KHAI HOAN LAND GROUP JOINT STOCK COMPANY

REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01/01/2026 to 30/06/2026

Ho Chi Minh City, August 2026

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STATEMENT OF THE 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 reviewed interim consolidated financial statements for the period from 01/01/2026 to 30/06/2026.

BOARD OF DIRECTORS AND THE MANAGEMENT

The members of the Board of Directors and the Management who held the Company during the period from 01/01/2026 to 30/06/2026 and to the date of this report are as follows:

Board of Directors	
Mr. Nguyen Khai Hoan	Chairman
Ms. Dinh Thi Nhat Hanh	Vice Chairwoman
Ms. Pham Thi Minh Phu	Member
Mr. Tran Van Duong	Member (appointed on 14 April 2026)
Ms. Pham Thi Hoa	Independent member
Mr. Tran Manh Toan	Independent member (resigned on 14 April 2026)
Mr. Nguyen Huu Minh Tri	Independent member (term ends on 14 April 2026)
Board of Management	
Mrs. Dinh Thi Nhat Hanh	Chief Executive Officer
Mrs. Pham Thi Minh Phu	Deputy Chief Executive Officer
Mr. Tran Van Duong	Deputy Chief Executive Officer
Board of Supervisors	
Mr. Hoang Phuong	Head of Supervisory Board
Mrs. Nguyen Thu Trang	Member
Mr. Le Van Kieu	Member

THE BOARD OF MANAGEMENT'S RESPONSIBILITY

The Board of Management of the Company is responsible for preparing the interim consolidated financial statements for the period from 01/01/2026 to 30/06/2026, which give a true and fair view of the interim consolidated financial position of the Company and of its consolidated results and consolidated cash flows for the period. In preparing these consolidated financial statements, the Board of Management is required to:

- Comply with Vietnamese accounting Standards, Corporate Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the interim 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 misstated applications which need to be disclosed and explained in the interim consolidated financial statements;
- Design and implement an effective internal control system for the purpose of proper preparation and presentation of the interim consolidated financial statements so as to minimize errors and frauds; and
- Prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

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 interim consolidated financial statements comply with Vietnamese Accounting Standards, Corporate Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the interim 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 interim consolidated financial statements.

For and on behalf of the Board of Management,

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

Dinh Thi Nhat Hanh
Chief Executive Officer

Ho Chi Minh City, 28 August 2026

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Certified Public Accountants
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*No: **197** /2026/BCSX-AVI-TC1*

REPORT ON REVIEW OF INTERIM FINANCIAL STATEMENTS

To: **Shareholders**
The Board of Directors and Board of Management
Khai Hoan Land Group Joint Stock Company

We have reviewed the accompanying interim consolidated financial statements of Khai Hoan Land Group Joint Stock Company and its subsidairies (the Company), prepared on 28 August 2026, as set out from page 06 to page 36, which comprise the interim consolidated statement of financial position as at 30 June 2026, the interim consolidated statement of income, and the interim consolidated statement of cash flows for the period from 01/01/2026 to 30/06/2026, and Notes to interim consolidated financial statements.

Management's Responsibility

The Board of Management is responsible for the preparation and fair presentation of these interim consolidated financial statements in accordance with Vietnamese Accounting Standards, Corporate Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the interim consolidated financial statements and for such internal control as Board of Management 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 these interim consolidated financial statements based on our review. We conducted our review in accordance with Vietnamese Standards on Review Engagements 2410 - Review of interim financial information performed by the independent auditor of the entity.

A review of interim 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 Auditing Standards 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.

Auditors' Conclusion

Base on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not give a true and fair view, in all material respects, the financial position of Khai Hoan Land Group Joint Stock Company and its subsidairies as at 30 June 2026, and its operations and its cash flows for the period from 01 January 2026 to 30 June 2026 in accordance with Vietnamese accounting standards, corporate accounting system and the statutory requirements relevant to preparation and presentation of interim consolidated financial statements.

Emphasis of matter

As presented in Note 14 to the interim consolidated financial statements: As at 30 June 2026, the balance related to the Company's business cooperation contracts with partners totaled approximately VND 3,571 billion (accounting for 52% of total assets) for the purpose of implementing real estate investment projects and the development, brokerage and distribution of real estate products. Up to now, the real estate development, brokerage and distribution projects are being implemented by the Company and its partners with the project owners, the parties to the business cooperation contracts have not yet determined the final results of the cooperation as a basis for financial settlement; some real estate projects are still in the process of completing the necessary legal procedures for submission to competent State authorities for approval prior to the commencement of construction activities. Certain parties continue to agree on provisional profit allocation and will perform final settlement upon completion and liquidation of the business cooperation contracts. During the period, the Company terminated the business cooperation contract with Green Symphony Company Limited, prior to its contractual maturity, the parties agreed agreed on the Company's share of profit up to the termination date based on an agreed rate, together with certain rights relating to the distribution of the project's products. The Board of Directors and the Board of Management assess that these business cooperation contracts were executed in compliance with applicable laws and regulations, and and that the current recognition of profit is appropriate considering the nature of the investments in the projects and safeguards the Company's rights and interests. The Board of Directors and the Board of Management commit to taking responsibility for determining the fair value of the transactions, monitoring the implementation of the terms of the business cooperation contracts and ensuring that the contributed capital is used for its intended purposes and applying measures to prevent arising losses (if any). Accordingly, the Board of Directors and The Management assess that no losses have arisen requiring the recognition of allowance in relation to these business cooperation contracts in these interim consolidated financial statements.

Our conclusion is not related to the above-mentioned matter.

M.S.D.N: 0200511555 - C.T.T.N.H.H
CÔNG TY
TRÁCH NHIỆM HỮU HẠN
KIỂM TOÁN
AN VIỆT
Q. HAI BÀ TRƯNG - T.P HÀ

Nguyen Thuong
Deputy General Director
Certificate of audit practice registration
0308-2023-055-1

For and on behalf of
ANVIET AUDITING COMPANY LIMITED
Ha Noi, 28 August 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

FORM B01a - DN/HN
Currency Unit: VND

ITEMS	Codes	Notes	30/06/2026	01/01/2026
A. CURRENT ASSETS	**100**		**2,690,147,780,514**	**1,922,835,424,505**
I. Cash and cash equivalents	**110**		**104,220,754,142**	**94,700,606,775**
1. Cash	111	5	104,220,754,142	94,700,606,775
II. Short-term financial investments	**120**		**78,900,227,945**	**257,809,078,651**
1. Short-term held-to-maturity investments	123	6	78,900,227,945	257,809,078,651
III. Short-term receivables	**130**		**2,269,248,218,922**	**1,452,490,579,544**
1. Short-term trade receivable	131	7	144,142,613,028	95,730,584,907
2. Short-term advances to suppliers	132	8	339,988,055,735	369,386,247,218
3. Other short-term receivables	135	9	1,785,117,550,159	987,373,747,419
IV. Inventories	**140**		**212,768,561,159**	**113,848,088,635**
1. Inventories	141	10	212,768,561,159	113,848,088,635
V. Other current assets	**160**		**25,010,018,346**	**3,987,070,900**
1. Short-term prepaid expenses	161	11	10,197,430,250	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	16	1,778,275,280	-
B. NON-CURRENT ASSETS	**200**		**4,140,787,118,755**	**5,071,648,349,226**
I. Long-term receivables	**210**		**41,264,652,725**	**43,289,104,107**
1. Other long-term receivables	215	9	41,264,652,725	43,289,104,107
II. Fixed assets	**220**		**142,739,812**	**201,058,636**
1. Tangible fixed assets	221	13	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 fixed 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**		**525,208,919,914**	**218,361,237,126**
1. Long-term work in progress	251	10	310,593,919,914	4,526,237,126
2. Construction in progress	252	12	214,615,000,000	213,835,000,000
IV. Long-term financial investments	**260**	**14**	**3,571,755,497,175**	**4,617,528,388,949**
1. Investments in other entities	263		1,722,050,000,000	1,472,050,000,000
2. Long-term held-to-maturity investments	265		1,849,705,497,175	3,145,478,388,949
V. Other long-term assets	**270**		**2,415,309,129**	**192,268,560,408**
1. Long-term prepaid expenses	271	11	2,415,309,129	192,268,560,408
TOTAL ASSETS	**280**		**6,830,934,899,269**	**6,994,483,773,731**

