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COMA 18 JOINT STOCK COMPANY
Address: 1st Floor, Westa Building, 108 Tran Phu, Ha Dong ward, Hanoi City
Tel: 024. 33 544 667 Tax code: 0500236860

CONSOLIDATED FINANCIAL STATEMENTS

Quarter II of 2026

07 - 2026

COMA 18 JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS

Quarter II of 2026

CONTENTS

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: dong

Items	Code	Notes	30/06/2026	01/01/2026
ASSETS				
A. CURRENT ASSETS	**100**		**1,310,623,007,644**	**1,114,696,889,388**
I. Cash and cash equivalents	**110**		5,395,104,331	5,891,676,748
1. Cash	111		5,395,104,331	5,891,676,748
2. Cash equivalents	112		-	-
II. Short-term financial investments	**120**		-	-
III. Short-term receivables	**130**		**1,281,406,305,024**	**1,105,951,206,975**
1. Short-term receivables from customers	131		45,805,580,075	60,958,544,065
2. Short-term advances to suppliers	132		1,093,334,346,585	931,779,257,704
5. Short-term loans receivable	135			
6. Other short-term receivables	136		165,833,182,244	136,780,209,086
7. Provision for doubtful receivables (*)	137		(23,566,803,880)	(23,566,803,880)
8. Shortage of assets awaiting solution	139			
IV. Inventories	**140**		**1,537,061,276**	**958,818,283**
1. Inventories	141		1,537,061,276	958,818,283
V. Other current assets	**150**		**22,284,537,013**	**1,895,187,382**
1. Short-term prepaid expenses	151			
2. Value-added tax deductible	152		20,632,185,088	224,469,385
3. Tax and other receivables from the State	153		1,652,351,925	1,670,717,997
B. NON-CURRENT ASSETS	**200**		**1,431,819,025,540**	**1,052,320,233,028**
I. Long-term receivables	**210**		**137,565,000,000**	**137,565,000,000**
6. Other long-term receivables	216		137,565,000,000	137,565,000,000
II. Fixed assets	**220**		**90,930,174,202**	**92,568,514,634**
1. Tangible fixed assets	221		90,930,174,202	92,568,514,634
- Cost	*222*		117,950,913,154	117,950,913,154
- Accumulated amortisation(*)	*223*		(27,020,738,952)	(25,382,398,520)
3. Intangible fixed assets	227		-	-
- Cost	*228*		675,000,000	675,000,000
- Accumulated amortisation(*)	*229*		(675,000,000)	(675,000,000)
III. Investment Property	**231**			
IV. Long-term assets in progress	**240**		**1,202,923,944,612**	**822,181,148,707**
1. Long-term work in progress	241		1,202,923,944,612	822,181,148,707
2. Construction in progress	242		-	-
V. Long-term financial investments	**250**		-	-
1. Investments in subsidiaries	251		-	-
2. Investments in affiliated company, joint venture company	252			
3. Other long-term investments	253		1,000,000,000	1,000,000,000
4. Provision for long-term securities investment (*)	254		(1,000,000,000)	(1,000,000,000)
VI. Other long-term assets	**260**		**399,906,726**	**5,569,687**
1. Long-term prepaid expenses	261		399,906,726	5,569,687
2. Goodwill	262			
3. Long-term equipment, supplies and spare parts	263			
3. Other long-term assets	268			
TOTAL ASSETS	**270**		**2,742,442,033,184**	**2,167,017,122,416**

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: dong

Items	Code	Notes	30/06/2026	01/01/2026
RESOURCES				
C. LIABILITIES	**300**		**2,314,438,228,631**	**1,778,053,254,091**
I. Current liabilities	**310**		**266,036,205,579**	**346,006,768,634**
1. Short-term payables to suppliers	311		88,229,636,192	106,142,649,844
2. Short-term advances from customers	312		92,690,989,148	163,374,718,447
3. Statutory obligations	313		1,097,504,013	7,234,644,713
4. Payables to employees	314		1,797,591,367	1,845,407,096
5. Short-term accrued expenses	315		26,412,314,237	25,349,504,490
6. Short-term intercompany payables	316		-	-
7. Payables according to the planned progress of construction contracts	317			
8. Short-term deferred revenue	318		80,061,333	105,394,000
9. Other short-term payables	319		34,029,290,950	33,254,131,705
10. Short-term loan and payable for finance leasing	320		21,698,818,339	8,700,318,339
11. Provision for short-term liabilities	321			
12. Welfare and Reward Funds	322			
II. Non-current liability	**330**		**2,048,402,023,052**	**1,432,046,485,457**
7. Other long-term payables	337		2,047,884,398,052	1,431,604,610,457
8. Long-term loan	338		517,625,000	441,875,000
11. Deferred tax liabilities	341			
D. OWNERS' EQUITY	**400**		**428,003,804,553**	**388,963,868,325**
I. Owners' equity	**410**		**428,003,804,553**	**388,963,868,325**
1. Charter capital	411		510,399,470,000	510,399,470,000
2. Share premium	412		7,584,000,000	7,584,000,000
4. Vốn khác của chủ sở hữu	414		3,788,924,036	4,050,229,162
8. Development Investment Fund	418		299,402,809	299,402,809
11. Retained earnings	421		(95,752,880,724)	(134,766,334,334)
- Previous period accumulated retained earnings	*421a*		*(134,803,290,040)*	(247,685,045,160)
- This period retained earnings	*421b*		*39,050,409,316*	112,918,710,826
13. Non-controlling Interest	429		1,684,888,432	1,397,100,688
II. Other funds	**430**			
TOTAL CAPITAL RESOURCES	**440**		**2,742,442,033,184**	**2,167,017,122,416**

Hanoi, July 29, 2026

Preparer	Chief Accountant	General Director
Dinh Thi Thanh Thuy	Nguyen Tien Duong	Nguyen Trong Hien

