		9,612,694,543	35,721,102,281	39,167,249,295	57,113,686,032
6. Financial income	22	23	346,565,501,957	40,698,650,853	379,715,665,811	83,114,399,374
7. Financial expenses	23	24	306,049,533,619	30,110,352,331	324,470,829,360	52,008,757,490
- In which: Interest expense	24		185,193,637,975	16,775,888,029	202,968,258,631	33,011,978,025
8. Selling expenses	25	25	12,719,795,806	13,414,476,501	28,464,613,667	27,426,839,035
9. General and administrative expenses	26	26	11,768,322,951	10,275,083,699	23,116,701,296	20,253,199,429
10. Operating profit	30		25,640,544,124	22,619,840,603	42,830,770,783	40,539,289,452
11. Other income	31		121,802,957	167,331,731	127,462,355	561,423,666
12. Other expenses	32		187,726,810	3,708,222,053	568,900,253	4,542,812,992
13. Profit from other activities	40		(65,923,853)	(3,540,890,322)	(441,437,898)	(3,981,389,326)
14. Accounting profit before tax	50		25,574,620,271	19,078,950,281	42,389,332,885	36,557,900,126
15. Current corporate income tax expense	51	27	5,306,096,734	4,585,455,023	8,719,154,779	8,271,018,356
16. Deferred corporate tax expense	52		-	-	-	-
17. Net profit after corporate income tax	60		20,268,523,537	14,493,495,258	33,670,178,106	28,286,881,770
18. Earnings per share	70	28	45	32	75	63

Ho Chi Minh City, 28 July 2026

CÔNG TY CỔ PHẦN TẬP ĐOÀN KHẢI HOÀN LAND
THÀNH PHỐ HỒ CHÍ MINH

Nguyen Thi Thuy	Khu Viet Nghia	Dinh Thi Nhat Hanh
Preparer	Chief Accountant	General Director

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)
2nd Quarter 2026

Currency Unit : VND

	ITEMS	Codes		Accumulated from the beginning of the year to the end of 2nd Quarter 2026	2nd Quarter 2025
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**				
1.	**Accounting profit before tax**	***01***		***42,389,332,885***	***36,557,900,126***
2.	**Adjustment for**				
-	Depreciation and amortization of fixed assets	02		58,318,824	203,453,773
-	Gain from investing activities	05		(379,921,645,961)	(83,114,399,374)
-	Interest expenses	06		202,968,258,631	40,665,192,525
-	Other adjustment	07		-	-
3.	**Operating profit before movements in working capital**	***08***		***(134,505,735,621)***	***(5,687,852,950)***
-	Increase, decrease in receivables	09		(877,096,397,149)	(331,211,290,557)
-	Increase, decrease in inventory	10		(54,583,842,471)	59,830,840,494
-	Increase, decrease in payables (exclude interest expenses, CIT)	11		63,377,739,983	31,417,816,164
-	Increase, decrease in prepayments	12		117,189,069,907	8,610,600,129
-	Interest paid	14		(184,436,275,847)	(31,876,667,248)
-	Corporate income tax paid	15		(5,335,108,151)	(16,644,008,189)
	Net cash from operating activities	***20***		***(1,075,390,549,349)***	***(285,560,562,157)***
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**				
1.	Acquisition of fixed assets and other long-term assets	21		(288,221,702,638)	(380,000,000)
2.	Cash outflow for lending, buying debt instruments of other	23		(324,440,000,000)	(542,500,000,000)
3	Cash recovered from lending, selling debt instruments of	24		344,691,851,946	557,950,000,000
5.	Investments in other entities	25		(266,930,000,000)	-
6.	Cash recovered from investments in other entities	26		1,530,311,000,000	-
4.	Interest earned, dividend and profit received	27		370,981,971,931	79,407,866,084
	Net cash from investing activities	***30***		***1,366,393,121,239***	***94,477,866,084***
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**				
1.	Proceeds from borrowings	33		859,874,033,240	485,657,000,000
2.	Repayments of borrowings	34		(1,141,356,457,763)	(327,261,119,504)
	Net cash from financing activities	***40***		***(281,482,424,523)***	***158,395,880,496***
	Net decrease in cash during the year	**50**		**9,520,147,367**	**(32,686,815,577)**
	Cash and cash equivalents at the beginning of year	**60**	**5**	**94,700,606,775**	**106,983,017,179**
	Effect of changes in foreign exchange rates	61		-	-
	Cash and cash equivalents at the end of year	**70**	**5**	**104,220,754,142**	**74,296,201,602**

Ho Chi Minh City, 28 July 2026

M.S.D.N: 0309139261 CÔNG TY CỔ PHẦN TẬP ĐOÀN KHẢI HOÀN LAND THÀNH PHỐ HỒ CHÍ MINH

Nguyen Thi Thuy	**Khu Viet Nghia**	**Dinh Thi Nhat Hanh**
Preparer	**Chief Accountant**	**General Director**

These notes form an integral part of and should be read in conjunction with the Interim Financial Statements

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
The Second Quarter 2026

1. GENERAL INFORMATION

Structure of ownership
Khai Hoan Land Group Joint Stock Company (formerly known as Khai Hoan Real Estate Joint Stock Company) ("the Company") was incorporated under the Business Registration Certificate No. 0309139261 dated 24 July 2009 initially issued by the Ho Chi Minh City Department of Planning and Investment, as amended, registration of the 28th change on 21 October 2025.

According to the 28th amended Business Registration Certificate, the charter capital of the Company is VND 4,494,352,050,000 divided into 449,435,205 shares with a par value of VND 10,000 per share.

The Company's shares were officially listed on the Ho Chi Minh City Stock Exchange (HOSE) with the stock code as: KHG.

The Company's head office is located at 5-7-9-11 Hung Gia 4 street, Phu My Hung Urban Area, Tan Hung ward, Ho Chi Minh city.

Business and principal activities
Business activities of the Company are real estate consulting, brokerage services, auction of real estate, auction of land use rights; housing construction; site preparation; organization of introduction and trade promotion; construction of other civil engineering works; restaurants and catering services; trading real estate, land use rights of owners, leased or leased by the owners; retailing other goods in specialized stores; civil design activities; landscape maintenance services; wholesale of other household appliances; career education; other recreational activities.

The Company's primary activity during the year was the business of real estate and land use rights—whether owned, held for use, or leased.

Normal production and business cycle

The Company's normal production and business cycle is carried out for a time period of 12 months or less.

Company's structure
As at 30 June 2026, the Company has invested in three (03) subsidiaries. Details of these invested companies are as follows:

Subsidiaries

Name	Place of incorporation	Main activities	Owned %	Benefit ratio	Voting right
- An Pha Real Estate Development Investment Co., Ltd	HCM City.	Real Estate Business - Brokerage	100%	100%	100%
- An Thinh Phat Real Estate Business Investment Co., Ltd	HCM City.	Real Estate Business - Brokerage.	100%	100%	100%
- Hoang Thao My Trading and service Co., Ltd	HCM City.	Real Estate Business - Brokerage.	100%	100%	100%

In addition, as at 30 June 2026, the Company has following dependent units including branches and representative offices:

No	Tax identification number	Address
1.	0309139261-001	B10-B11 Nguyen Huu Tho, Kim Son Residential Area, Tan Hung Ward, Ho Chi Minh City, Vietnam
2.	0309139261-003	280A Luong Dinh Cua, Binh Trung Ward, Ho Chi Minh City, Vietnam
3.	0309139261-004	B8 Nguyen Huu Tho, Tan Hung Ward, Ho Chi Minh City, Vietnam
4.	0309139261-006	B8-9 Nguyen Huu Tho, Kim Son Residential Area, Tan Hung Ward, Ho Chi Minh City, Vietnam
5.	0309139261-007	B12-13-14 Kim Son Residential Area, Nguyen Huu Tho, Tan Hung Ward, Ho Chi Minh City, Vietnam
6.	0309139261-010	B12-13 Kim Son Residential Area, Nguyen Huu Tho, Tan Hung Ward, Ho Chi Minh City, Vietnam
7.	0309139261-011	No. 3, Street No. 10, Sala Urban Area, An Khanh Ward, Ho Chi Minh City, Vietnam
8.	0309139261-012	2nd Floor, No. 1H Tran Nao, Binh Trung Ward, Ho Chi Minh City, Vietnam
9.	0309139261-013	193 Nguyen Hoang, Quarter 5, Binh Trung Ward, Ho Chi Minh City, Vietnam
10.	0309139261-021	2nd Floor, B12-13 Kim Son Residential Area, Nguyen Huu Tho, Tan Hung Ward, Ho Chi Minh City, Vietnam
11.	0309139261-022	2nd Floor, B13-14 Kim Son Residential Area, Nguyen Huu Tho, Tan Hung Ward, Ho Chi Minh City, Vietnam
12.	0309139261-023	B10 Nguyen Huu Tho, Kim Son Residential Area, Tan Hung Ward, Ho Chi Minh City, Vietnam
13.	0309139261-024	B11 Nguyen Huu Tho, Kim Son Residential Area, Tan Hung Ward, Ho Chi Minh City, Vietnam
14.	0309139261-025	B13 Nguyen Huu Tho, Kim Son Residential Area, Tan Hung Ward, Ho Chi Minh City, Vietnam
15.	0309139261-026	1st Floor, 193 Nguyen Hoang, Quarter 5, Binh Trung Ward, Ho Chi Minh City, Vietnam
16.	0309139261-027	B8-9-10-11 Nguyen Huu Tho, Kim Son Residential Area, Tan Hung Ward, Ho Chi Minh City, Vietnam
17.	0309139261-028	3rd Floor, No. 3, Street No. 10, An Khanh Ward, Ho Chi Minh City, Vietnam
18.	0309139261-029	LK3-21 Saigon Mystery Villas, Binh Trung Ward, Ho Chi Minh City
19.	0309139261-030	2nd Floor, No. 193 Nguyen Hoang, Binh Trung Ward, Ho Chi Minh City
20.	0309139261-031	B9-10 Kim Son Residential Area, Nguyen Huu Tho Street, Tan Hung Ward, Ho Chi Minh City, Vietnam

No	Tax identification number	Address
21.	0309139261-032	1st Floor, 280A Luong Dinh Cua, Binh Trung Ward, Ho Chi Minh City, Vietnam
22.	0309139261-033	No. 68, Street 27, Hiep Binh Ward, Ho Chi Minh City
23.	0309139261-034	1st Floor, No. 1H Tran Nao, Binh Trung Ward, Ho Chi Minh City
24.	0309139261-035	32/01 National Highway 13, Thuan Giao Ward, Ho Chi Minh City, Vietnam
25.	0309139261-036	No. 1, Row D, Green Pearl Complex, Vo Nguyen Giap Street, Binh Duong Ward, Ho Chi Minh City
26.	0309139261-037	No. 1H Tran Nao, Binh Trung Ward, Ho Chi Minh City
27.	0309139261-038	Ground Floor, Units B8-9, Kim Son Residential Area, Nguyen Huu Tho, Tan Hung Ward, Ho Chi Minh City
28.	0309139261-039	B9 Kim Son Residential Area, Nguyen Huu Tho, Tan Hung Ward, Ho Chi Minh City
29.	0309139261-040	Ground Floor, Units B10-11, Kim Son Residential Area, Nguyen Huu Tho, Tan Hung Ward, Ho Chi Minh City
30.	0309139261-041	No. 1411 Nguyen Van Linh, Tan Hung Ward, Ho Chi Minh City
31.	0309139261-042	G6, Imperia Grand Plaza Project, 3/2 Road, Hau Nghia Commune, Tay Ninh Province, Vietnam.

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

Accounting period
The Company's fiscal year begins on 1 January and ends on 31 December based on a calendar year

The Company's accounting currency is Vietnamese Dong (VND)

3. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM APPLIED

The consolidated financial statements are expressed in Vietnamese Dong (VND) and prepared under the accounting principles in conformity with the corporate accounting system issued in pursuance of Circular No.99/2025/TT-BTC dated 27 October 2025 of Ministry of Finance; Circular No.202/2014/TT-BTC dated 22 December 2014, Circular No.43/2026/TT-BTC dated 20 April 2026 guiding preparation of consolidated financial statements; Vietnamese Accounting Standards and the statutory requirement relevant to preparation and presentation of consolidated financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following are the principal accounting policies applied by the Company in preparing its consolidated financial statements:

Basis of consolidation
The consolidated financial statements comprise the financial statements of the parent company and its subsidiaries for the year ended 30 June 2026. This control is achieved when the Company has the ability to govern the financial and operating policies of investee companies in order to obtain benefits from the activities of these companies.

The results of subsidiaries acquired or disposed of during the period are included in the consolidated income statements from the effective date of acquisition or up to the effective date of disposal, as appropriate.

In case of necessity, the financial statements of subsidiaries are adjusted so that the accounting policies applied at the parent company and other subsidiaries are the same.

Transactions and balances arising from transactions between companies within the Company are eliminated in their entirety when consolidating the financial statements.

Non-controlling shareholder interests are presented in the consolidated Balance Sheet as a separate item under the equity section. The value of non-controlling shareholder interests in the net assets of the consolidated subsidiaries includes: non-controlling shareholder interests at the acquisition date are determined according to the fair value of the subsidiary's net assets at date of purchase; Non-controlling shareholders' interests in the fluctuations in total equity from the date of acquisition to the beginning of the reporting period and non-controlling shareholders' interests in the fluctuations in total equity arising during the period report. The ownership portion of non-controlling shareholders in the consolidated income statement is also presented as a separate item.

Accounting estimates
The preparation of consolidated financial statements complies with Vietnamese accounting standards, corporate accounting regime and legal regulations related to the preparation and presentation of consolidated financial statements as required by the Board of General Directors. There must be estimates and assumptions that affect the reported figures on liabilities, assets and the presentation of contingent liabilities and assets at the date of the consolidated financial statements as well as the reported figures. of revenue and expenses throughout the fiscal year. These accounting estimates are based on the management's best knowledge, however actual numbers may be different from the estimates and assumptions.

Cash and cash equivalents
Cash reflects the full existing amount of the Company at the end of the accounting year, comprising cash on hand, demand deposits and cash in transit.

Cash equivalents comprises short-term investments with the term of less than 03 months since the date of investment that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value at the reporting date and recorded in accordance with Vietnamese Accounting Standard No. 24 - Cash flow statement.

Business Cooperation Contract (BCC)
BCC is a contract signed between two or more parties to conduct business activities together without establishing an independent legal entity. This activity may be jointly controlled by the partners under the joint venture agreement or controlled by one of the parties. BCC can be carried on in the form of jointly building assets or collaborating in several business activities. Parties of a BCC contract can have an agreement to distribute revenue, products or after-tax profits. In all cases, when receiving money and assets from other parties contributing to BCC activities, the receiving party must record it as a liability.

In case BCC distributes profit after tax, the parties must appoint a party to account for all transactions of BCC, record revenue and expenses, separately monitor business results and tax finalization of BCC.