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

FORM B01a - DN/HN
Currency Unit: VND

ITEMS	Codes	Notes	30/06/2026	01/01/2026
C. LIABILITIES	**300**		**1,507,412,566,296**	**1,704,852,058,511**
I. Current liabilities	**310**		**979,006,566,296**	**908,776,058,511**
1. Short-term trade payable	311	15	52,174,326,983	7,505,045,706
2. Short-term advance from customers	312		1,074,909,091	1,574,909,091
3. Short-term taxes and other payables to the State budget	314	16	19,244,397,269	21,915,681,020
4. Payables to employees	315		6,552,481,766	8,952,339,329
5. Short-term accrued expenses	316	17	30,917,106,369	33,532,799,187
6. Other short-term payables	320	18	354,694,344,818	307,033,859,655
7. Short-term borrowings and finance lease liabilities	321	19	514,349,000,000	528,261,424,523
II. Long-term liabilities	**330**		**528,406,000,000**	**796,076,000,000**
1. Other long-term payables	338	18	376,000,000	476,000,000
2. Long-term borrowings and finance lease liabilities	339	19	528,030,000,000	795,600,000,000
D. EQUITY	**400**	**20**	**5,323,522,332,973**	**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. Share premium	412		13,054,455,000	13,054,455,000
3. Retained earnings	420		816,115,827,973	782,225,210,220
- Retained earnings accumulated to the prior year end	*420a*		*782,225,210,220*	*713,516,607,875*
- Retained earnings of the current period	*420b*		*33,890,617,753*	*68,708,602,345*
TOTAL RESOURCES	**440**		**6,830,934,899,269**	**6,994,483,773,731**

Approved, 28 August 2026

Preparer	Chief Accountant	Chief Executive Officer
Nguyen Thi Thuy	Khu Viet Nghia	Dinh Thi Nhat Hanh

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

INTERIM CONSOLIDATED INCOME STATEMENT
For the period from 01/01/2026 to 30/06/20256

FORM B02a - DN/HN
Currency Unit: VND

	ITEMS	Codes	Notes	Current period	Prior period
1.	**Revenue from goods sold and services rendered**	**01**	**21**	**280,645,911,106**	**246,818,770,475**
2.	Deductions	02		-	-
3.	**Net revenue from goods sold and services rendered**	**10**		**280,645,911,106**	**246,818,770,475**
4.	Cost of sales	11	22	240,173,464,737	178,906,144,539
5.	**Gross profit from goods sold and services rendered**	**20**		**40,472,446,369**	**67,912,625,936**
6.	Gain/(loss) from disposal of investment property	21		-	-
7.	Financial income	22	23	380,168,168,371	115,815,221,292
8.	Financial expenses	23	24	324,470,829,360	86,057,608,880
	- Of which: Borrowing costs	*24*		*46,095,628,133*	*63.337.430.078*
9.	Selling expenses	25	25	28,464,613,667	27,426,839,035
10.	General and administration expenses	26	26	24,616,701,296	20,253,199,429
11.	Share of profit or loss of joint ventures and associates	27		-	-
12.	**Operating profit**	**30**		**43,088,470,417**	**49,990,199,884**
13.	Other income	31		127,462,355	561,423,666
14.	Other expenses	32		568,900,253	4,542,812,992
15.	**Profit from other activities**	**40**		**(441,437,898)**	**(3,981,389,326)**
16.	**Profit before tax**	**50**		**42,647,032,519**	**46,008,810,558**
17.	Current corporate income tax expense	51	28	8,756,414,766	10,161,200,442
18.	Deferred corporate income tax expense	52		-	-
19.	**Net profit after corporate income tax**	**60**		**33,890,617,753**	**35,847,610,116**
20.	Profit or loss after tax attributable to owners of the parent	61		33,890,617,753	35,847,610,116
21.	Profit or loss after tax attributable to non-controlling interests	62		-	-
22.	**Basic earnings per share**	**70**	**29**	**75**	**80**

Approved, 28 August 2026

Preparer	Chief Accountant	Chief Executive Officer
Nguyen Thi Thuy	Khu Viet Nghia	Dinh Thi Nhat Hanh

M.S.D.N: 0913926 C.T.C. CÔNG TY CỔ PHẦN TẬP ĐOÀN KHẢI HOÀN LAND THÀNH PHỐ HỒ CHÍ MINH

INTERIM CONSOLIDATED CASH FLOW STATEMENT
(Indirect method)
For the year period from 01/01/2026 to 30/06/2026

FORM B03a - DN/HN
Currency Unit: VND

	ITEMS	Codes	Current period	Prior period
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**			
1.	**Profit for the period**	01	**42,647,032,519**	**46,008,810,558**
2.	**Adjustment for**			
	- Depreciation and amortization of fixed assets	02	58,318,824	203,453,773
	- Gain/Loss from investing and financial activities	05	(101,792,967,144)	(115,815,221,292)
	- Interest expenses	06	46,095,628,133	70,990,644,578
3.	**Operating profit before movements in working capital**	**08**	**(12,991,987,668)**	**1,387,687,617**
	- Increase, decrease in receivables	09	(348,855,124,791)	(307,584,255,782)
	- Increase, decrease in inventory	10	(118,142,693,666)	59,830,840,494
	- Increase, decrease in payables (exclude interest expenses, CIT)	11	(12,048,688,906)	31,417,816,164
	- Increase, decrease in prepayments and others	12	(6,754,107,997)	8,610,600,129
	- Interest paid	14	(43,852,918,296)	(62,579,242,590)
	- Corporate income tax paid	15	(5,335,108,151)	(16,644,008,189)
	Net cash from operating activities	**20**	**(547,980,629,475)**	**(285,560,562,157)**
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**			
1.	Acquisition of fixed assets and other long-term assets	21	(780,000,000)	(380,000,000)
2.	Cash outflow for lending, buying debt intrusments of other entities	23	(478,847,682,708)	(542,500,000,000)
3.	Cash recoverd from lending, selling debt intrusments of other entities	24	1,692,461,000,000	482,500,000,000
4.	Investments in other entities	25	(749,976,226,442)	-
5.	Interest earned, dividend and profit received	27	376,126,110,515	154,857,866,084
	Net cash from investing activities	**30**	**838,983,201,365**	**94,477,866,084**
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**			
1.	Proceeds from borrowings	33	859,774,033,240	485,657,000,000
2.	Repayments of borrowings	34	(1,141,256,457,763)	(327,261,119,504)
	Net cash from financing activities	**40**	**(281,482,424,523)**	**158,395,880,496**
	Net decrease in cash during the period	**50**	**9,520,147,367**	**(32,686,815,577)**
	Cash and cash equivalents at the beginning of period	**60**	**94,700,606,775**	**106,983,017,179**
	Cash and cash equivalents at the end of period	**70**	**104,220,754,142**	**74,296,201,602**

Approved, 28 August 2026

Preparer	Chief Accountant	Chief Executive Officer
Nguyen Thi Thuy	Khu Viet Nghia	Dinh Thi Nhat Hanh

M.S.D.N: 030...261 - C.T.C.P CỔ PHẦN TẬP ĐOÀN KHẢI HOÀN LAND THÀNH PHỐ HỒ CHÍ MINH

1. GENERAL INFORMATION

1.1. Structure of ownership

Khai Hoan Land Group Joint Stock Company (formerly known as Khai Hoan Real Estate Joint Stock Company) ("the Company") operates under the Enterprise Registration Certificate for Joint Stock Company No. 0309139261 dated 24 July 2009 issued by the Department of Planning and Investment of Ho Chi Minh City and amended for the 28th time on 21 October 2025 issued by the Department of Finance of Ho Chi Minh City.

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.

1.2. The number of employees of the Company: as at 30 June 2026 was 236 (as at 31 December 2025: total was 245).

1.3. 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; hotel service with three-start above quality standard (not operating at the head office); 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 principal activities are consulting, brokerage and trading of real estate including land use rights owned, used or leased by the Company.

1.4. 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.