M.S.D.N: 0500236860 CÔNG TY CỔ PHẦN COMA 18 P. HÀ ĐÔNG HÀ NỘI

CONSOLIDATED INCOME STATEMENTS

Q2 OF 2026

Unit: dong

ITEMS	Code	Notes	Q2		YTD through Q2	
			Year 2026	Year 2025	Year 2026	Year 2025
1. Revenue from sales and service provision	**01**	**VI.19**	**197,836,425,611**	**288,059,154,839**	**215,162,530,018**	**362,379,355,016**
2. Deductions	02					
3. Net revenue from sales and service provision	**10**	**VI.20**	**197,836,425,611**	**288,059,154,839**	**215,162,530,018**	**362,379,355,016**
4. Cost of Goods Sold	11	VI.21	162,147,779,321	190,861,885,183	177,182,899,471	258,951,434,390
5. Gross profit from sales and service provision	**20**		**35,688,646,290**	**97,197,269,656**	**37,979,630,547**	**103,427,920,626**
6. Financial income	21	VI.22	306,055,045	551,294	306,138,106	8,548,800
7. Financial expenses	22	VI.22	1,051,582,901	55,519,996,919	1,110,340,397	55,570,719,581
Including: Interest expenses	*23*		*1,051,582,901*	*55,519,996,919*	*1,110,340,397*	*55,570,719,581*
8. Selling Expenses	24	VI.24	37,673,456	78,305,869	73,823,158	114,444,818
9. General and Administrative Expenses	25	VI.25	2,432,479,891	2,290,676,818	4,298,752,920	3,914,152,269
10. Net profit from operating activities	**30**		**32,472,965,087**	**39,308,841,344**	**32,802,852,178**	**43,837,152,758**
11. Other income	31	VI.26	8,315,661,999	470,463,787	9,059,599,597	1,312,467,180
12. Other expenses	32	VI.27	1,422,590,137	2,431,367,574	2,578,642,429	3,558,566,387
13. Other profit	40		6,893,071,862	(1,960,903,787)	6,480,957,168	(2,246,099,207)

ITEMS	Code	Notes	Q2		YTD through Q2	
			Year 2026	Year 2025	Year 2026	Year 2025
14. Total accounting profit before tax	**50**		**39,366,036,949**	**37,347,937,557**	**39,283,809,346**	**41,591,053,551**
15. Current corporate income tax	51	VI.28	-	-	-	-
16. Deferred corporate income tax expenses	52		-	-	-	-
17. Net profit after tax	**60**		**39,366,036,949**	**37,347,937,557**	**39,283,809,346**	**41,591,053,551**
18. Net profit after tax of the parent	**61**		**39,050,409,316**	**36,965,680,987**	**38,996,021,602**	**41,207,782,346**
20.Net profit after tax of non-controlling interests	61		**315,627,633**	**382,256,570**	**287,787,744**	**383,271,205**
21. Basic earnings per share	70		**765**	**724**	**764**	**807**

Hanoi, July 29, 2026

Preparer	Chief Accountant	General Director
Dinh Thi Thanh Thuy	Nguyen Tien Duong	Nguyen Trong Hien

CÔNG TY CỔ PHẦN COMA 18
M.S.D.N: 0500236660 - C.T.C.P - P.HÀ ĐÔNG - TP. HÀ NỘI

CONSOLIDATED CASH FLOW STATEMENTS

(Indirect Method)

From 01/04/2026 to 30/06/2026

Unit: Dong

ITEMS	Code	30/06/2026	01/01/2026
I. CASH FLOW FROM OPERATING ACTIVITIES			
1. Profit before tax	01	39,366,036,949	120,266,207,483
2. Adjustments for			
Depreciation of Property, Plant and Equipment and Investmen	02	819,170,216	2,766,003,617
Provisions	03		
Profits/losses from investing activities	05	(300,039,697)	(4,926,751)
Interest expenses	06	1,040,119,211	8,108,717,368
Other adjustments	07		
3. Operating income before changes in working capital	**08**	***40,925,286,679***	***131,136,001,717***
Increase or decrease in receivables	09	(126,641,819,029)	(1,088,372,438,389)
Increase or decrease in inventories	10	(238,881,976,214)	(421,904,743,346)
Increase or decrease in payables	11	324,606,588,670	1,250,607,331,587
Increase or decrease in prepaid expenses	12	199,990,576	23,416,592
Interest paid	14	(16,807,796)	(94,085,156,763)
Corporate income tax paid	15		(2,548,510)
Other cash receipts from operating activities	16		
Other cash payments from operating activities	17		
Cash flow from operating activities	**20**	***191,262,886***	***(222,598,137,112)***
II. CASH FLOWS FROM INVESTING ACTIVITIES			
Payment for purchases, construction of fixed assets and other long term assets	21		
Proceeds from sale and disposal of property, plant and equipment and other long-term assets	22		40,909,091
Recovery of loans and sales of debt instruments of other entities	24		
Proceeds from disposal of investments in other entities	26	300,039,697	191,781,168,148
Interests and dividends received	27		13,827,128
Net cash flows from/(used in) investing activities	**30**	***300,039,697***	***191,835,904,367***
III CASH FLOW FROM FINANCIAL ACTIVITIES			
Proceeds from share issuance, capital contribution	31		195,000,000,000
Cash received from borrowings	33		12,336,000,000
Repayments of borrowings	34	(987,875,000)	(172,894,953,849)
Net cash flows from financial activities	**40**	***(987,875,000)***	***34,441,046,151***
Net increase/(decrease) in cash and cash equivalents during the year (50=20+30+40)	**50**	***(496,572,417)***	***3,678,813,406***
Cash and cash equivalents at the beginning of the period	**60**	5,891,676,748	2,212,863,342
The impact of exchange rate fluctuations	**61**		
Cash and cash equivalents at the end of the period	**70**	**5,395,104,331**	**5,891,676,748**

Hanoi, July 29, 2026

Preparer	**Chief Accountant**	**General Director**
Dinh Thi Thanh Thuy	**Nguyen Tien Duong**	**Nguyen Trong Hien**

M.S.D.N: 0500236850 CÔNG TY CỔ PHẦN COMA 18 P.HÀ ĐÔNG - HÀ NỘI

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT

Quarter II of 2026

(These notes are an integral part and should be read in conjunction with the Financial Statements)

I. BUSINESS CHARACTERISTICS

Form of capital ownership

COMA 18 Joint Stock Company is a joint stock company converted from a state-owned enterprise under Decision No. 2102/QĐ-BXD dated 11/11/2005, issued by the Minister of Construction. The Company, a member of the Construction Machinery Corporation - JSC, officially operated as a Joint stock company from 21/12/2005.