Receivables and provision for doubtful debts

Receivables are monitored in detail regarding their original terms and remaining terms at the reporting date, debtors, original currencies denominated and other factors for the Company's managerial purposes. The classification of receivables including trade receivables, other receivables shall comply with the following principles:

- Trade receivables include commercial receivables incurred from purchase-sales transactions, including receivables from the sale of exported goods under the trust for other entities;

- Other receivables include non-commercial or non-trading receivables, including: receivables from bank and loan interest; amount paid on behalf of another party; receivables which the export trustor must collect from the trustee; receivables from penalties, compensation; advances; pledges, collaterals, deposits, assets lending, etc …

The Company bases on the remaining terms of receivables at the reporting date to classify them as long-term or short-term receivables.

Receivables are recognized not exceeding the recoverable value. Provision for doubtful debts is made for receivables that are overdue for six months or more, or when the debtor is in the difficulty of solvency due to dissolution, bankruptcy, or similar difficulties in accordance with the current prevailing corporate accounting system.

Inventories

Real estate

Real estate purchased for sale or long-term rental complying with the one-time revenue recognition requirement in the normal course of business of the Company, and not for lease or awaiting price appreciation, is recognized as inventory at the lower of cost and net realizable value.

The cost of real estate includes the purchase price and other directly attributable costs incurred in bringing the inventory to its present location and condition. Net realizable value is the estimated selling price of inventory in the ordinary course of business, based on the market value at the reporting date and less estimated costs of completion and selling expenses.

Provision for devaluation of inventories is the difference between the cost of inventories and their net realizable value as at the end of the accounting period, which is made in accordance with the current prevailing corporate accounting system.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation. The costs of tangible fixed assets arising from purchases and self-constructions comprise all the costs of bringing the tangible fixed assets to their working condition for their intended use.

Costs incurred after initial recognition are recorded as an increase in the historical cost of assets if they actually improve the current status in comparison with the initial standard status of the assets, such as:

- Parts of the tangible fixed asset are modified to extend their useful life or increase their capacity; or
- Parts of the tangible fixed asset are upgraded to significantly increase product quality; or
- New technology process is applied to reduce the operating expenses of the assets.

The costs incurred for repairs and maintenance aims to restore or maintain the ability to bring the economic benefits of the assets according to the initial standard status, do not meet one of the above conditions, are recognized in the operation costs during the year.

Fixed assets are depreciated using the straight-line method over the estimated useful life of the assets. The details are as follows:

	Years
Office equipments	03 – 04

Intangible assets and amortisation

Intangible assets are stated at cost less accumulated amortisation. Intangible asset of the Company is computer software and amortised using the straight-line method within 3 years.

Operating leases

A lease of asset is considered an operating lease in case most of the risks and rewards associated with the ownership of that asset belong to the lessor. The lease expenses are recognized in the consolidated income statement under the straight-line method over the leasing period. Amounts received or receivable to facilitate the engagement of operating leases are also recognized under the straight-line method over the leasing period.

Construction in progress

The construction in progress is recorded at cost, including direct expenses related to (including relevant borrowing cost according to the Company's accounting policy) properties in the course of construction for production, equipment installed for the purpose of manufacturing, rental and management as well as related expenses to repair fixed assets. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

Prepaid expenses

Prepaid expenses are expenses which have already been paid but related to results of operations for multiple accounting periods. They comprise cost of small tools, office repairing cost which are expected to provide future economic benefits to the Company. These expenditures have been capitalised as prepaid expenses, and are allocated to the separate income statement under the straight-line method in accordance with the current prevailing accounting regulations.

Payables

The payables are monitored in detail regarding original terms, the remaining terms at the reporting date, the payable objects, original currency and other factors according to the Company's managerial purposes. The classification of payables such as trade payables, other payables shall be implemented the following principles:

- Trade payables include commercial payables incurred from purchase-sale transactions
- Other payables include non-commercial or non-trading payables, including: payables for loan interest, dividend and earning payables; payables for financial investments; amount paid to the third party; lending assets, payables for penalties, compensation; unidentified surplus assets; payables for social insurance, medical insurance, unemployment insurance, trade union; collaterals, deposits received, etc…

The company bases on the remaining term at the reporting date to classify as long-term or short-term payables.

The payables are recorded not less than the payment obligations. In case there is evidence that a loss likely occurs, the Company immediately recognizes a payable under the prudent principle.

Borrowings and finance lease liabilities
Borrowings and finance lease liabilities include loans, finance lease liabilities.

The loans are monitored in detail regarding loan object, loan agreement and loan asset; of the term of loan and finance lease liabilities and type of foreign currency (if any). The loans with the remaining term more than 12 months from the reporting date are presented as long-term loans. The due loans within the next 12 months from the reporting date are presented as short-term loans and finance lease liabilities".

The company raises funds by issuing bonds including: parity bonds (issuing bonds at a price exactly equal to the face value of the bond), discount bonds (issuing bonds at a price less than the par value of the bond. and premium bonds (issuing bonds at a price greater than the face value of the bond). The Company keeps track of discount and premium details for each type of bond issued and bond issuance term. Bond discount and premium are determined and recognized at the time of bond issuance. The Company allocates the discount or premium to borrowing costs or to reduce borrowing costs under the effective interest rate method or the straight-line method.

The interest expense of a bond is qualified for capitalization, the discount or premium allocation is capitalized, respectively.

Borrowing costs
Borrowing costs include interests and other costs incurred directly related to the loans.

Borrowing cost is charged to operation expenses during the period when incurred, except for borrowing costs directly attributable to the construction or production of qualifying assets with appropriate time (more than 12 months) to put into use for the intended purposes or sales, which recorded in value of capitalized assets whether it is subject to the fulfilment of certain conditions of Vietnamese Accounting Standard No. 16 - Borrowing cost. Borrowing costs directly attributable to the construction of fixed assets, investment properties can be capitalized even though the construction is less than 12 months.

For the general loans using for purposes of the construction or production of qualifying assets, the borrowing costs are capitalized by capitalization percentage of accumulative weighted average expenses for the construction or production of such assets. The capitalization rate is calculated by the weighted average interest rate of outstanding loans during the year, except special loans serving the purpose of a specific asset.

Accrued expenses
Accrued expenses are recognized based on reasonable estimates of actual expenses to be incurred, amounts due for services rendered during the year but not yet supported by tax invoice or other accounting documents.

Owner's equity recognition
Owner's equity is recognised by actual capital contributions from owners.

Principle on recognition of undistributed profit is the profits (or losses) from the performance business of the Corporation minus (-) income tax expense of any existing business and account adjustments due to retroactive application of accounting policy changes and adjustments retroactive fundamental errors of the previous years.
Reserves, funds from profit after tax are provided according to the Charter of the Company and the resolution of the Board of Management approved in the shareholders' general meeting.

Revenue recognition

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

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

***Revenue from the transfer of the real estate purchase and sale contract is recognized when the following conditions are simultaneously satisfied*:**

- The Company has transferred the risks and rewards to the buyer under the terms of the contract;
- The revenue can be measured reliably;
- The Company has obtained or will receive economic benefits from the transaction;
- Identify costs associated with the transaction.

Revenue from financial activities includes: deposit interest, loan interest, interest from deferred sales, payment discount, dividends paid, profits distributed and gains from foreign exchange differences … Detailed as follows:…

- Interest income is recognized reliably on the balances of deposits, loans, and periodic actual interest.
- Foreign exchange differences reflect profit from the actual exchange differences of arising transactions denominated in foreign currencies during the period and profit from the exchange differences due to the translation of monetary items denominated in foreign currencies at the reporting date.