1.5. Company's structure

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

Name	Place of establishment and operation	Owned	Voting right	Main activities
An Pha Real Estate Development Investment Co., Ltd	Ho Chi Minh city	100%	100%	Real estate business - brokerage
An Thinh Phat Real Estate Business Investment Co., Ltd.	Ho Chi Minh city	100%	100%	Real estate business - brokerage
Hoang Thao My Trading Service Co., Ltd	Ho Chi Minh city	100%	100%	Real estate business involving properties or land use rights that are owned, held for use, or leased.

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

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 interim consolidated financial statements are performed in Vietnamese Dong (VND) and prepared under the accounting principles in conformity with the corporate accounting system issued, Circular 202/2014/TT-BTC dated 22/12/2014, Circular No. 43/2026/TT-BTC dated 20 April 2026 by Mistry of Finane; guiding preparation of consolidated financial statements; Vietnamese Accounting Standards and the statutory requirement relevant to preparation and presentation of consolidated financial statements.

The interim consolidated financial statements for the period from 01 January 2026 to 30 June 2026 are prepared for the purpose of complying with the information disclosure requirements in the securities market.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1. Basis of preparing consolidated financial statements

The interim financial statements are prepared on the accrual basis (except for the information related to cash flows), under historical cost principle, based in the assumption of going concern.

The consolidated financial statements comprise the separate financial statements of the Company and the financial statements of the entities controlled by the Company (its subsidiaries) for the period from 1 January 2026 to 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 business results of the subsidiary are included in the Consolidated Financial Statements from the date the parent company takes control of the subsidiary and ends on the date the parent company actually terminates control of the subsidiary.

The interim financial statements of the Company and its subsidiary used for consolidation are prepared for the same accounting period and apply consistent accounting policies for similar transactions and events under similar circumstances. Where the accounting policies adopted by a subsidiary differ from those applied consistently by the Company, appropriate adjustments are made to the subsidiary's financial statements before they are used in the preparation of the interim consolidated financial statements.

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.

The Company's consolidated financial statements have been translated into English from the Vietnamese versions published.

4.2. 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 Management. 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 period. Actual numbers may be different from the estimates and assumptions.

4.3. Cash and cash equivalents

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

Cash equivalents comprises short-term investments with terms 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.

4.4. Investments in other entities

These are investments in equity instruments in which the Company does not have control, joint control, or significant influence over the investee.

Provision for impairment of investments in subsidiaries is the excess amount of cost over the Company's share of the investee's book value, which is recognized in accordance with current Corporate Accounting Regulations.

4.5. Business Cooperation Contract (BCC)

BCC is a contractual agreement among two or more parties to jointly perform economic activities without forming an independent legal entity. These activities may be jointly controlled or non-jointly controlled by the contributing parties, or controlled by one of the contracting parties.

BCC may be executed in the form of jointly constructing assets or cooperating in certain business operations. Participating parties in a BCC may agree to share revenue, share products, or share profit after tax based on the results of BCC operations, or share fixed returns regardless of BCC operating results.

In all cases, upon receiving cash or assets contributed by other parties for the BCC, the recipient must account for them as liabilities and shall not recognize them under equity.

Where participating parties are entitled to returns dependent on business results:

Capital contributions to the BCC and returns received by investors from the BCC are accounted for as investments in other entities (presented in Note 4.4).

Where participating parties are entitled to fixed returns:

For the party accounting for the BCC: Recognizes the entire revenue, expenses, and profit after tax of the BCC in its statement of income; earnings per share and financial ratios are calculated based on the total revenue, expenses, and profit of the BCC; recognizes the entire profit after tax of the BCC under "Retained earnings" in the statement of financial position; financial metrics related to profit margins are determined including the total results of the BCC.

For other BCC participating parties recognizing asset rental income or loan interest income from their BCC allocations: If the nature of the transaction is an asset lease (contributing non-monetary assets to the BCC), the enterprise accounts for it as an asset lease transaction; if the nature is a lending transaction (contributing cash to the BCC), the enterprise accounts for it as a loan transaction.

4.6. Held-to-maturity investments

Reflects investments that the Company has the intention and ability to hold until maturity with a remaining maturity of not more than 12 months (short-term) and over 12 months (long-term) from the reporting date (excluding trading securities), including: term bank deposits (including treasury bills, promissory notes) and loans held for periodic interest income.

Held-to-maturity investments are initially recognized at cost, which includes purchase price and direct acquisition-related transaction costs such as brokerage fees, transaction fees, advisory fees, taxes, duties, and bank charges. Subsequent to initial recognition, these investments are recorded at recoverable amount.

Deposit interest arising after the purchase date of held-to-maturity investments, as well as gains from the liquidation or disposal of held-to-maturity investments, are recognized in financial income. Interest earned prior to the Company's acquisition is credited as a reduction in the initial cost at the time of purchase.

The Company classifies held-to-maturity investments as short-term or long-term based on their remaining maturity from the reporting date.

When there is objective evidence that part or all of an investment may not be recoverable and the amount of loss can be reliably estimated, the loss is recognized in financial expenses for the year and directly deducted from the investment's carrying value. Allowance for held-to-maturity investments that are in the nature of uncollectible receivables is made in a manner similar to allowance for doubtful debts as disclosed in Note 4.7.

4.7. Receivables and provision for doubtful debts

Receivables are monitored in detail of their original terms and remaining period at the reporting date, receivable parties, original currency and other factors depending on the Company's managerial purposes. The classification of receivables including trade and other receivables shall comply with the following principles:

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

- Other receivables include non-sales receivables, including: amount paid on behalf of another party; receivables which the export trustor must collect from the trustee; receivables from penalties, compensation; advances; 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 recognised not exceeding the recoverable amount. Allowance 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.

4.8. Inventories

Inventories are stated at the lower of cost and net realizable value. Where cost exceeds net realizable value, inventories are measured at net realizable value. Cost of inventories comprises purchase costs, conversion costs, and other directly attributable costs incurred in bringing the inventories to their present location and condition. Cost of inventories is calculated using the weighted average method and accounted for using the perpetual inventory system. Net realizable value represents the estimated selling price less the estimated costs of completion and the estimated costs necessary to make the sale.

Work in progress includes costs for brokerage activities... that have not been completed and accepted for payment at the end of the period. The value of work in progress is determined based on direct labour costs, outsource costs and other costs incurred but not yet accepted by the invstors.

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.

Allowance 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.

4.9. Tangible fixed assets and depreciation

Tangible fixed assets are presented at cost less accumulated depreciation. The cost of tangible fixed assets is determined at their original price.

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 cost 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.

Tangible fixed assets are depreciated under the straight-line method based on their useful lives. The details are as follows:

	Years
Office equipment	03 - 04

The profits or losses arising from the liquidation or sale of assets are the difference between the income from liquidation and the remaining value of the assets and are recorded in the income statement.

4.10. Intangible assets and amortisation

Intangible fixed assets are presented at cost less accumulated depreciation. The cost of intangible fixed assets is determined according to their original cost. Intangible fixed asset of the Company is computer software and amortised using the straight-line method within 3 years.

4.11. 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.

4.12. 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.

4.13. 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.

4.14. Payables

The payables are monitored in detail of 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.

4.15. Borrowings and finance lease liabilities

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

The loans are monitored in detail of 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 par value), 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.

4.16. 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.

4.17. 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.

4.18. Owner's equity

Owner's equity at the end of the accounting period reflects the capital contributed by shareholders, both inside and outside the company, and is recorded based on the actual capital contributed by shareholders, calculated at the par value of the issued shares.

Capital surplus reflects the difference between the issue price and the par value of the shares; the difference between the repurchase price and the resale price of the repurchased shares; the value of the option to convert bonds into shares at the maturity date of the convertible bonds; and costs directly related to the issuance of shares.

Funds and retained earnings are established and distributed according to the Resolution of the General Meeting of Shareholders or provisionally allocated according to the Company's charter and are additionally/adjusted according to the Resolution of the General Meeting of Shareholders.

4.19. Revenue recognition

Revenue from the rendering of services is recognised when all following conditions are satisfied:

- The amount of revenue can be measured reliably; When the contracts define that the customers are entitled to return service purchased under specific conditions, the Company shall only record revenue if such specific conditions do not exist and the customers are not entitled to return services provide;
- 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.