The Company's charter capital, as stated in the Enterprise Registration Certificate, is VND 510.399.470.000 (Five hundred and ten billion, three hundred and ninety-nine million, four hundred and seventy thousand Vietnamese dong).

The Company's head office is located at: 1st Floor, Westa Building, 108 Tran Phu, Mo Lao Ward, Ha Dong District, Hanoi.

Tel:	024 33544667
Fax:	024 33544667

Business Fields

According to Enterprise Registration Certificate No. 0500236860 (transferred from Business Registration No. 0103009750) issued by the Hanoi Department of Planning and Investment, first issued on 21/12/2005, and amended for the 25rd time on 14/05/2026, the Company's business activities include:

- Real estate business; land use rights owned, used, or leased by the enterprise, including:
    - Real estate business.
    - Leasing and operation of residential houses and residential land.
- Coastal and ocean passenger water transport.
- Coastal and ocean freight water transport.
- Inland water passenger transport.
- Inland water freight transport.
- Mining and collection of hard coal (operations are subject to approval by the competent State authority).
- Mining and collection of lignite (brown coal) (operations are subject to approval by the competent State authority).
- Iron ore mining (operations are subject to approval by the competent State authority).
- Quarrying of stone, sand, gravel, and clay (operations are subject to approval by the competent State authority).
- Operation of amusement parks and theme parks.
- Beverage serving activities.
- Wholesale of beverages, including:
    - Wholesale of alcoholic beverages.
    - Wholesale of non-alcoholic beverages.
- Architectural and engineering activities and related technical consultancy, including:
    - Structural design for civil and industrial construction works.

- Architectural design and construction planning (urban and site planning) design.
- Construction supervision and finishing works for civil and industrial construction projects.

- Construction supervision, including:
  - Types of construction works: civil, industrial, and technical infrastructure works.
  - Scope of supervision: construction and finishing works.

- Construction supervision, including:
  - Types of construction works: civil and industrial works.
  - Scope of supervision: installation of building equipment, construction, and finishing works.

- Design of ventilation and air-conditioning systems for construction works.
- Design of power transmission lines and transformer substations.
- Design of electrical systems for civil and industrial buildings, power transmission lines and transformer substations of up to 35 kV, communication networks within construction works, and building mechanical and electrical (M&E) systems.
- Design of water supply and drainage systems for civil and industrial construction works.
- Design of fire protection and firefighting systems for civil and industrial construction works.
- Other financial service support activities n.e.c. (not elsewhere classified), including:
  - Investment consultancy and project management for construction projects (limited to design and supervision services within the scope of the registered business activities).
- Manufacture of refractory products.
- Manufacture of clay building materials.
- Manufacture of cement, lime, and plaster.
- Treatment and disposal of non-hazardous waste.
- Treatment and disposal of hazardous waste.
- Remediation activities and other waste management services.
- Wholesale of other machinery, equipment and spare parts, including:
  - Wholesale of mining and construction machinery, equipment, and spare parts.
  - Wholesale of electrical machinery, equipment, and electrical materials (including generators, electric motors, electrical wires, transformers, relays, circuit breakers, fuses, and other electrical circuit equipment).
  - Wholesale of office machinery, equipment, and spare parts (excluding computers and peripheral equipment).
  - Wholesale of medical machinery and equipment.
  - Wholesale of industrial machinery, equipment, and spare parts.
- Water collection, treatment and supply.
- Tour operator activities.
- Installation of industrial machinery and equipment.
- Machining; treatment and coating of metals.
- Other business support service activities n.e.c. (not elsewhere classified), including:
  - Import and export of materials, machinery, equipment, and technology.
- Electrical installation.
- Other building installation activities, including:
  - Installation of elevators and escalators.
  - Installation of security and surveillance systems.

- Installation of fire protection and firefighting systems, and communication systems.
- Installation of lifting equipment and microwave transmission towers.
- Installation of mechanical and electrical (M&E) equipment.

- Building completion and finishing.
- Other specialized construction activities.
- General cleaning of buildings.
- Combined support services.
- Other manufacturing n.e.c. (not elsewhere classified), including:
  - Manufacture of non-fired (unbaked) construction materials.
  - Manufacture of lifting, handling, and loading equipment.
  - Manufacture of electric motors, generators, transformers, electricity distribution and control apparatus.
  - Manufacture of measuring, testing, navigating, and control equipment.
  - Manufacture of optical instruments and equipment.
- Manufacture of batteries and accumulators.
- Manufacture of fibre optic cables.
- Manufacture of other electronic and electric wires and cables.
- Manufacture of wiring devices.
- Manufacture of electric lighting equipment.
- Manufacture of other electrical equipment.
- Manufacture of pumps, compressors, taps, and valves.
- Manufacture of bearings, gears, gearing, gearboxes, and driving elements.
- Manufacture of power-driven hand tools, including motor-operated or pneumatic hand tools (for conditional business lines, production and business activities shall only be carried out upon satisfying all conditions prescribed by law).
- Support activities for mining.
- Wholesale of tobacco products, including cigarettes and traditional pipe tobacco.
- Manufacture of concrete and products of concrete, cement, and plaster.
- Organization of trade fairs, exhibitions, and trade promotion activities, including:
  - Event organization services.
- Manufacture of tanks, reservoirs, and containers of metal.
- Construction of railway and underground railway projects.
- Service activities incidental to railway transportation.
- Service activities incidental to road transportation, including:
  - Road transport support services.
  - Operation of parking facilities.
- Construction of roads and highways.
- Elementary-level vocational training.
- Construction of other civil engineering projects, including:
  - Construction of urban technical infrastructure, industrial, civil, transportation, irrigation, and port infrastructure projects.
  - Construction of infrastructure works for industrial parks and urban areas.
  - Construction of power transmission lines and electrical substations.