Record cost price

Cost of goods sold and services rendered are recorded at actual value incurred and aggregated according to services provided to customers, ensuring the principle of matching with revenue and the principle of prudence. Costs exceeding the normal level of services provided are immediately recorded in the business results of the period.

Taxation

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

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

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which temporary deductible 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 taxation 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.

Financial Instruments

Initial recognition

Financial assets
According to the Circular No. 210/2009/TT-BTC dated 6 November 2009 of the Ministry of Finance, financial assets are classified appropriately, for disclosure purpose in the financial statements, financial assets are recognized at fair value through profit or loss, held-to-maturity investments, loans and receivables or available-for-sale financial assets. The Corporation determines the classification of its financial assets at initial recognition.
At the date of initial recognition, financial assets are recognized at cost plus transaction costs that are directly attributable to the acquisition of the financial assets. The Corporation's financial assets comprise cash and cash equivalents, trading securities, held-to-maturity investments, trade accounts receivables, loan receivables and other receivables.

Financial liabilities

According to the Circular No. 210/2009/TT-BTC dated 6 November 2009 of the Ministry of Finance, financial liabilities are classified appropriately, for disclosure purpose in the financial statements, financial liabilities are recognized at fair value through profit or loss and financial liabilities measured at amortized cost. The Corporation determines the classification of its financial liabilities at initial recognition.

At the date of initial recognition, financial liabilities are recognized at cost plus transaction costs that are directly attributable to the issue of these financial liabilities. The Corporation's financial liabilities comprise trade accounts payable, accrued expenses, other payables, loans and finance lease liabilities.

Subsequent measurement after initial recognition

The subsequent measurement of the financial instruments after initial recognition is the fair value. In the case there is no regulation on revaluing the fair value of financial instruments, using the historical cost.

Offset of financial instruments

Financial assets and financial liabilities are offset and the net amount presented in the balance sheet, if and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to collect the assets and settle the liabilities simultaneously.

The Company has not presented notes related to financial instruments at the end of the accounting period because Circular 210 as well as current regulations do not have specific guidance on determining the fair value of financial instruments. financial assets and financial liabilities.

Related parties

Parties are considered to be related if one party has the ability to control the other party or significant influence over the other party in making financial and operating decisions or if the related party entity and another entity are subject to common control.

Individuals owning, directly or indirectly, an interest in the reporting entity that gives them significant influence over the entity, and close members of the family (father, mother, wife, husband, son/daughter, siblings).

Key management personnel having the authority and responsibility for planning, directing and controlling the activities of the Company are defined as all directors or members of the governing body of the entity, and close member in their families.

Entities in which a substantial ownership interest is held, directly or indirectly, by any person as described above, or over which such a person is able to significant influence, including entities owned by directors and major shareholders of the Company and entities which are under the same key management with the Company.

5. CASH

	30/06/2026	01/01/2026
	VND	VND
Cash on hand	143,896,410	56,917,887
Non term deposit	104,076,857,372	94,643,688,888
Total	**104,220,754,142**	**94,700,606,775**

6. SHORT-TERM TRADE RECEIVABLES

	30/06/2026	01/01/2026
	VND	VND
Solution Development Investment Co., Ltd	10,105,647,176	21,382,647,008
Khai Minh Land Real Estate JSC	62,063,437,724	62,518,756,559
T&T Land Group JSC	114,720,088	363,048,443
T&T Homes Real Estate JSC	2,946,648,812	2,946,648,812
Khai Minh Land Investment and Brokerage Co., Ltd	67,001,056,735	4,532,614,906
Other customers	1,911,102,493	3,986,869,179
Total	**144,142,613,028**	**95,730,584,907**

7. SHORT-TERM PREPAYMENTS TO SUPPLIERS

	30/06/2026	01/01/2026
	VND	VND
Topazcons Construction Co., Ltd (*)	266,500,000,000	285,500,000,000
Quan Kien Co., Ltd	34,536,532,382	41,435,196,553
Duy Kim Co., Ltd	18,707,692,532	17,318,731,993
Other suppliers	11,730,593,564	25,132,318,672
Total	**339,988,055,735**	**369,386,247,218**

(*) An advance payment to Topazcons Construction Company Limited (formerly Viet Nhat Daiki Construction Company Limited) under the general contractor contract for project "Ecotourism Area at Ong Lang beach, Cua Duong commune, Phu Quoc district" (also known as "Helios Coastal city project"), Accordingly, Topazcons Construction Company Limited will perform the following tasks: consulting survey, implementing feasibility study report, designing advisory and constructing infrastructure of this project, The project is deployed on an area of about 51,84 hectares with a total estimated investment of about VND 3,000 billion, The project has been received the investment policy decision and Decision approving the detailed construction planning task at scale 1/500 from the Phu Quoc Economic Zone Management Board - Kien Giang Province, Currently, the Company is carrying out land use planning registration and completing procedures to change the project's nature from an eco-tourism project to a mixed-use urban project (including residential land) in order to enhance investment efficiency, while also completing procedures for inclusion in the master plan of the Phu Quoc Special Economic Zone.

8. OTHER RECEIVABLES

	30/06/2026		01/01/2026	
	Book value	Provision	Book value	Provision
	VND	VND	VND	VND
Short-term	**1,905,653,090,011**	**-**	**1,261,328,363,073**	**-**
Advance to staff	4,035,050,854	-	4,933,129,070	-
Short-term deposits (8,1)	1,258,608,148,927	-	920,875,599,860	-
Short-term receivables	72,350,000,000	-	234,500,000,000	-
Interest accrued	82,171,233	-	830,939,035	-
Receivable profits from business cooperation contracts (8,2)	48,638,042,412	-	39,155,580,730	-
Green Symphony Co., Ltd (*)	60,598,404,304	-	60,598,404,304	-
Others	461,341,272,281	-	434,710,074	-
Long-term	**253,182,335,433**	**-**	**43,289,104,107**	**-**
Long-term deposits (8.1)	253,182,335,433	-	43,289,104,107	-
Total	**2,158,835,425,444**	**-**	**1,304,617,467,180**	**-**

(*) Receivables of Green Symphony Co., Ltd includes:

- The amount of VND 38,000,000,000 is under the agreement No. 02/BBTT/GHX-KHL dated 02 March 2020 between Khai Hoan Land Group Joint Stock Company and Green Symphony Co., Ltd. Accordingly, Khai Hoan Land Group JSC, on behalf of Green

Symphony, transfers money to Thuan Viet Construction - Trading Co., Ltd. with an amount equivalent to 10% of the contract value of Contract No. 01/2020/GHX-TV dated 02 March 2020 about design, supervision, construction, supply and installation of equipment signed between Green Symphony Co., Ltd (investor) and Thuan Viet Construction and Trading Co., Ltd (main contractor).

- Receivables of Green Symphony Co., Ltd amount to VND 22,598,404,304 under the principal contract No.01/HDNT-DV-GHX-KHL-KML dated 02 January 2020 between three parties including Green Symphony - Khai Minh Land- Khai Hoan Land about the obligation to transfer money to invest Khai Hoan Prime project.