In cases where a service transaction spans multiple accounting periods, revenue from the service in each period is typically determined using the percentage-of-completion method. Under this method, revenue recognized in an accounting period is determined by the percentage of work completed. The completed portion of work is determined using one of three methods, depending on the nature of the service:

a. Valuation of the completed portion of work;

b. Comparison of the percentage (%) between the completed work volume and the total work to be completed;

c. Percentage (%) of incurred costs compared to the total estimated costs to complete the entire service transaction.

The completed portion of work is independent of recurring payments or advances from the customer.

Revenue from the transfer of the real estate purchase and sale contracts 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.

4.20. Cost of sales

Cost of goods sold is recognized based on actual expenses incurred in line with revenue, including: the cost of goods sold for services, and investment properties sold during the period; expenses for liquidation and sale of investment properties; allowance for inventory devaluation.

4.21. Financial expenses

Financial expenses include:

- Borrowing costs, including interest expenses recognized based on the loan balance and actual interest rates for each period, and other expenses directly related to the loan (excluding capitalized borrowing costs).
- Exchange rate differences reflecting actual exchange rate losses incurred during the period from transactions denominated in foreign currency and exchange rate losses from the revaluation of monetary items denominated in foreign currency at the reporting date.
- Provisions for impairment of trading securities and investment losses established as prescribed in Note 4.6.
- Other financial expenses...

4.22. Selling expenses and general and administrative expenses

Selling expenses reflects the actual expenses incurred in the process of selling goods, or providing services during the accounting period, including: salaries and other employee-related selling staff, packaging materials used for sales activities, purchased services and other cash expenses.

General and administration expenses reflect the general management costs of the Company incurred during the accounting period, including: costs of salaries for business management staff (salaries, wages, allowances, etc.); union fees, social insurance, health insurance, and unemployment insurance for business management staff; office supplies and tools; depreciation of fixed assets used for business management; land rent; provision for doubtful receivables; outsourced services (electricity, water, telephone, fax, property insurance, fire insurance, etc.); and other cash expenses (entertainment, customer conferences, etc.).

Selling expenses and general and administration expenses are reduced when allowances and provisions are reversed.

4.23. Taxation

Corporate income tax includes current income tax and deferred income tax.

Current corporate income tax expense includes current corporate income tax expense as stipulated by the Corporate Income Tax Law.

Deferred income tax expense reflects the difference between deferred income tax assets reversed during the year and deferred income tax assets arising during the year, or between deferred income tax liabilities arising during the year and deferred income tax liabilities reversed during the year. Deferred income tax income reflects the difference between deferred income tax assets arising during the year and deferred income tax assets reversed during the year, or between deferred income tax liabilities reversed during the year and deferred income tax liabilities arising during the year.

Deferred income tax is calculated on the differences between the book value and tax basis of asset or liability items on the financial statements, tax losses, and unused tax credits. Deferred income tax liabilities must be recognized for all temporary differences; for deferred income tax assets, they are only recognized when there is certainty that sufficient future taxable profit will be available to offset these temporary differences.

Deferred income tax is determined at the tax rate expected to apply in the year in which the asset is recovered or the liability is settled. Deferred income tax is recognized in the statement of income unless that tax relates to items directly recorded in equity, in which case the deferred income tax is also directly recorded in equity.

Deferred income tax assets and deferred income tax liabilities are offset when the Company has a legal right to offset current income tax assets against current income tax liabilities and when the deferred income tax assets and deferred income tax liabilities relate to corporate income tax administered by the same tax authority and the Company intends to pay current income tax on a net basis.

Taxable income may differ from the total accounting profit before tax presented in the income statement because taxable income excludes taxable income or expenses deductible in other years (including carry-forward losses, if any) and also excludes non-taxable or non-deductible items.

The determination of the Company's tax obligations is based on current tax regulations. However, these regulations change periodically, and the determination of tax obligations depends on the results of an audit by the competent tax authority.

4.24. Related parties

Parties are considered to be related parties of the Company if one party has the ability, directly or indirectly, to control the other party or have significant influence over the other party in making financial and operating policy decisions, or when the Company and the other party are subject to common control or common significant influence. Related parties can be organizations or individuals, including close family members of individuals considered related.

Information for related parties is presented in Note 31.

5. CASH

	30/06/2026 VND	01/01/2026 VND
Cash on hand	143,896,410	56,917,887
Cash in bank	104,076,857,732	94,643,688,888
- Military Commercial Joint Stock Bank	*88,673,029,510*	*76,602,669,149*
- Vietnam Technological and Commercial Joint	*15,256,340,426*	*17,779,440,544*
- Others	*147,487,796*	*261,579,195*
Total	**104,220,754,142**	**94,700,606,775**

6. SHORT-TERM HELD-TO-MATURITY INVESTMENTS

	30/06/2026			01/01/2026		
	Historical cost	Recoverable amount	Allowance	Historical cost	Recoverable amount	Allowance
	VND	VND	VND	VND	VND	VND
Term deposit	-	-	-	20,550,886,870	20,550,886,870	-
Loan receivables (*)	78,900,227,945	78,900,227,945	-	237,258,191,781	237,258,191,781	-
- Nhan Quang Investment Co., Ltd	*61,785,082,739*	*61,785,082,739*	-	*108,294,246,575*	*108,294,246,575*	-
- Duy Kim Co., Ltd	*1,759,616,439*	*1,759,616,439*	-	*85,642,739,727*	*85,642,739,727*	-
- Quan Kien Co., Ltd	*15,355,528,767*	*15,355,528,767*	-	*43,321,205,479*	*43,321,205,479*	-
Total	**78,900,227,945**	**78,900,227,945**	**-**	**257,809,078,651**	**257,809,078,651**	**-**

(*) Short-term loans granted to partners with maturities of less than 12 months and interest rate is 12% per year (these entities are all suppliers of the Company) and and unsecured loans.

7. SHORT-TERM TRADE RECEIVABLE

	30/06/2026		01/01/2026	
	Book value	Allowance	Book value	Allowance
	VND	VND	VND	VND
Khai Minh Land Real Estate JSC	62,063,437,724	-	62,518,756,559	-
Khai Minh Land Investment & Brokerage Co., Ltd	67,001,056,735	-	4,532,614,906	-
Solution Development Investment Co., Ltd	10,105,647,176	-	21,382,647,008	-
Other customers	4,972,471,393	-	7,296,566,434	-
Total	**144,142,613,028**	**-**	**95,730,584,907**	**-**

8. SHORT-TERM ADVANCES TO SUPPLIERS

	30/06/2026		01/01/2026	
	Book value	Allowance	Book value	Allowance
	VND	VND	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	20,243,830,821	-	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") (now is the Phu Quoc Special Economic Zone, An Giang province). 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 received the Decision on the approval of the detailed construction planning project at the scale of 1/500 by the Phu Quoc Special Economic Zone Management Authority - An Giang province. Pursuant to the latest amended Investment Policy Approval Decision dated 13 April 2026, the Company must complete the acquisition, lease of land use rights and the receipt of capital contributions in the form of land use rights for the implementation of the project in accordance with regulations by 20 September 2027. Currently, the Company is registering land use plan and working with a state agency about the compensation and site clearance for this project. Topazcons Construction Co., Ltd. will continue to perform the relevant works when the aforementioned project is implemented in the future. The Board of Directors and the Board of Management assess that no losses will arise in connection with this prepayment.