- Construction of ports, harbors, dikes, bridges, and culverts.
- Construction of power transmission lines and electrical substations with voltage levels of up to 500 kV.
- Construction of hydropower and irrigation projects.
- Intermediate-level vocational training.
- Installation of plumbing, heating, and air-conditioning systems.
- Steam and air conditioning supply, including the production and distribution of steam, hot water, air conditioning, and ice.
- Real estate agency activities.
- Other real estate activities on a fee or contract basis, including:
    - Consultancy and management of residential housing and residential land use rights.
    - Consultancy and management of non-residential buildings and non-residential land use rights.
- Freight transport by road.
- Agents and brokers in the sale of goods (excluding auction activities).
- Hotels and similar accommodation.
- Warehousing and storage (excluding real estate business).
- Warehouse leasing and storage services.
- Other short-term accommodation activities.
- Retail sale of beverages.
- Wholesale of metals and metal ores.
- Wholesale of construction materials and other installation supplies.
- Manufacture of prepared meals and dishes.
- Cargo handling.
- Other cleaning services.
- Retail sale of hardware, paints, glass, construction materials, and other installation supplies.
- Other transportation support activities.
- Other amusement and recreation activities.
- Wholesale of solid, liquid, and gaseous fuels and related products.
- Other specialized wholesale n.e.c. (not elsewhere classified).
- Packaging activities.
- Retail sale of tobacco products, including cigarettes and traditional pipe tobacco.
- Travel agency activities.
- Technical testing and analysis.
- Electric power generation from non-renewable energy sources.
- Electric power generation from renewable energy sources.
- Other tourism-related activities.
- Maintenance and repair of motor vehicles and other motor vehicles.
- Manufacture of soft drinks and mineral waters.
- Growing of vegetables, legumes, and flowers.
- Growing of other annual crops.
- Other human resources provision.
- Landscape service activities.
- Temporary employment agency activities.
- Activities of employment placement agencies.

- Wholesale of rice, wheat, other cereals, and wheat flour.
- Growing of fruits.
- Growing of spices, medicinal plants, and perennial aromatic crops.
- Office administrative and support activities.
- Processing and preserving of fruit and vegetables.
- Wholesale of agricultural and forestry raw materials (excluding wood, bamboo, and rattan) and live animals.
- Sewerage and wastewater treatment, including:
    - Sewerage.
    - Wastewater treatment.
- Collection of non-hazardous waste.
- Collection of hazardous waste, including:
    - Collection of medical waste.
    - Collection of other hazardous waste.
- Recycling of waste and scrap.

Members of the Board of Directors, the Executive Board, and the Supervisory Board

The members of the Board of directors, the Executive Board, and the Supervisory Board of the Company at the time of this report are as follows:

The members of the Board of directors include:

Full name		**Title**
Mr.	Le Quang Hai	Chairman
Mr.	Nguyen Trong Hien	Member
Mr.	Duong Hoang Tuan Anh	Member
Mr.	Le Kim Tuan	Member
Ms.	Duong Thi Thu Ha	Member (From 26/4/2024)

The members of the Executive Board include:

Full name		**Title**
Mr.	Nguyen Dinh Anh	**Full name**
Mr.	Nguyen Trong Hien	
Ms.	Duong Thi Thu Ha	

The members of the Supervisory Board include:

Full name		**Title**
Ms.	Nguyen Thi Thanh Loan	Member
Ms.	Nguyen Thi Thanh Nhan	Head of the Board
Mr.	Le Anh Tuan	Member (From 22/4/2026)
Ms.	Dong Thi Bac	Member
Ms.	Le Thi Ngat	Member

II. FISCAL YEAR, CURRENCY USED IN ACCOUNTING

Fiscal year, currency used in accounting

The Company's fiscal year begins on 01/01 and ends on 31/12 each year. The financial statement for Q2 of 2026 starts from 01/04/2026 to 30/06/2026.

The currency used in accounting records is the Vietnamese Dong (VND).

III. ACCOUNTING STANDARDS AND REGULATIONS APPLIED

Accounting Regulations Applied

The Company applies the Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, guiding the implementation of the Enterprise Accounting Regime.

Declaration of Compliance with Accounting Standards and Regulations

The Company has applied Vietnamese Accounting Standards and the guiding documents issued by the State. The financial statements are prepared and presented in full compliance with the provisions of each standard, circulars guiding the implementation of the standards, and the current accounting system being applied.

Accounting Method Applied

The Company applies the General journal accounting method on computers.

IV. ACCOUNTING POLICIES APPLIED

Rules for recognition of Cash and Cash equivalents

Cash comprises cash on hand, demand deposits with banks, and monetary gold held as a store of value, excluding gold classified as inventories and held for use as raw materials in the production of goods or for sale.

Cash equivalents are short-term investments with an original maturity of no more than three (3) months from the date of acquisition, which are readily convertible into known amounts of cash and are subject to an insignificant risk of changes in value.

Receivables

Receivables are presented in the financial statements at the book value of accounts receivable from customers and other receivables, after deducting provisions made for doubtful debts.