8.1 Deposits and escrow

	30/06/2026	01/01/2026
	VND	**VND**
Short-term	**1,258,608,148,927**	**920,875,599,860**
Deposit of brokerage contract	1,258,608,148,927	920,875,599,860
- Khai Minh Land Real Estate JSC	*145,600,000,000*	*184,000,000,000*
- Solution Development Investment Co., Ltd	*231,585,599,860*	*244,035,599,860*
- Khai Minh Land Investment and Brokerage Co.,Ltd	*238,420,000,000*	*191,600,000,000*
- Green Symphony Company Limited	*238,420,000,000*	*291,420,000,000*
- Others	*37,470,000,000*	*9,820,000,000*
Long-term	**253,182,335,433**	**43,289,104,107**
Deposit of investment project	21,500,000,000	21,500,000,000
Deposit of real estate brokerage contract	17,127,757,725	19,065,409,107
Hong Tram Phat Land Real Estate JSC	211,917,682,708	-
Deposit of rental office	2,571,695,000	2,665,695,000
Others	65,200,000	58,000,000
Total	**1,511,790,484,360**	**964,164,703,967**

8.2 Interest receivable from business cooperation contracts

	30/06/2026	01/01/2026
	VND	**VND**
Khai Minh Land Real Estate JSC	24,358,107,390	24,261,553,334
Solution Development Investment Co., Ltd	17,729,707,077	12,135,835,615
Others	6,550,227,945	2,758,191,781
Total	**48,638,042,412**	**39,155,580,730**

9. INVENTORIES

	30/06/2026		01/01/2026	
	Historical cost	**Provision**	**Historical cost**	**Provision**
	VND	**VND**	**VND**	**VND**
Real estate (*)	150,011,931,106	-	113,848,088,635	-
Total	**150,011,931,106**	**-**	**113,848,088,635**	**-**

(*) The value of real estate of the Project of Commercial Areas and Villas in Can Giuoc Commune, Tay Ninh Province and the mixed-use commercial and residential area project in My Hao ward, Hung Yen province.

10. PREPAID EXPENSES

	30/06/2026	01/01/2026
	VND	VND
Short-term	**11,697,430,250**	**1,789,878,931**
Tools and supplies	157,888,747	205,801,073
Office repair and maintenance expenses	119,430,794	365,712,446
Insurance cost	1,170,833,271	3,333,326
Others	10,249,277,438	1,215,032,086
Long-term	**65,171,939,182**	**192,268,560,408**
Tools and supplies	1,012,157,980	1,128,905,155
Cost relate to business cooperation contract (*)	-	189,326,331,238
Other prepaid expenses	64,159,781,202	1,813,324,015
Total	**65,171,939,182**	**194,058,439,339**

(*) Costs incurred by the Company in relation to the business cooperation contract with Green Symphony Company Limited, during the period prior to profit distribution under the BCC, are accumulated and will be allocated to expenses when the Company is entitled to its share of results from the BCC

11. TANGIBLE FIXED ASSETS

Office equipment	Cost	Accumulated depreciation	Net book value
	VND	VND	VND
As at 01/01/2026	4,447,928,026	4,246,869,390	201,058,636
Purchases	-	58,318,824	-
As at 30/06/2026	**4,447,928,026**	**4,305,188,214**	**142,739,812**

Cost of tangible fixed assets fully depreciated but still in use: 4,098,015,065 VND

12. CONSTRUCTION IN PROGRESS

	30/06/2026	01/01/2026
	VND	VND
Cost for land use right (*)	497,181,818,182	212,000,000,000
Others	4,874,884,456	1,835,000,000
Total	**502,056,702,638**	**213,835,000,000**

(*): Cost incurred for transfer land use right for (a) Plot of land of 4,278 m^2 in Tuyên Quang Commune – Lam Dong Province with a transfer price of VND 92 billion and (b) Plot of land of 26,265 m^2 in Ben Luc Commune - Tay Ninh Province with a transfer price of VND 120 billion. Currently, these land plots have been certified under name of Ms. Tran Thi Thu Huong (a related party) and Mrs. Dinh Thi Nhat Hanh (Chief Executive Officer) as authorized by the Board of Management. These amounts are invested by the parent Company into its subsidiaries with aim of investment and trading real estate projects. The subsidiaries are completing legal procedures related to granting land use rights and project investment preparation.

13. LONG –TERM FINANCIAL INVESTMENT

	30/06/2026			01/01/2026		
	Cost	**Fair value**	**Provision**	**Cost**	**Fair value**	**Provision**
	VND	**VND**	**VND**	**VND**	**VND**	**VND**
Green Symphony Co., Ltd (1)	295,000,000,000	295,000,000,000	-	1,153,481,000,000	1,153,481,000,000	-
- Khai Hoan Prime project	-	-	-	*1,153,481,000,000*	*1,153,481,000,000*	-
- Tan Dien project	*295,000,000,000*	*295,000,000,000*	-	-	-	-
Khai Minh Land Real Estate JSC (2)	1,027,400,000,000	1,027,400,000,000	-	1,335,600,000,000	1,335,600,000,000	-
- Tan Quoi project	*1,027,400,000,000*	*1,027,400,000,000*	-	*1,087,600,000,00*	*1,087,600,000,00*	-
- Hoàng Thảo My project	-	-	-	*248,000,000,000*	*248,000,000,000*	-
Solution Development Investment Co., Ltd (3)	973,300,000,000	973,300,000,000	-	1,025,000,000,000	1,025,000,000,000	-
- T&T Long Hau project	*568,300,000,000*	*568,300,000,000*	-	*620,000,000,000*	*620,000,000,000*	-
- Thuan Giao project	*405,000,000,000*	*405,000,000,000*	-	*405,000,000,000*	*405,000,000,000*	-
Khai Hoan - Vung Tau Group Co., Ltd (4)	779,550,000,000	779,550,000,000	-	824,550,000,000	824,550,000,000	-
Nhan Quang Investment Co., Ltd (5)	242,500,000,000	242,500,000,000	--	242,500,000,000	242,500,000,000	-
Total	**3,317,750,000,000**	**3,317,750,000,000**	-	**4,581,131,000,000**	**4,581,131,000,000**	-

(1) The investment by Green Symphony Co., Ltd. under the real estate brokerage service contract signed on March 31, 2026 and the Memorandum of Cooperation No. 01/2026/MOU/KHL-GHX dated February 27, 2026 attached to implement the investment and development of the Tan Dien Smart City project in Tan Dien commune, Go Cong Dong district, Tien Giang province. The total amount the Company has contributed to the project as of June 30, 2026 is VND 295 billion..

(2) The investment by Khai Minh Land Real Estate JSC under the business cooperation contracts are as follows:

- Business cooperation contract No. 01/HDHTKD/KHL-KML dated 30 March 2021 to implement the project of New urban area and entertainment, resort complex Tan Quoi, Tan

Quoi town, Vinh Long province. The total capital contribution committed by the Company is approximately VND 1,500 billion, representing 25% of the total investment capital of the project, as at 30 June 2026, the Company had contributed VND 1,027.40 billion (a portion of the contributed capital was recovered during the year). The parties have agreed to allocate the project's products in proportion to their respective capital contributions and the Company will act as the developer and exclusive distributor of all products of the project. The contract term has been extended until 29 March 2031. Prior to the determination of the project's profit, Khai Hoan Land Group JSC shall receive provisional interest in accordance with the agreement, applied to each phase. Up to the reporting date, the project has received approval for the adjustment of the 1/500 detailed planning task and has been approved for the 1/500 detailed planning project. Next steps: the project will continue to finalize the pre-feasibility study report, while preparing documentation for submission for appraisal and approval of the investment policy, and completing procedures for site status review to support preparation for project investment and construction.