9. OTHER SHORT-TERM RECEIVABLES

	30/06/2026		01/01/2026	
	Book value	Allowance	Book value	Allowance
	VND	VND	VND	VND
Short-term	**1,785,117,550,159**	-	**987,373,747,419**	-
Advance to staff	4,035,050,854	-	4,933,129,070	-
Short-term deposits (iii)	1,258,608,148,927	-	920,875,599,860	-
Bank interest accrued	82,171,233	-	531,904,111	-
Interest receivable from business cooperation contracts	452,502,560	-	-	-
Payment on behalf of Green Symphony Co., Ltd (i)	60,598,404,304	-	60,598,404,304	-
Mr. Tran Dang Khoa (ii)	459,081,078,659	-	-	-
Others	2,260,193,622	-	434,710,074	-
Long-term	**41,264,652,725**	-	**43,289,104,107**	-
Long-term deposits (iii)	41,264,652,725	-	43,289,104,107	-
Total	**1,826,382,202,884**	-	**1,030,662,851,526**	-

i. Receivables of Green Symphony Co., Ltd include:

- 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 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).
- Receivable 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.

ii. The receivable from Mr. Tran Dang Khoa due to Hoang Thao My Trading Service Co., Ltd (a subsidiary of the Company since 22 April 2026) relates to an advance for the implementation of a project at this subsidiary. According to the plan, Hoang Thao My Trading and Services Co., Ltd will recover this receivable during 2026, and the proceeds will be used as a capital contribution under a business cooperation arrangement with a partner for a project in Lam Dong Province. As at the date of issuance of these interim consolidated financial statements, Hoang Thao My Trading and Services Co., Ltd had recovered approximately VND 170 billion of this receivable.

iii. Deposits

	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 & Brokerage Co., Ltd	*238,420,000,000*	*191,600,000,000*
- Green Symphony Co., Ltd (*)	*605,532,549,067*	*291,420,000,000*
- Others	*37,470,000,000*	*9,820,000,000*
Long-term	**41,264,652,725**	**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
Deposit of rental office	2,495,695,000	2,589,695,000
Others	141,200,000	134,000,000
Total	**1,299,872,801,652**	**964,164,703,967**

(*) Deposits for the wholesale purchase and distribution of real estate projects in which the Company participates. This deposit will be converted into a partial payment for the purchase price of the products (wholesale purchase) or refunded in proportion to the volume of products brokered in accordance with the terms of each specific contract (brokerage).

10. INVENTORIES

	30/06/2026		01/01/2026	
	Historical cost	Allowance	Historical cost	Allowance
	VND	VND	VND	VND
Short-term	**212,768,561,159**	-	**113,848,088,635**	-
Real estates (*)	150,011,931,106	-	113,848,088,635	-
Work in process	62,756,630,053	-	-	-
- Costs of Khai Hoan Imperial project	*62,756,630,053*	-	-	-
Long-term	**310,593,919,914**	-	**4,526,237,126**	-
Work in process	310,593,919,914	-	4,526,237,126	-
- Hoang Thao My Apartment Complex Investment Project (**)	*287,441,702,638*	-	-	-
- Helios Phu Quoc project	*22,179,418,944*	-	*3,879,418,944*	-
- Others	*972,798,332*	-	*646,818,182*	-
Total	**523,362,481,073**	-	**118,374,325,761**	-

(*) 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.

(**) The investment project to build Hoang Thao My Apartment Complex is mainly the value of acquiring land use rights at this project.

11. PREPAID EXPENSES

	30/06/2026 VND	01/01/2026 VND
Short-term	**10,197,430,250**	**1,789,878,931**
Tools and supplies	157,888,747	205,801,073
Office repair and maintenance expense	119,430,794	365,712,446
Insurance cost	1,170,833,271	3,333,326
Others short-term prepaid expenses	8,749,277,438	1,215,032,086
Long-term	**2,415,309,129**	**192,268,560,408**
Tools and supplies	1,012,157,980	1,128,905,155
Costs related to business cooperation contracts (*)	-	189,326,331,238
Other long-term prepaid expenses	1,403,151,149	1,813,324,015
Total	**12,612,739,379**	**194,058,439,339**

(*) See Note 14 for details.

12. CONSTRUCTION IN PROGRESS

	30/06/2026 VND	01/01/2026 VND
Cost for land use right (*)	212,000,000,000	212,000,000,000
Others	2,615,000,000	1,835,000,000
Total	**214,615,000,000**	**213,835,000,000**

(*) Cost incurred for transfer land use right for (a) Plot of land of 4,278 m^2 in Tuyen 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 Mrs. Tran Thi Thu Huong (a related party) and Mrs. Dinh Thi Nhat Hanh (Chief Executive Officer) as authorized by the Board of Directors. 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. TANGIBLE FIXED ASSETS

	Office equipments VND	Total VND
COST		
As at 01/01/2026	**4,447,928,026**	**4,447,928,026**
As at 30/06/2026	**4,447,928,026**	**4,447,928,026**
ACCUMULATED DEPRECIATION		
As at 01/01/2026	**4,246,869,390**	**4,246,869,390**
Depriciation	58,318,824	58,318,824
As at 30/06/2026	**4,305,188,214**	**4,305,188,214**
NET BOOK VALUE		
As at 01/01/2026	**201,058,636**	**201,058,636**
As at 30/06/2026	**142,739,812**	**142,739,812**
Cost of tangible fixed assets fully depreciated but still in use	*4,098,015,065*	*4,098,015,065*

14. LONG-TERM FINANCIAL INVESTMENTS

	30/06/2026			01/01/2026		
	Historical cost	Recoverable amount	Allowance	Historical cost	Recoverable amount	Allowance
	VND	VND	VND	VND	VND	VND
Investments in other entities	**1,722,050,000,000**	**1,722,050,000,000**	-	**1,472,050,000,000**	**1,472,050,000,000**	-
Green Symphony Co., Ltd (1)	295,000,000,000	295,000,000,000	-	-	-	-
- Tan Dien project	*295,000,000,000*	*295,000,000,000*	-	-	-	-
Solution Development Investment Co., Ltd (2)	405,000,000,000	405,000,000,000	-	405,000,000,000	405,000,000,000	-
Khai Hoan - Vung Tau Group Co.,Ltd (3)	779,550,000,000	779,550,000,000	-	824,550,000,000	824,550,000,000	-
Nhan Quang Investment Company Limited (4)	242,500,000,000	242,500,000,000	-	242,500,000,000	242,500,000,000	-
Held-to-maturity investments	**1,849,705,497,175**	**1,849,705,497,175**	-	**3,145,478,388,949**	**3,145,478,388,949**	-
Khai Minh Land Real Estate JSC (6)	1,051,758,107,390	1,051,758,107,390	-	1,359,861,553,334	1,359,861,553,334	-
- Tan Quoi project (Principal, interest)	*1,051,758,107,390*	*1,051,758,107,390*	-	*1,111,861,553,334*	*1,111,861,553,334*	-
- Project of Hoang Thao My Company	-	-	-	*248,000,000,000*	*248,000,000,000*	-
Solution Development Investment Co., Ltd (2)	586,029,707,077	586,029,707,077	-	632,135,835,615	632,135,835,615	-
- T&T Long Hau project (Principal, interest)	*586,029,707,077*	*586,029,707,077*	-	*632,135,835,615*	*632,135,835,615*	-
Green Symphony Co., Ltd (1)	-	-	-	1,153,481,000,000	1,153,481,000,000	-
- Khai Hoan Prime project	-	-	-	*1,153,481,000,000*	*1,153,481,000,000*	-
Hong Tram Phat Real Estate JSC (5)	211,917,682,708	211,917,682,708	-	-	-	-
Total	**3,571,755,497,175**	**3,571,755,497,175**	-	**4,617,528,388,949**	**4,617,528,388,949**	-

(1) Business cooperation contracts with Green Symphony Company Limited are as follows:

- Cooperation balance for the Tan Dien project implementation under Memorandum of Understanding No. 01/2026/MOU/KHL-GHX dated February 27, 2026, regarding joint investment and project development in Tan Dien Commune, Tien Giang Province. The parties jointly contribute capital to execute the project. The Company will contribute VND 295 billion for Green Symphony to carry out legal procedures and land acquisition. The estimated cooperation duration is 10 years. The parties agreed to distribute profits based on their respective capital contribution ratios as stipulated in the business cooperation contract. Currently, the project is in the process of preparing the required planning documentation, with a focus on reviewing and updating the relevant planning matters, determining the land use structure, functional zones, and planning and architectural parameters, as a basis for carrying out the subsequent legal procedures.

- The receivable from Green Symphony Co., Ltd under the business cooperation contracts No. HD01/2023/HĐHT/GHX-KHG related to the Apartment building project in Hiep Phuoc commune, Ho Chi Minh City (Green Symphony Co., Ltd is the investor). The total capital contribution is VND 1,437.5 billion. Investment cooperation period is 60 months. The parties agree to divide the pre-tax profit of the project but not less than 17%/year. The project has completed legal procedures and obtained a construction permit. Currently, the project is in the stage of completing the basement construction. By early July 2026, the project had topped out and completed its structural framework, moving into the finishing phase.