Provision for doubtful receivables is recognized in accordance with Circular No. 48/2019/TT-BTC dated 18 August 2019 and Circular No. 24/2022/TT-BTC dated 7 April 2022 amending and supplementing Circular No. 48/2019/TT-BTC, both issued by the Ministry of Finance, which provide guidance on the establishment and utilization of provisions for inventory devaluation, impairment of financial investments, doubtful debts, and warranties for products, goods and construction works at enterprises, as consolidated under Consolidated Document No. 16/VBHN-BTC dated 7 July 2022.

Inventory Recognition Principle

Inventory is valued at cost. If the net realizable value is lower than the cost, inventory must be valued at the net realizable value. The cost of inventory includes purchase costs, processing costs, and other directly related costs incurred to bring the inventory to its present location and condition.

The value of inventory is determined using the specific identification method for construction projects, and the weighted average method for materials. Inventory is accounted for using the perpetual inventory method.

Provision for inventory devaluation is made at the end of the accounting period and is the difference between the cost of inventory and its net realizable value.

Rule of recognition and Depreciation of fixed assets

Tangible fixed assets and intangible fixed assets are recognized at cost. During their usage, tangible and intangible fixed assets are recognized at original cost, accumulated depreciation, and remaining value.

Leased fixed assets are recognized at cost, which is the fair value or the present value of the minimum lease payments (excluding VAT) and any directly related initial costs incurred for the leased asset. During their usage, leased fixed assets are recognized at original cost, accumulated depreciation, and remaining value.

The depreciation of fixed assets is estimated appropriately and applied using the straight-line method in accordance with Circular No. 45/2013/TT-BTC dated 25/04/2013, of the Ministry of Finance, which regulates the management, use, and depreciation of fixed assets.

Financial Investments

Investments in subsidiaries where the Company has control are presented using the cost method. Profit distributions received by the parent company from the accumulated profits of the subsidiaries after the parent company gains control are recognized in the parent company's operating results for the period. Other distributions are considered as a recovery of investments and are deducted from the investment value.

Investments in associates where the Company has significant influence are presented using the cost method. Profit distributions from the accumulated net profits of the associates after the investment are allocated to the operating results of the Company for the period. Other distributions are considered as a recovery of investments and are deducted from the investment value.

Investments in associates where the Company has significant influence are presented using the cost method. Profit distributions from the accumulated net profits of the associates after the investment are allocated to the operating results of the Company for the period. Other distributions are considered as a recovery of investments and are deducted from the investment value.

Borrowing Costs

Borrowing costs are recognized as production and business expenses in the period in which they occur, except for borrowing costs directly related to the construction or production of assets under construction, which are capitalized as part of the value of the asset (capitalized) when the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met.

Borrowing costs directly related to the construction or production of assets under construction that require a significant period (over 12 months) to be ready for use for their intended purpose or sale are capitalized as part of the value of the asset. These costs include interest on loans, amortized discounts or premiums on bond issuance, and other related expenses incurred during the borrowing process.

Prepaid Expenses

Prepaid expenses that only relate to the production and business costs of one fiscal year or a business cycle are recognized as short-term prepaid expenses and are charged to production and business expenses within the fiscal year.

Expenses that have been incurred in the fiscal year but relate to the production and business activities over multiple accounting periods are accounted for as long-term prepaid expenses and are gradually allocated to production and business results in subsequent accounting periods.

The calculation and allocation of long-term prepaid expenses into production and business expenses for each accounting period are based on the nature and extent of each type of cost, in order to select an appropriate method and allocation criteria. Prepaid expenses are gradually allocated to production and business expenses using the straight-line method.

Accrued Expense

Expenses that have not yet been incurred but are accrued in advance into production and business expenses for the period to ensure that when the actual expenses occur, they do not cause a sudden spike in production and business costs, based on the principle of matching revenue and expenses. When these expenses are incurred, if there is any difference from the amount previously accrued, the accountant will make an adjustment by increasing or decreasing the expense to reflect the difference.

Provisions for liabilities

The recorded value of a provision for liabilities is the most reasonably estimated amount of money that will be required to settle the current obligation at the end of the accounting period.

Only expenses related to the initially established provision for liabilities can be offset by that provision.

The difference between the provision for liabilities made in the previous accounting period that was not fully utilized, which is greater than the provision for liabilities made in the reporting period, is reversed and recorded as a reduction in production and business expenses for the period. Any larger difference from the provision for liabilities related to warranty costs for construction projects is reversed and recognized as other income in the period.

Recognition of Shareholders' equity

The owner's investment capital is recognized according to the actual capital contributed by the owner.

Share premium is recognized based on the difference, either greater or lesser, between the actual issuance price and the par value of the shares when issuing shares for the first time, additional issues, or reissuing treasury shares.

Other capital of the owner is recognized at the remaining value of the assets donated or gifted to the enterprise by other organizations or individuals, after deducting (-) any taxes payable (if any) related to the donated assets, and not including capital additions from business results.

Treasury shares are shares issued by the company and later repurchased. Treasury shares are recognized at their actual value and presented on the Balance sheet as a reduction in shareholders' equity.

Dividends payable to shareholders are recognized as a liability in the company's Balance sheet after the declaration of dividends by the company's Board of directors.

Undistributed after-tax profits are the profits from the company's activities after deducting (-) adjustments for retrospective changes in accounting policies and adjustments for the retrospective correction of significant errors from previous years.

Principles and methods of revenue recognition

Sales Revenue

Sales revenue is recognized when the following conditions are simultaneously met:

- Most of the risks and benefits related to the ownership of the product or goods have been transferred to the buyer;
- The company no longer retains control over the goods, such as the owner of the goods, or the ability to control the goods;
- The revenue can be reliably measured;
- The company has received or will receive economic benefits from the sale transaction;
- The costs related to the sale transaction can be reliably determined.