(3) The investment by Solution Development Investment Co., Ltd under the business cooperation contracts are as follows

- Business cooperation contract No. 12A/HĐHTKD/KHL-SLT; 12B/HĐHTKD/KHL-SLT; 12C/HĐHTKD/KHL-SLT dated November 2021 related to the investment, development, distribution and real estate brokerage of the project of Commercial area, villas and luxury apartments in Long Hau commune, Can Giuoc district, Tay Ninh province (invested by Thai Son Long An Joint Stock Company) for phases 1 – 3. The total capital contribution committed by the Company under these contracts is VND 820 billion, representing 70% of the total contributed capital; as at 30 June 2026, the Company has contributed VND 568.30 billion (a portion of the contributed capital was recovered during the year). Profits generated from the project investment activities will be distributed among the parties in proportion to their capital contributions. During the implementation of the contracts and prior to the determination of the final distributable profit. Khai Hoan Land Group JSC will receive provisional interest in accordance with the agreement and will perform final settlement upon completion of the business cooperation contracts. The contract term has been extended to 2028. As at the date of issuance of this report, the real estate brokerage of Long Hau project is still implementation.

- Business cooperation contract No.03/2025/HĐHTKD/KHL-SOL dated 10 December 2025 to participate in investment cooperation to acquire the entire shares in Hong Tram Phat Real Estate Joint Stock Company in order to continue investing, developing and operating the high-rise apartment complex combined with commercial and service facilities project in Thuan Giao Ward, Ho Chi Minh City. The Company will contribute VND 480 billion, representing 80% of the total investment capital. As at 30 June 2026, the Company has contributed VND 405 billion. The implementation period is 3 years from the contract signing date. Profits generated from the project will be distributed in proportion to the capital contribution ratio. Currently, the project has been approved of the investment policy, under which the project investor is also approved as the developer, and has completed the approval of the 1/500 master layout plan, obtained approval for the change of land use purpose, and completed utility connection and environmental procedures. According to the plan, in the second quarter of 2026, the project is expected to complete procedures relating to the feasibility study report for construction investment and finalize the determination of financial obligations in respect of land use fees in accordance with applicable laws.

(4) The investment by Khai Hoan - Vung Tau Group Co., Ltd under the business cooperation contracts No. 06/2023/HĐHTKD/KHVT-KHL dated 6 October 2023, related to jointly developing Subzone 1 in Phase 1 of the Go Gang Island project, part of the New urban area

project in Go Gang Island and Long Son Island, Ho Chi Minh City. The Company will contributed VND 1,110 billion (representing 3,8% of the total investment capital of Sub-zone 1 - Phase 1), as at 30 June 2026, the Company has contributed VND 779.55 billion, Prior to the determination of the project's profit. Khai Hoan Land Group JSC shall receive provisional interest in accordance with the agreement, applied to each phase. Up to the date of issuances of this report, the project has been approved for the adjusted 1/2000-scale zoning plan of Go Gang Island and Long Son Island in Long Son Commune, Ho Chi Minh City. Khai Hoan - Vung Tau Group Co., Ltd and Company have agreed to distribute profits in proportion to their respective capital contributions based on the BCC's profit and to waive provisional profit distribution for 2024 and 2025 in order to retain resources for project implementation in subsequent phases. Additionally, the Company has identified a new partner to jointly implement the project with the existing parties, the Company and the new partner has submitted proposals to the State authorities regarding the next steps for the project: updating the urban development program and the new housing development program and plan of Ho Chi Minh City, and completing the necessary procedures to prepare the application dossier for approval of the investment policy for the project.

(5) The investment by Nhan Quang Investment Company Limited under the business cooperation contract No. 02/2025/HĐHTKD/KHL-NQ dated 2 June 2025 for the joint implementation of a smart urban area project in My Hanh Commune, Tay Ninh province. The Company will contribute VND 320 billion, representing 80% of the total investment capital; as at 30 June 2026, the Company had contributed VND 242,5 billion. The implementation period is three years from the signing date of the contract. Profits generated from the project will be shared in proportion to capital contributions. Currently, the project is is in the initial stage of completing legal procedures relating to project investment.

As of 30 June 2026, the balance of investment related to the Company's business cooperation contracts with partners to implement real estate investment project development, distribution and brokerage of real estate products signed with investors. Up to now, some projects are continuing to be implemented/deployed, some projects are finalizing the implementation value with investors, so the final results have not been determined. The Board of Directors and the Board of General Directors assess that the recognition of provisional profit sharing is appropriate and there is no loss requiring.

14. SHORT-TERM TRADE PAYABLES

	30/06/2026		01/01/2026	
	Value	Amount able to be paid off	Value	Amount able to be paid off
	VND	VND	VND	VND
Ngoc Tan Development and Construction Co., Ltd	-	-	2,346,730,000	2,346,730,000
Green Symphony Co., Ltd	18,792,383,508	18,792,383,508	-	-
Ngân hàng TMCP Quân đội	9,515,000,000	9,515,000,000	-	-
Military Commercial Joint Stock Bank	2,965,284,000	2,965,284,000	-	-
Kingsmen Vietnam Co., Ltd	2,462,299,869	2,462,299,869	-	-
MIC Ben Thanh Insurance Company	5,500,000,000	5,500,000,000	-	-
Others	12,939,359,606	12,939,359,606	5,158,315,706	5,158,315,706
Total	**52,174,326,983**	**52,174,326,983**	**7,505,045,706**	**7,505,045,706**

15. SHORT-TERM ADVANCES FROM CUSTOMERS

	30/06/2026	01/01/2026
	VND	VND
Others	1,074,909,091	1,574,909,091
Total	**1,074,909,091**	**1,574,909,091**

16. TAXES AND AMOUNTS PAYABLE TO THE STATE BUDGET

	01/01/2026	Payable during the year	Paid during the year	30/06/2026
	VND	VND	VND	VND
Value added tax	699,156,046	29,272,234	(2,489,603,560)	(1,761,175,280)
Corporate income tax	14,510,793,231	8,719,154,779	(5,335,108,151)	17,894,839,859
Personal income tax	6,705,731,743	3,079,834,075	(8,490,368,395)	1,295,197,423
Other taxes and fees	-	341,487,090	(341,487,090)	-
Total	**21,915,681,020**	**12,169,748,178**	**(16,656,567,196)**	**17,428,862,002**
In which :				
- Taxes and amount receivables from State Budget	-			*1,761,175,280*
- Taxes and amount payable to State Budget	*21,915,681,020*			*19,190,037,282*

17. SHORT-TERM ACCRUED EXPENSES

	30/06/2026	01/01/2026
	VND	VND
Accrual commission fee	17,060,095,750	19,457,654,788
Accrual interest payable	15,157,652,143	13,512,188,839
Others	4,555,550	562,955,560
Total	**32,222,303,443**	**33,532,799,187**

18. OTHER PAYABLES

	30/06/2026	01/01/2026
	VND	VND
Short-term	**354,694,344,818**	**307,033,859,655**
Trade union fee and insurances	62,776,000	58,331,640
Collect from real estate buyers	327,315,264,457	279,486,191,808
Khai Minh Land Real Estate JSC (1)	23,800,354,559	23,800,354,559
Customer deposits according to progress	1,720,851,819	1,720,851,819
Short-term collaterals and deposits received	-	100,000,000
Other short term payables	1,795,097,983	1,868,129,829
Long-term	**376,000,000**	**476,000,000**
Long-term collaterals and deposits received	376,000,000	476,000,000
Total	**355,070,344,818**	**307,509,859,655**

(1) The amount of money that Khai Minh Land Real Estate Joint Stock Company transferred to Khai Hoan Land Group Joint Stock Company for management according to the Principle Contract on the development of the project and exclusive distribution services of Khai Hoan Prime project No. 01/HĐNT-DV/GHX-KHL-KML signed on January 2, 2020 between Giao Huong Xanh Limited Company, Khai Minh Land Real Estate Joint Stock Company and Khai Hoan Land Group Joint Stock Company