  During the period, the Company and Green Symphony Co., Ltd signed an agreement to to liquidate their business cooperation contract and agreed that the Company would be entitled to a return at a rate of 16.5% per annum, calculated based on the actual capital contribution period, as the contract was terminated prior to completion of the project, in addition, the Company was granted certain rights relating to the distribution of the project's products. The profit entitlement amounted to VND 316,790,660,095, while associated costs totaled VND 278,375,201,227; the Company recognized these amounts under financial income and financial expenses for the period, respectively.

(2) Business cooperation contracts with Solution Development Investment Co., Ltd are as follows:

- Business Cooperation Contracts No. 12A/HDHTKD/KHL-SLT, 12B/HDHTKD/KHL-SLT, and 12C/HDHTKD/KHL-SLT dated November 2021, to undertake real estate investment, development, distribution, and brokerage for Phases 1 to 3 of the Commercial, Villa, and High-end Apartment Project in Can Giuoc Commune, Tay Ninh Province (developed by Thai Son Long An Joint Stock Company). The total amount to be contributed by the Company under these contracts is VND 820 billion, representing 70% of total capital contribution; as of December 31, 2025, the Company has contributed VND 620 billion (a portion of the capital contribution was recovered during the period). Profits derived from project investment activities will be distributed between the parties based on their capital contribution ratios. During contract performance and prior to determining the final profit distribution, Khai Hoan Land Group Joint Stock Company will temporarily receive provisional interest as agreed, with final financial settlement to be conducted upon contract termination. The contract performance period has been extended to 2028. As of the issuance date of this report, real estate brokerage activities for the Long Hau project remain ongoing.

- Business Cooperation Contract No. 03/2025/HDHTKD/KHL-SOL dated 10 December 2025 aims to have Solution Investment and Development Co., Ltd. act as the named party to acquire all shares in Hong Tram Phat Real Estate Joint Stock Company to continue investing, developing, and operating the Thuan Giao High-rise Apartment Combined Commercial Service Project in Thuan Giao Ward, Ho Chi Minh City. The Company will contribute VND 480 billion, representing 80% of total business cooperation capital; the Company has contributed VND 405 billion. The performance duration is 3 years from the signing date. Profits derived from the project will be distributed in proportion to capital contribution ratios. As of this time, the parties have completed the purchase of equity interest in Hong Tram Phat Real Estate JSC. The parties agree that the Company shall only receive benefits as stipulated in the business cooperation agreement and would not participate in controlling the operations of Hong Tram Phat Real Estate JSC.

The Thuan Giao High-rise Residential and Commercial Service Complex Project has obtained approval from the competent State authorities for its investment policy and investor; completed the approval procedures for the 1/500 master site plan; obtained the decision permitting the change in land use purpose; completed the relevant procedures for utility connections, environmental matters and mineral recovery in relation to the land; completed the appraisal of the construction investment feasibility study report and fire prevention and fighting requirements; and has been granted an exemption from the requirement to obtain a construction permit and is eligible to commence construction. According to the plan, in the fourth quarter of 2026, the Project is expected to complete the procedures for determining its financial obligations in respect of land use fees in accordance with applicable laws and regulations.

(3) Business Cooperation Contract with Khai Hoan - Vung Tau Group Co., Ltd No. 06/2023/HDHTKD/KHVT-KHL dated October 06, 2023, to jointly execute Sub-zone 1 within Phase 1 of Go Gang Island under the Go Gang New Urban Area Project located at Go Gang Island and Long Son Island, Long Son Commune, Ho Chi Minh City. The Company will contribute VND 1,110 billion, representing 3.8% of the total investment capital for Sub-zone 1 - Phase 1 of the Project; as of December 31, 2025, the Company has contributed VND 824.55 billion. Prior to determining project profits, Khai Hoan Land Group Joint Stock Company will temporarily receive provisional interest as agreed, applicable to each period. As of the issuance date of this report, the project has obtained approval for the 1/2000 scale zonal planning adjustment scheme for Go Gang Island and Long Son Island, Long Son Commune, Ho Chi Minh City. The Company and Khai Hoan - Vung Tau agreed to share the project's profits. In addition, the Company has secured a partner to jointly execute this project with the parties; currently, the Company and the new partner have submitted documents to state authorities to propose subsequent steps for the project, specifically updating the urban development program as well as the (new) Ho Chi Minh City housing development program and plan, while simultaneously finalizing necessary procedures to prepare the Dossier proposing investment policy approval for the project.

(4) Business Cooperation Contract with Nhan Quang Investment Company Limited No. 02/2025/HĐHTKD/KHL-NQ for the joint implementation of the smart urban area project in My Hanh Commune, Tay Ninh Province. The capital contribution amounts to VND 320 billion. The implementation period is within 03 years from the contract signing date. Profits generated from the project will be distributed in proportion to the capital contribution. The project is currently undergoing initial legal procedures related to the investment.

(5) Business Cooperation Contract with Hong Tram Phat Real Estate JSC dated 20 November 2025 for cooperation in the investment, construction, payment of land use fees, management, operation and commercialisation of products of the Hoang Thao My High-rise Residential and Commercial Service Complex Project. The capital contribution period is 60 months from the date of the first fund transfer. The parties agreed to share the profits generated from the project, with the Company's return being no less than 8% per annum. Provisional profits will be distributed annually from the second year onwards (with no return payable for the first year), with final settlement upon completion of the project.

The progress of the project is disclosed in Item (3) above.

(6) Business cooperation contracts with Khai Minh Land Real Estate JSC are as follows:

- Business Cooperation Contract No. 01/HDHTKD/KHL-KML dated March 30, 2021, to execute the Tan Quoi New Urban Area and Entertainment-Resort Complex Project in Tan Quoi Commune, Vinh Long Province. The total capital contribution amount by the Company will be approximately VND 1,500 billion, corresponding to 25% of total project investment capital; as of December 31, 2025, the Company has contributed VND 1,087 billion (a portion of the capital contribution was recovered during the year). The parties agreed to distribute project products based on their capital contribution ratios, and the Company will act as the exclusive developer and distributor of all project products. The contract term has been extended until March 29, 2031. Prior to determining project profits, Khai Hoan Land Group Joint Stock Company will temporarily receive provisional interest as agreed, applicable to each stage. As of the issuance date of this report, the project has obtained approval for the adjustment of the 1/500 detailed planning task and approval for the 1/500 detailed planning scheme. Next plans: the project will continue finalizing procedures for the pre-feasibility study report while completing the submission dossier for appraisal and approval of investment policy approval, as well as procedures for current status review to serve investment construction preparation.

- Business Cooperation Contract No. 04/2025/HDHTKD/KHL-KML dated December 10, 2025, to participate in investment cooperation for the acquisition of 100% equity interest in Hoang Thao My Commercial Service Company Limited in order to continue investing, developing, and operating the Hoang Thao My Apartment Complex Construction Project in Thuan Giao Ward, Ho Chi Minh City. The Company will contribute VND 440 billion, representing 80% of total business capital; as of December 31, 2025, the Company has contributed VND 248 billion. The performance duration is 3 years from the signing date. Profits derived from the project will be distributed in proportion to capital contribution ratios. During the period, the Company and the partner liquidated this contract.

As at 30 June 2026, the balance related to the Company's business cooperation contracts with partners totaled approximately VND 3,571 billion (accounting for 52% of total assets) to execute real estate investment projects and develop, broker, and distribute real estate products. As of the present time, the real estate product development, brokerage, and distribution project is being implemented by the Company and its partner with the project developer; parties participating in the investment cooperation contracts have not determined final business cooperation results as a basis for financial distribution; certain projects remain in the process of finalizing necessary legal procedures to submit to state management agencies for approval prior to construction investment activities; accordingly, the parties continue to agree on provisional profit sharing and final financial settlement upon completion and liquidation of cooperation contracts (presented in Note 23). Accordingly, the Board of Directors and the Board of Management decided to present these amounts under "Long-term held-to-maturity investments" for the period during which the Company is entitled to provisional profits calculated at a fixed interest rate, as this presentation appropriately reflects the nature of these transactions.