Service Revenue

Service revenue is recognized when the result of the transaction can be reliably determined. If the service provision spans multiple periods, the revenue is recognized in the period based on the proportion of work completed as of the balance sheet date of that period. The result of the service transaction is recognized when the following conditions are met:

- The revenue can be reliably measured;
- There is a reasonable expectation of receiving economic benefits from the service transaction;
- The portion of the work completed as of the balance sheet date can be reliably determined;
- The costs incurred for the transaction and the costs to complete the service provision transaction can be reliably determined

The portion of the service work completed is determined based on the method of evaluating the work completed.

Financial Revenue

Revenue generated from interest, royalties, dividends, profit distributions, and other financial revenues is recognized when the following two (02) conditions are met:

- There is a reasonable expectation of receiving economic benefits from the transaction;
- The revenue can be reliably measured.

Dividends and profit distributions are recognized when the company has the right to receive the dividend or profit from its investment.

Principles and Methods of Financial Expense Recognition

The expenses recognized as financial expenses include:

- Costs or losses related to financial investment activities;
- Borrowing costs and loan expenses;
- Losses from foreign exchange fluctuations on transactions related to foreign currencies;
- Provision for impairment of securities investments.

The above expenses are recognized in total for the period and are not offset against financial income.

Current Corporate Income Tax Expenses, Deferred Corporate Income Tax Expenses

Current corporate income tax expenses are determined based on taxable income and the corporate income tax rate for the current year. Currently, the Company is applying a corporate income tax rate of 20%.

Deferred corporate income tax expenses are determined for temporary differences at the end of the fiscal year between the tax bases of assets and liabilities and their carrying values for the purpose of preparing financial statements. Deferred income tax assets and liabilities are determined based on the tax rate expected to apply in the year the asset is recovered or the liability is settled, based on the tax rates and tax laws in effect at the end of the fiscal year.

As of 30/06/2026, the Consolidated financial statements of the Company show a cumulative loss of VND -95.752.880.724, The amount of these losses for tax loss carryforward purposes will be determined based on the outcome of the tax authority's review and may be used to offset taxable profits of future years, but no longer than 05 years from the year in which the losses occur. The Company does not recognize deferred tax assets related to these losses due to uncertainty regarding the timing of future taxable profits..

V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED BALANCE SHEET

Unit: dong

1 . Cash and cash equivalents	**30/06/2026**	**01/01/2026**
Cash on hand	210,083,146	211,932,565
Bank deposits	5,185,021,185	5,679,744,183
Cash equivalents (time deposits under 3 months)		
Total	**5,395,104,331**	**5,891,676,748**

2 . Other receivables	**30/06/2026**	**01/01/2026**
Other receivables	124,311,850,012	110,868,830,323
Advances	17,230,674,550	9,003,303,459
Short-term deposits and collaterals	5,000,000	5,000,000
Other Payables (Debit balance)	24,285,657,682	16,903,075,304
Total	**165,833,182,244**	**136,780,209,086**

3 . Provision for doubtful receivables (*)	**30/06/2026**	**01/01/2026**
Provision for other doubtful receivables	(23,566,803,880)	(23,566,803,880)
Provision for financial investments	(1,000,000,000)	(1,000,000,000)
Total	**(24,566,803,880)**	**(24,566,803,880)**

4 . Inventories	**30/06/2026**	**01/01/2026**
Raw materials		
Instrument & tools		
Work in progress costs (*)	1,029,923,827	66,921,114
Finished goods		
Goods	507,137,449	891,897,169
Total	**1,537,061,276**	**958,818,283**

5 . Other long-term receivables	**30/06/2026**	**01/01/2026**
VIDEC Group Joint Stock Company	137,565,000,000	137,565,000,000
Total	**137,565,000,000**	**137,565,000,000**

6 . Short-term accounts receivable from customers	**31/03/2026**	**01/01/2026**
a. Short-term customer advances	**92,690,989,148**	***163,374,718,447***
FIVE-STAR Vietnam Construction Joint Stock Company: Contract No. 15/2025; 20/2025; 1610/2025,...	-	18,995,948,919
An Nam Industrial Park Investment and Operation Joint Stock Company, Contract No. 22/2025	2,400,000,000	2,400,000,000
VIDEC Group Joint Stock Company, Contract No. 125/2022	*72,186,287,663*	129,137,477,231
DAIICHI Industrial Investment Joint Stock Company	*3,219,065,002*	1,106,560,002
....	.....	.....

b. ***Short-term accounts receivable from customers***	***45,805,580,075***	***60,958,544,060***
Minh Hoa Valve and Faucet Manufacturing Joint Stock Company, Contract No. 04/2025	*10,000,000,000*	43,000,000,000
FIVE-STAR Vietnam Construction Joint Stock Company	*16,524,569,300*	

7 . Increase, decrease in fixed assets

ITEMS	Land Use Rights	Computer Software	Other Intangible fixed assets	Total
Fixed asset costs				
Beginning Balance	-	-	675,000,000	675,000,000
Increase during the Period	-	-	-	-
Decrease during the Period	-	-	-	-
Ending Balance	-	-	675,000,000	675,000,000
Accumulated Depreciation				
Beginning Balance	-	-	(675,000,000)	(675,000,000)
Increase during the Period	-	-	-	-
- Depreciation for the Period		-	-	-
Decrease during the Period	-	-	-	-
Ending Balance	-	-	(675,000,000)	(675,000,000)
Remaining value				
At the Beginning of the Period	-	-	-	-
At the End of the Period	-	-	-	-

8 . Long-term assets in progress	**30/06/2026**	**01/01/2026**
Long-term construction in progress	1,202,923,944,612	822,181,148,707
- Unfinished costs of the Kim Thanh Industrial park project	*1,202,923,944,612*	*822,181,148,707*
Total	**1,202,923,944,612**	**822,181,148,707**