19. LOAN AND FINANCE LIABILITIES

	30/06/2026	01/01/2026
	VND	VND
Short-term	**210,625,000,000**	**528,261,424,523**
Short-term loans (18.2)	210,625,000,000	528,261,424,523
Long-term	**831,754,000,000**	**795,600,000,000**
Long-term bonds (18.1)	-	650,000,000,000
Long-term loans (18.2)	831,754,000,000	145,600,000,000
Total	**1,042,379,000,000**	**1,323,861,424,523**

18.1 Bonds

	30/06/2026		01/01/2026	
	Value	Term	Value	Term
	VND	Year	VND	Year
Long-term bonds	-		**650,000,000,000**	
Bond KHGH2328001	-	5.0	240,000,000,000	5.0
Bond KHGH2429001	-	5.0	250,000,000,000	5.0
Bond KHG12501	-	5.0	80,000,000,000	5.0
Bond KHG12502	-	5.0	80,000,000,000	5.0
Bond KHG12601	-	5.0	-	-
Total	-		**650,000,000,000**	

On May 26, 2026, the Company settled the entire principal and interest for five bond tranches:

18.2 Short-term and long-term loan

	30/06/2026		01/01/2026	
	Amount	Repayment capacity amount	Amount	Repayment capacity amount
	VND	VND	VND	VND
Short-term	**210,625,000,000**	**210,625,000,000**	**528,261,424,523**	**528,261,424,523**
Ho Chi Minh City Development Joint Stock Commercial Bank - Long An Branch	-	-	129,999,424,523	129,999,424,523
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Phu Nhuan Branch	15,000,000,000	15,000,000,000	15,000,000,000	15,000,000,000
Personal, organizations loan	195,625,000,000	195,625,000,000	383,262,000,000	383,262,000,000

	30/06/2026		01/01/2026	
	Amount	**Repayment capacity amount**	**Amount**	**Repayment capacity amount**
Long-term	**831,754,000,000**	**831,754,000,000**	**145,600,000,000**	**145,600,000,000**
Personal, organizations loan	306,754,000,000	306,754,000,000	145,600,000,000	145,600,000,000
Military Commercial Joint Stock Bank – Saigon Branch	525,000,000,000	525,000,000,000	-	-
Total	**1,042,379,000,000**	**1,042,379,000,000**	**673,861,424,523**	**673,861,424,523**

Details of short-term and long-term bank and individual loan contracts:

Contract	Limit (VND)	Balance at 30/06/2026	Loan term and purpose	Collateral
Bank loan				
No. 394712.26.110. 734512.TD dated 22 April 2025	VND 525 billion	VND 525.000.000.000	- Limit mainte nance period: 84 months from the date of signing the credit contract. - Purpose: Payment of transfer fees for equity stake in Hoang Thao My Trading and Service Company Limited.	The collateral includes: + 100% of the Customer's equity stake in Hoang Thao My Company + Property rights arising from PVG transfer agreements signed between the Customer and the transferors. + Assets arising from the investment project to build the Hoang Thao My Apartment Complex. + Property rights from the Thuan Giao mixed-use high-rise apartment and commercial complex project, developed by Hong Tram Phat Real Estate Joint Stock Company.
No. 035/PNH-PKH/KBB-24TD dated 08 January 2025	VND 15 billion	VND 15,000,000,000	- Limit mainte nance period : 12 months from the date of signing. - Purpose : Supplement working capital.	Real estate is the right to use land and assets attached to land at plot number 218, map sheet number 20, Tan Hung Ward, Ho Chi Minh City
Personal , organization loan				
Contracts signed with individuals and organizations.	-	VND 541,242,000,000	- Loan term : 3 to 27 months, - Purpose : Working capital supplementation - Interest rate 8.5%-14.22% per year.	No collateral

20. OWNER'S EQUITY

Movement in owner's equity

	Owner's equity	Share premium	Retained earnings	Total
As at 01/01/2025	**4,494,352,050,000**	**13,054,455,000**	**713,516,607,875**	**5,139,833,619,661**
Profit for the year	-	-	68,708,602,345	68,708,602,345
As at 31/12/2025	**4,494,352,050,000**	**13,054,455,000**	**782,225,210,220**	**5,289,631,715,220**
Profit for the year	-	-	33,670,178,106	33,670,178,106
Other reductions	-	-	(205,980,150)	(205,980,150)
As at 30/06/2026	**4,494,352,050,000**	**13,054,455,000**	**815,689,408,176**	**5,323,095,913,176**

Detail of the owner's equity

	30/06/2026		01/01/2026	
	Contributed capital	Rate	Contributed capital	Rate
	VND	%	VND	%
Mr. Nguyen Khai Hoan	1,372,483,000,000	30.54	1,372,483,000,000	30.54
Ms. Tran Thi Thu Huong	445,000,000,000	9.90	445,000,000,000	9.90
Others	2,676,869,050,000	59.56	2,676,869,050,000	59.56
Total	**4,494,352,050,000**	**100.00**	**4,494,352,050,000**	**100.00**

Capital transactions with owners

	Year 2026	Year 2025
Owners' contributed capital		
Capital contributed at the beginning of the year	4,494,352,050,000	4,494,352,050,000
Increase capital in the year	-	-
Decrease capital in the year	-	-
Capital contributed at the end of the year	4,494,352,050,000	4,494,352,050,000
Dividends and distributed profits		

Shares

	30/06/2026	01/01/2026
Number of share authorized to be issued	449,435,205	449,435,205
- *Ordinary share*	*449,435,205*	*449,435,205*
Number of outstanding shares in circulation	449,435,205	449,435,205
- *Ordinary share*	*449,435,205*	*449,435,205*

Par value per share (VND/share): 10,000 VND

21. NET REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	2nd quarter year 2026	2nd quarter year 2025	Accumulated Year 2026	Accumulated Year 2025
	VND	VND	VND	VND
Revenue from real estate brokerage service	60,038,643,097	115,914,549,850	182,869,112,282	172,735,693,017
Revenue from the transfer of real estate purchase and sale contract	97,776,798,824	19,680,034,195	97,776,798,824	63,284,137,554
Total	**157,815,441,921**	**135,594,584,045**	**280,645,911,106**	**236,019,830,571**
The deduction from revenue				
Sales Returns	-	-	-	-
Net revenue	**157,815,441,921**	**135,594,584,045**	**280,645,911,106**	**236,019,830,571**

22. COST OF SALES

	2nd quarter year 2026	2nd quarter year 2025	Accumulated Year 2026	Accumulated Year 2025
	VND	VND	VND	VND
Costs of real estate brokerage service	50,425,948,554	80,972,048,868	143,701,862,987	117,301,124,842
Cost of the transfer of real estate purchase and sale contract	97,776,798,824	18,901,432,896	97,776,798,824	61,605,019,697
Total	**148,202,747,378**	**99,873,481,764**	**241,478,661,811**	**178,906,144,539**

23. FINANCIAL INCOME

	2nd quarter year 2026	2nd quarter year 2025	Accumulated Year 2026	Accumulated Year 2025
	VND	VND	VND	VND
Bank interests	(427,694,482)	665,976,884	538,469,372	1,147,725,405
Interest from business cooperation contract	346,993,196,439	40,032,673,969	379,177,196,439	81,966,673,969
Total	**346,565,501,957**	**40,698,650,853**	**379,715,665,811**	**83,114,399,374**