The Board of Directors and the Board of Management assess that these investment cooperation contracts were executed in compliance with legal provisions, and the recognition of provisional profits and final settlement upon contract completion align with the project investment characteristics. The Board of Directors and the Board of Management commit to taking responsibility for monitoring the implementation of contents, objectives, and safety in using capital contributions under these investment cooperation contracts, as well as implementing measures to prevent arising losses (if any). Accordingly, the Board of Directors and the Board of Management evaluate that no losses have arisen requiring provision making related to these business cooperation contracts in these interim consolidated financial statements.

15. SHORT-TERM TRADE PAYABLE

	30/06/2026 VND	01/01/2026 VND
Green Symphony Co., Ltd	18,792,383,508	237,500,535
Military Commercial Joint Stock Bank	9,515,000,000	-
Military Insurance Corporation - Ben Thanh Branch	5,500,000,000	-
Ngoc Tan Development and Construction Co., Ltd	-	2,346,730,000
Blueseed Media Joint Stock Company	2,965,284,000	-
Kingsmen Vietnam Co., Ltd.	2,462,299,869	-
Others	12,939,359,606	4,920,815,171
Total	**52,174,326,983**	**7,505,045,706**

16. TAXES AND AMOUNTS RECEIVABLES FROM/PAYABLE TO THE STATE BUDGET

	01/01/2026	Payable during period	Paid during period	30/06/2026
	VND	VND	VND	VND
Taxes and amount payable to State Budget				
Value added tax	699,156,046	29,272,234	711,328,280	17,100,000
Corporate income tax	14,510,793,231	8,756,414,766	5,335,108,151	17,932,099,846
Personal income tax	6,705,731,743	3,079,834,075	8,490,368,395	1,295,197,423
Other taxes and fees	-	356,101,295	356,101,295	-
Total	**21,915,681,020**	**12,221,622,370**	**14,892,906,121**	**19,244,397,269**
Taxes and amount receivables from State Budget				
Value added tax	-	-	1,778,275,280	1,778,275,280
Total	-	-	**1,778,275,280**	**1,778,275,280**

17. SHORT-TERM ACCRUED EXPENSES

	30/06/2026	01/01/2026
	VND	VND
Accrual commission fee	15,754,898,676	19,457,654,788
Accrual interest payable	15,157,652,143	13,512,188,839
Other accural expenses	4,555,550	562,955,560
Total	**30,917,106,369**	**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
Deposits received 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 deposits received	376,000,000	476,000,000
Total	**355,070,344,818**	**307,509,859,655**

(1) The amount transferred by Khai Minh Land Real Estate JSC to Khai Hoan Land Group JSC under the principal contract No. 01/HDNT-DV/GHX-KHL-KML signed on 02 January 2020 about the development of the project and the exclusive distribution service of La Partenza project. According to the contract, the Investor, Green Symphony Co., Ltd., assigns Khai Minh Land Real Estate JSC to collect and spend, exclusively distribute La Partenza project (now is the Khai Hoan Prime project) and will transfer the amount to Khai Hoan Land Group JSC; after deducting related costs, the remaining amount will be transferred to Green Symphony Co., Ltd when customers and investors sign a purchase and sale contract.

19. LOANS AND FINANCE LIABILITIES

	01/01/2026	Increase	Decrease	30/06/2026
	VND	VND	VND	VND
Short-term	**528,261,424,523**	**287,344,033,240**	**301,256,457,763**	**514,349,000,000**
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
Ho Chi Minh City Development Joint Stock Commercial Bank - Long An Branch	129,999,424,523	50,134,033,240	180,133,457,763	-
Other individuals and organizations	383,262,000,000	222,210,000,000	106,123,000,000	499,349,000,000
Long-term	**795,600,000,000**	**715,000,000,000**	**982,570,000,000**	**528,030,000,000**
Bonds (*)	650,000,000,000	190,000,000,000	840,000,000,000	-
Military Commercial Joint Stock Bank	-	525,000,000,000	-	525,000,000,000
Other individuals and organizations	145,600,000,000	-	142,570,000,000	3,030,000,000
Total	**1,323,861,424,523**	**1,002,344,033,240**	**1,283,826,457,763**	**1,042,379,000,000**

(*) During the period, the Company fully settled all outstanding issued bonds prior to maturity.

The schedule for long-term loan repayments (excluding bonds and loans from individuals) is as follows:

	30/06/2026	01/01/2026
	VND	VND
In the following year	-	-
From the second to the fifth year	288,750,000,000	-
More than 5 year	236,250,000,000	-
Total	**525,000,000,000**	-

Details of short-term and long-term loan contracts are as follows:

Contract	Credit limit	Balance at 30/06/2026	Loan term and purpose	Collateral
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Phu Nhuan Branch				
No. 035/PNH-PKH/KBB-24TD dated 08 January 2025 and Amendment No. 035/PNH-PKH/KBB-24LD-SĐBS01 dated 23 January 2026	VND 15 billion	VND 15 billion	- Tenor of the credit limit: 12 months from the signing date, with the credit limit validity extended until April 07, 2026 - Purpose: Supplement working capital.	- Land use rights and assets attached to land at plot No. 218, map sheet No. 20, Tan Hung ward, Ho Chi Minh City - Revolving receivable rights arising from business operations with amount of VND 15 billion.
Military Commercial Joint Stock Bank - Sai Gon Branch				
No.394712.110.734512. TD dated 22 April 2026	VND 525 billion	VND 525 billion	- Loan term: 84 months, with a grace period of 45 months. - Purpose: To finance the payment for the transfer of 100% equity interest in Hoang Thao My Trading Service Co., Ltd	Collateral includes - 100% of the capital contribution owned by KHG in Hoang Thao My Company. - Property rights arising from the capital contribution transfer contracts between KHG and the transferors. - Assets arising from the Khai Hoan Grande project. - Property rights arising from the Thuan Giao Tower project, with Hong Tram Phat Real Estate JSC as the developer.
Other individuals and organizations				
Contracts signed with individuals and organizations		VND 502,307,000,000	Loan term: 3 to 27 months. Purpose: Working capital supplementation. Interest rate: 8.5% - 14.22% per year.	No collateral.

20. OWNER'S EQUITY

	Owener's equity	Share premium	Retained earnings	Total
	VND	VND	VND	VND
As at 01/01/2025	**4,494,352,050,000**	**13,054,455,000**	**713,516,607,875**	**5,220,923,112,875**
Profit for the year	-	-	68,708,602,345	68,708,602,345
As at 01/01/2026	**4,494,352,050,000**	**13,054,455,000**	**782,225,210,220**	**5,289,631,715,220**
Profit for the period	-	-	33,890,617,753	33,890,617,753
As at 30/06/2026	**4,494,352,050,000**	**13,054,455,000**	**816,115,827,973**	**5,323,522,332,973**

Pursuant to Resolution No. 01/2026/NQ-ĐHĐCĐ dated 14 April 2026 of the Annual General Meeting of Shareholders, the shareholders resolved not to distribute the profits for 2025.

Detail of the owner's equity:

	30/06/2026		01/01/2026	
	Value	Rate	Value	Rate
	VND		VND	
Mr. Nguyen Khai Hoan	1,372,483,000,000	30.54%	1,372,483,000,000	30.54%
Mrs. Tran Thi Thu Huong	445,000,000,000	9.90%	445,000,000,000	9.90%
Other shareholders	2,676,869,050,000	59.56%	2,676,869,050,000	59.56%
Total	**4,494,352,050,000**	**100%**	**4,494,352,050,000**	**100%**

Capital transactions with owners:

	Current period	Prior period
	VND	VND
Owners' contributed capital		
Capital contributed at the beginning of the period	4,494,352,050,000	4,494,352,050,000
Increase capital in the period	-	-
Decrease capital in the period	-	-
Capital contributed at the end of the period	4,494,352,050,000	4,494,352,050,000
Declared dividend, earning	-	-

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 repurchased shares (treasury shares)	-	-
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**	**10,000**

21. NET REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	Current period VND	Prior period VND
Revenue from real estate brokerage service	182,545,112,282	126,505,123,568
Revenue from the transfer of real estate purchase and sale contract	97,776,798,824	63,284,137,554
Other revenue	324,000,000	57,029,509,353
Total	**280,645,911,106**	**246,818,770,475**

22. COST OF SALES

	Current period VND	Prior period VND
Costs of real estate brokerage service (*)	142,396,665,913	98,505,595,621
Costs of the transfer of real estate purchase and sale contract	97,776,798,824	61,605,019,697
Other costs	-	18,795,529,221
Total	**240,173,464,737**	**178,906,144,539**