9 . Long-term financial investments	**30/06/2026**	**01/01/2026**
Other long-term investments		
Investment in Comare Joint Stock Company (charter capital of 160 billion)	*1,000,000,000*	*1,000,000,000*
Other investments		
Total	**1,000,000,000**	**1,000,000,000**

10 . Other long-term assets	**30/06/2026**	**01/01/2026**
		-
Other expenses	1,118,892	5,569,687
Annual land lease payments in Thanh Oai	398,787,834	
Total	**399,906,726**	**5,569,687**

11 . Short-term loans and liabilities	**30/06/2026**	**01/01/2026**
Short-term loans	21,698,818,339	8,700,318,339
- Personal loans, loans from Construction Machinery Corporation - JSC (1)	*21,698,818,339*	*8,700,318,339*
Total	**21,698,818,339**	**8,700,318,339**

(1) Loans from individuals within the Company, for the purpose of supplementing working capital, with an interest rate of 10% per annum

12 . Accounts payable to suppliers	**30/06/2026**	**01/01/2026**
a.Prepayments to suppliers	**1,093,334,346,585**	***931,779,257,704***
FIVE-STAR Vietnam Construction Joint Stock Company, Contract No. 243/2023; 612/2024	*43,223,845,631*	*61,936,295,759*
ECO Investment and Construction Joint Stock Company, Contract No. 1012/2024; 196/2025; 256/2025;...	*591,398,677,131*	*592,405,910,137*
Indochina Industrial Park Development and Business Joint Stock Company, Contract No. 263/2026	*181,079,945,305*	-
Minh An Phat Construction Limited Liability Company, Contract No. 27/2025; 161/2026;...	*17,092,777,995*	*22,280,929,331*
Duc Minh Anh Luxury Material Trading Co., Ltd, Contract No. 56/2025; 128/2025;...	*221,879,654,198*	*236,651,654,198*
Hai Long Investment and Business Joint Stock Company, Contract No. 0301/2023	*4,415,999,999*	*2,207,999,999*
....	.....	.....
b. Accounts payable to suppliers	**88,229,636,192**	***106,142,649,844***
Tung Phuong Limited Liability Company, Contract No. 168/2022; 157/2024; 2010/2025;...	*44,146,588,431*	*55,174,422,344*
ECOBA Environmental Technology Limited Liability Company, Contract No. 235/2025	*4,963,228,109*	*4,173,689,904*
168 Vietnam Investment and Construction Joint Stock Company, Contract No. 308/2024	*2,449,239,547*	*5,148,003,535*
USCO Joint Stock Company for Surveying and Construction, Contract No. 368/2024	*1,454,157,177*	*669,438,247*
Tien Phong Joint Stock Company for Investment, Construction and Trading, Contract No. 167/2024	*1,532,358,135*	*5,243,256,136*
CBHI Construction Joint Stock Company, Contract No. 369/2024	*2,779,612,723*	*4,066,294,378*
TDF Foundation Construction Technical Development JSC, Contract No. 1009/2024; 10/2025	*3,023,790,988*	*941,565,836*
Truong Dat Foundation Treatment Co., Ltd, Contract No. 14.05/2025	*1,120,120,331*	*1,120,120,331*
....	....	.....

13 . Taxes and other payables to the State	**30/06/2026**	**01/01/2026**
Value-Added Tax (VAT)	253,591,538	6,894,374,885
Corporate income tax	366,938,177	316,269,828
Personal income tax	85,593,516	24,000,000
Land tax and Land lease payments		
Fees, Charges, and Other Payables	391,380,782	
Total	**1,097,504,013**	**7,234,644,713**

14 . Short-term accrued expenses	**30/06/2026**	**01/01/2026**
Accrued interest expenses	20,861,931,263	19,799,121,516
Accrued expenses	5,550,382,974	5,550,382,974
Other accruals		
Total	**26,412,314,237**	**25,349,504,490**

15 . Other Short-Term Payables and Liabilities	**30/06/2026**	**01/01/2026**
Surplus of assets awaiting resolution		
Trade union fund	637,924,537	604,715,077
Social insurance	(167,308,364)	(129,966,829)
Health insurance	(242,608,106)	(309,224,394)
Payable for equitization	5,465,441,297	5,465,441,297
Other payables and liabilities	26,563,425,544	26,274,103,763
Unemployment insurance	476,797,063	631,668,324
Advance (credit)	446,527,027	446,527,027
Other payables and liabilities - Credit of account 1388	849,091,952	270,867,440
Total	**34,029,290,950**	**33,254,131,705**

16 . Long-Term Loans	**30/06/2026**	**01/01/2026**
Long-Term Loans	2,048,402,023,052	1,432,046,485,457
- Bank Loans(*)		-
- Long-term payables	2,047,884,398,052	*1,431,604,610,457*
- Loan from PGBank	517,625,000	441,875,000
- Loan from the Construction Machinery Corporation - JSC		
Cộng	**2,048,402,023,052**	**1,432,046,485,457**

(*) Bank Loans

Loan Agreement	Lending Financial Institution	Interest rate/ year	Loan term	Total loan amount	Balance as of 30/06/2026	Principal due at the End of term	Loan Collateral

17 . Owner's Equity

a/ Statement of Changes in Equity

b/ Owner's Capital Investment Details	**30/06/2026**	**Tỷ lệ**	**01/01/2026**	**Tỷ lệ**
Shareholders' Contributions	510,399,470,000	100%	510,399,470,000	100%
Total	**510,399,470,000**		**510,399,470,000**	

c/ Capital transactions with owners

	30/06/2026	**01/01/2026**
Contributed charter capital	510,399,470,000	510,399,470,000
- Beginning Capital contribution	*510,399,470,000*	*510,399,470,000*
- Increase in Capital contribution during the period	-	-
- Decrease in Capital contribution during the period	-	-
- Ending Capital contribution	*510,399,470,000*	*510,399,470,000*

d/Shares	**30/06/2026**	**01/01/2026**
Authorized Share Quantity	51,039,947	51,039,947
Shares Issued and Fully Paid-up	51,039,947	51,039,947
- Common Shares	51,039,947	*51,039,947*
- Preferred Shares	-	-
Shares Repurchased	-	-
Shares Outstanding	51,039,947	51,039,947
- Common Shares	*51,039,947*	*51,039,947*
- Preferred Shares	-	-
* Par value of Outstanding shares (VND per share)	10,000	10,000