24. FINANCIAL EXPENSES

	2nd quarter year 2026	2nd quarter year 2025	Accumulated Year 2026	Accumulated Year 2025
	VND	VND	VND	VND
Loan interest, bond interest expenses	185,193,637,975	16,775,888,029	202,968,258,631	33,011,978,025
Bond issuance consultancy fee	119,645,100,749	4,137,930	120,291,775,834	3,929,815,163
Payment discount	-	13,304,464,302	-	13,304,464,302
Other financial expenses	1,210,794,895	25,862,070	1,210,794,895	1,762,500,000
Total	**306,049,533,619**	**30,110,352,331**	**324,470,829,360**	**52,008,757,490**

25. SELLING EXPENSES

	2nd quarter year 2026	2nd quarter year 2025	Accumulated Year 2026	Accumulated Year 2025
	VND	VND	VND	VND
Labour cost	8,482,666,578	9,071,717,496	18,936,357,009	18,071,758,009
Tools and stationery expense	12,730,189	11,995,438	28,527,040	30,396,717
Depreciation expense	-	2,531,813	-	17,224,994
Office rental fee	2,650,679,990	2,713,488,410	5,405,319,980	5,191,793,015
Outsourced services expense	1,152,966,080	1,518,433,708	3,522,145,277	3,137,838,201
Other expense	420,752,969	96,309,636	572,264,361	977,828,099
Total	**12,719,795,806**	**13,414,476,501**	**28,464,613,667**	**27,426,839,035**

26. GENERAL AND ADMINISTRATIVE EXPENSES

	2nd quarter year 2026	2nd quarter year 2025	Accumulated Year 2026	Accumulated Year 2025
	VND	VND	VND	VND
Labour cost	8,077,261,581	7,511,517,788	15,324,605,493	14,496,826,772
Tools expense for administration	179,027,007	22,809,894	372,169,855	42,510,574
Depreciation expense	29,159,412	80,375,694	58,318,824	186,228,779
Taxes and fee	-	103,388,504	-	374,698,982
Outsourced services expense	2,972,184,681	2,504,659,671	6,435,792,095	5,009,651,498
Other expense	510,690,270	52,332,148	925,815,029	143,282,824
Total	**11,768,322,951**	**10,275,083,699**	**23,116,701,296**	**20,253,199,429**

27. CURRENT CORPORATE INCOME TAX EXPENSE

	Accumulated Year 2026	Accumulated Year 2025
	VND	VND
Parent company	8,716,448,903	8,267,925,190
An Pha Real Estate Development Investment Co., Ltd	1,326,610	2,145,806
An Thinh Phat Real Estate Business Investment Co., Ltd,	1,379,266	946,839
Hoang Thao My Trading and Service Co., Ltd,	-	-
Total current corporate income tax expenses	**8,719,154,779**	**8,271,017,835**

28. EARNING PER SHARE

	2nd quarter year 2026	2nd quarter year 2025	Accumulated Year 2026	Accumulated Year 2025
	VND	VND	VND	VND
Accounting profit after corporate income tax	**20,268,523,537**	**14,493,495,258**	**33,670,178,106**	**28,286,881,770**
Deduction to bonus and welfare fund	-	-	-	-
Profits are distributed to shareholders who own common shares	**20,268,523,537**	**14,493,495,258**	**33,670,178,106**	**28,286,881,770**
Weighted average number of common shares	449,435,205	449,435,205	449,435,205	449,435,205
Earnings per share	**45**	**32**	**75**	**63**

29. OPERATING LEASE COMMITMENTS

	2nd quarter year 2026	2nd quarter year 2025	Accumulated Year 2026	Accumulated Year 2025
	VND	VND	VND	VND
Minimum lease payments under operating leases recognised in the income statement for the year	2,650,679,990	2,713,488,410	5,405,319,980	5,191,793,015
Total	**2,650,679,990**	**2,713,488,410**	**5,405,319,980**	**5,191,793,015**

At 30 June 2026, the Company had outstanding commitments under non-cancellable operating leases which fall due as follows:

	30/06/2026	01/01/2026
	VND	VND
Within one year	8,490,801,352	10,023,264,799
In the second to fifth year inclusive	11,648,192,139	12,515,852,814
Total	**20,138,993,491**	**22,539,117,613**

30. RELATED PARTY TRANSACTIONS AND BALANCES

The related parties are as follows

Related parties	Relationship
Khai Hoan Group Co., Ltd,	A major member contribute capital of this company is the chairman of Khai Hoan Land,
Khai Hoan - Vung Tau Group Co.,Ltd	The Chairman of Board of Management has a significant influence on this company.
KH Invest Co., Ltd	Mr. Nguyen Khai Hoan is a member of the Member Council of this company
Green Symphony Co., Ltd	No longer relevant as of 13 January 2026
Mrs. Tran Thi Thu Huong	Major shareholder, Mr. Nguyen Khai Hoan's wife
Mrs. Nguyen Thi Le Thuy	Mr. Nguyen Khai Hoan's sister,
Mr. Dinh Hoang Tam	Mrs. Dinh Thi Nhat Hanh's brother

In addition to the transactions and balances with related parties as presented in other notes to these financial statements, during the year the Company had the following transactions with related parties:

Transactions with related parties:

	Accumulated Year 2026	Accumulated Year 2025
	VND	VND
Khai Hoan – Vung Tau Group Co., Ltd		
- Receive money back from business cooperation	45,000,000,000	45,450,000,000
-Collect interest from business cooperation contract	-	4,550,000,000
Green Symphony Co., Ltd		
- Money Transfer Business Cooperation	266,930,000,000	295,000,000,000

Related party's balances:

	30/06/2026	01/01/2026
	VND	VND
Khai Hoan – Vung Tau Group Co., Ltd		
- Receivables related to business cooperation contracts	779,550,000,000	824,550,000,000
Green Symphony Co., Ltd		
- Short-term other receivables related to advance payme	No longer a related party	60,598,404,304
- Long-term receivables related to business cooperation	No longer a related party	1,153,481,000,000
- Deposit	No longer a related party	291,420,000,000

Remuneration of Board of Directors and The Management:

Name	Position	Year 2026	Year 2025
Mr. Nguyen Khai Hoan	Chairman	120,000,000	120,000,000
Mrs. Dinh Thi Nhat Hanh	Vice chairwoman Chief Executive Officer	289,300,000	289,300,000
Mrs. Pham Thi Minh Phu	Member, Deputy Chief Executive Officer	247,732,000	103,642,127
Mr. Tran Van Duong	Member *(Appointed on April 14, 2026)* Deputy Chief Executive Officer	326,000,000	780,800,000
Mr. Tran Manh Toan	Independent Member *(Term ended on April 14, 2026)*	35,000,000	60,000,000
Mrs. Pham Thi Hoa	Independent Member	60,000,000	60,000,000
Mr. Nguyen Huu Minh Tri	Independent Member (*Appointed on April 14, 2026*)	25,000,000	-
Total		**1,103,032,000**	**1,413,742,127**

Remuneration of the Supervisory Board:

Name	Position	Year 2026	Year 2025
Mr. Hoang Phuong	Head of Supervisory Board	48,000,000	48,000,000
Mrs. Nguyen Thu Trang	Member	157,040,000	231,167,445
Mr. Le Van Kieu	Member	30,000,000	30,000,000
Total		**235,040,000**	**309,167,445**

31. SUBSEQUENT EVENTS

There are no material events occurring after the balance sheet date that require adjustment to or disclosure in the Financial Statements as at 30 June 2026.

Ho Chi Minh City, 28 July 2026

Preparer	Chief Accountant	General Director
Nguyen Thi Thuy	Khu Viet Nghia	Dinh Thi Nhat Hanh