(*) Brokerage cost by nature of cost:

	Current period VND	Prior period VND
Commission for staffs	6,377,946,265	43,112,096,876
Commission for customers, collaborators	333,044,921	869,195,433
Commission for associate companies	135,685,674,727	54,524,303,312
Total	**142,396,665,913**	**98,505,595,621**

23. FINANCIAL INCOME

	Current period VND	Prior period VND
Bank interest	538,469,372	1,147,725,405
Loans recceivable interest	12,642,036,164	120,000,000
Interest from Business Corporation Contract	366,987,662,835	114,547,495,887
- Green Symphony Co., Ltd	*316,790,660,095*	-
- Others	*50,197,002,740*	*114,547,495,887*
Total	**380,168,168,371**	**115,815,221,292**

24. FINANCIAL EXPENSES

	Current period VND	Prior period VND
Loan interest expense	46,095,628,133	33,011,978,025
Costs of the business cooperation contract	278,375,201,227	34,048,851,390
Discount payment	-	13,304,464,302
Other financial expenses	-	5,692,315,163
Total	**324,470,829,360**	**86,057,608,880**

25. SELLING EXPENSES

	Current period VND	Prior period VND
Staff expense	18,936,357,009	18,071,758,009
Tools and stationery expense	28,527,040	30,396,717
Depreciation expense	-	17,224,994
Office rental fee	5,405,319,980	5,191,793,015
Outsourced services expense	3,598,817,482	3,137,838,201
Other cash expense	495,592,156	977,828,099
Total	**28,464,613,667**	**27,426,839,035**

26. GENERAL AND ADMINISTRATIVE EXPENSES

	Current period VND	Prior period VND
Staff expense	15,824,605,493	14,496,826,772
Cost of managerial material	372,169,855	42,510,574
Depreciation expense	58,318,824	186,228,779
Taxes, fees and charge	6,000,000	374,698,982
Outsourced services expense	7,746,327,349	5,009,651,498
Other cash expense	609,279,775	143,282,824
Total	**24,616,701,296**	**20,253,199,429**

27. PRODUCTION AND BUSINESS COST BY NATURE

	Current period VND	Prior period VND
Material and consumables cost	400,696,895	72,907,291
Staff expense	41,471,953,688	76,549,877,090
Depreciation expense	58,318,824	203,453,773
Outsourced services expense	152,436,139,538	86,659,115,247
Other cash expense	1,110,871,931	1,495,809,905
Total	**195,477,980,876**	**164,981,163,306**

28. CURRENT CORPORATE INCOME TAX EXPENSE

	Current period VND	Prior period VND
Khai Hoan Lan Group JSC	8,755,035,500	10,158,107,797
An Pha Real Estate Development Investment Co., Ltd	-	2,145,806
An Thinh Phat Real Estate Business Investment Co., Ltd	1,379,266	946,839
Total	**8,756,414,766**	**10,161,200,442**

29. EARNINGS PER SHARE

	Current period VND	Prior period VND
Profit allocated to common shareholders	**33,890,617,753**	**35,847,610,116**
Welfare and bonus fund	-	-
Profit for calculating basic earnings per share	**33,890,617,753**	**35,847,610,116**
Weighted average number of common shares during the period	449,435,205	449,435,205
Earnings per share	**75**	**80**

30. OPERATING LEASE COMMITMENTS

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

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

31. RELATED PARTY TRANSACTIONS AND BALANCES

The Company has the following related parties:

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	A subsidiary of Khai Hoan Group Co., Ltd
Green Symphony Co., Ltd	Mr. Dinh Hoang Tam is a capital contributor of this company (No longer a related party from 13 January 2026)
KH Invest Co., Ltd	Mr. Nguyen Khai Hoan is a member of the Member Council of this company
Mr. Nguyen Khai Hoan	Major shareholder, Chairman
Mrs. Tran Thi Thu Huong	Major shareholder, Mr. Nguyen Khai Hoan's wife
Ms. Nguyen Thi Le Thuy	Mr. Nguyen Khai Hoan's sister
Mr. Dinh Hoang Tam	Ms. 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 period the Company had the following transactions with related parties:

Transactions with related parties:

	Current period VND	Prior period VND
Khai Hoan - Vung Tau Group Co., Ltd		
- Interest from business cooperation contracts	-	80,000,000,000
- Investment in business cooperation	45,000,000,000	180,000,000,000
Green Symphony Co., Ltd		
- Transfer cash for business cooperation	266,930,000,000	295,000,000,000

Related party's balances:

	30/06/2026 VND	01/01/2026 VND
Khai Hoan - Vung Tau Group Co., Ltd		
- Other short-term receivables of business	779,550,000,000	824,550,000,000
Green Symphony Co., Ltd		
- Short-term other receivables from project payments made on behalf	No longer a related party	60,598,404,304
- Receivables related to business cooperation contracts		1,153,481,000,000
- Deposit		291,420,000,000

Remuneration of Board of Directors and The Management:

Name	Position	Current VND	Prior period VND
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
Ms. Pham Thi Minh Phu	Member, Deputy Chief Executive Officer	247.732.000	103.642.127
Mrs. Pham Thi Hoa	Independent member	60.000.000	60.000.000
Mr. Tran Van Duong	Member (Appointed on 14 April 2026) Deputy Chief Executive Officer	326.000.000	780.800.000
Mr. Tran Manh Toan	Independent member (Term ends on 14 April 2026)	35.000.000	60.000.000
Mr. Nguyen Huu Minh Tri	Independent member (Appointed on 14 April 2026)	25.000.000	-
Total		**1.103.032.000**	**1.413.742.127**

Remuneration of Supervisory Board:

Name	Position	Current period VND	Prior period VND
Mr. Hoang Phuong	Head of Supervisory Board	48,000,000	48,000,000
Ms. 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**

32. BUSINESS AND GEOGRAPHICAL SEGMENT

The company's main business activities during the period are consulting, brokerage, and real estate trading. Revenue from other activities accounts for a very small proportion of total revenue in the period from 01 January 2026 to 30 June 2026. Revenue and cost of goods sold and business line are presented in Note to the consolidated financial statements. From a geographical perspective, the Company operates solely within the territory of Vietnam. Accordingly, the Board of Directors and Board of Management has evaluated and determined that not preparing and presenting segment reports by business area and geographical region in the period from 01 January 2026 to 30 June 2026, is in accordance with the provisions of Vietnam Accounting Standard No. 28 "Segment Reporting" and is consistent with the current business situation of the Company.

33. SUBSEQUENT EVENTS

The Board of Management affirm that, in their assessments, in all material respects, no significant events occurring after the end of accounting period affecting the financial position and operations of the Company that requires adjustments or disclosures on these interim consilidated financial statements.

34. COMPARATIVE FIGURES

The comparative figures on the interim consolidated statement of financial position are taken from the audited balance sheet as at 31 December 2025. The comparative figures on the interim consolidated income statement and the interim consolidated cash flow statement are taken from the reviewed interim financial statements for the period from 01 January 2025 to 30 June 2025.

Certain items in the interim consolidated statement of financial position as at 01 January 2026 have also been restated according to the guidance at the Cicular No. 43/2026/TT-BTC dated 20 April 2026 issued by the Ministry of Finance. Details are as follows:

ITEMS	Codes	01/01/2026 Restated VND	31/12/2025 VND	Difference VND
Short-term held-to-maturity investments	123	257,809,078,651	20,251,851,946	237,557,226,705
Short-term loan receivables	(*)	-	234,500,000,000	(234,500,000,000)
Other short-term receivables	135	987,373,747,419	1,026,828,363,073	(39,454,615,654)
Other long-term receivables	215	43,289,104,107	4,624,420,104,107	(4,581,131,000,000)
Investments in other entities	263	1,472,050,000,000	-	1,472,050,000,000
Long-term held-to-maturity investments	265	3,145,478,388,949	-	3,145,478,388,949

(*) Item no longer presented in accordance with the guidance under Circular No. 43/2026/TT-BTC.

Approved, 28 August 2026

Preparer	Chief Accountant	Chief Executive Officer
Nguyen Thi Thuy	Khu Viet Nghia	Dinh Thi Nhat Hanh