VI ADDITIONAL INFORMATION FOR THE ITEMS PRESENTED IN THE CONSOLIDATED INCOME STATEMENTS

18 . **Total revenue from sales and service provision**	**QII 2026**	**Accumulated for QII 2026**	**QII 2025**	**Accumulated for QII 2025**
Total revenue from sales and service provision	197,836,425,611	215,162,530,018	288,059,154,839	362,379,355,016
Including:				
Revenue from civil construction	*147,802,196,090*	*157,086,775,485*		
Revenue from infrastructure leasing in Thanh Oai Industrial Cluster	*824,542,060*	*1,322,325,616*		
Revenue from wastewater treatment fees in Thanh Oai Industrial Cluster	*505,303,029*	*886,168,648*		
Revenue from premises leasing	*333,118,360*	*1,014,300,367*		
Revenue from goods sales	*48,371,266,072*	*54,852,959,902*		
Total	**197,836,425,611**	**215,162,530,018**	**288,059,154,839**	**362,379,355,016**

19 . **Net revenue from sales and service provision**	**QII 2026**	**Accumulated for QII 2026**	**QII 2025**	**Accumulated for QII 2025**
Revenue from sales and service provision	197,836,425,611	215,162,530,018	288,059,154,839	362,379,355,016
Including:				
Revenue from civil construction	*147,802,196,090*	*157,086,775,485*		
Revenue from infrastructure leasing in Thanh Oai Industrial Cluster	*824,542,060*	*1,322,325,616*		
Revenue from wastewater treatment fees in Thanh Oai Industrial Cluster	*505,303,029*	*886,168,648*		
Revenue from premises leasing	*333,118,360*	*1,014,300,367*		
Revenue from goods sales	*48,371,266,072*	*54,852,959,902*		
Total	**197,836,425,611**	**215,162,530,018**	**288,059,154,839**	**362,379,355,016**

20 .	Cost of goods sold	QII 2026	Accumulated for QII 2026	QII 2025	Accumulated for QII 2025
	Cost of goods sold	162,147,779,321	177,182,899,471	190,861,885,183	258,951,434,390
	Including:				
	Cost of civil construction	*114,232,075,944*	*122,340,464,496*		
	Cost of infrastructure leasing in Thanh Oai Industrial Cluster	*110,247,047*	*232,888,895*		
	Cost of wastewater treatment services in Thanh Oai Industrial Cluster	*126,796,435*	*435,290,788*		
	Cost of premises leasing	*307,735,682*	*451,877,559*		
	Cost of goods sold	*47,370,924,213*	*53,722,377,733*		
	Total	**162,147,779,321**	**177,182,899,471**	**190,861,885,183**	**258,951,434,390**

21 .	Financial income	QII 2026	Accumulated for QII 2026	QII 2025	Accumulated for QII 2025
	Interest on deposits (Account 5151)	306,055,045	306,138,106	551,294	8,548,800
	Total	**306,055,045**	**306,138,106**	**551,294**	**8,548,800**

22 .	Financial expenses	QII 2026	Accumulated for QII 2026	QII 2025	Accumulated for QII 2025
	Interest on loans	1,051,582,901	1,110,340,397	55,519,996,919	55,570,719,581
	Total	**1,051,582,901**	**1,110,340,397**	**55,519,996,919**	**55,570,719,581**

23 .	**Selling Expenses**	**37,673,456**	**73,823,158**	**78,305,869**	**114,444,818**
	Including:				
	Employee expenses	*37,306,846*	*69,871,846*		
	Other cash expenses	*366,610*	*3,851,322*		
	Total	**37,673,456**	**73,823,158**	**78,305,869**	**114,444,818**

24 .	General and Administrative Expenses	QII 2026	Accumulated for QII 2026	QII 2025	Accumulated for QII 2025
	General and Administrative Expenses	2,432,479,891	4,298,752,920	2,290,676,818	3,914,152,269

Including:			
Management personnel expenses	*1,428,443,966*	*2,558,197,698*	
Office supplies expenses	*62,751,782*	*89,723,127*	
Depreciation of fixed assets	*70,541,829*	*141,083,658*	
Fees and charges	*211,026,650*	*418,394,029*	
Other cash expenses	*659,715,664*	*1,091,354,408*	

25 . **Other income**	**QII 2026**	**Accumulated for QII 2026**	**QII 2025**	**Accumulated for QII 2025**
Other income	8,315,661,999	9,059,599,597	470,463,787	1,312,467,180
Total	**8,315,661,999**	**9,059,599,597**	**470,463,787**	**1,312,467,180**

26 . **Other expenses**	**QII 2026**	**Accumulated for QII 2026**	**QII 2025**	**Accumulated for QII 2025**
Other expenses	1,422,590,137	2,578,642,429	2,431,367,574	3,558,566,387
Total	**1,422,590,137**	**2,578,642,429**	**2,431,367,574**	**3,558,566,387**

27 . **Profit after corporate income tax**	**39,366,036,949**	**39,283,809,346**	**37,347,937,557**	**41,591,053,551**
28 . **Profit after tax attributable to the parent company**	**39,050,409,316**	**38,996,021,602**	**36,965,680,987**	**41,207,782,346**
Profit after tax attributable to non-controlling interests	**315,627,633**	**287,787,744**	**382,256,570**	**383,271,205**

28 . Comparative Figures

The opening balances in The Balance sheet are based on the figures in The Financial statements as of December 31, 2025, carried forward to January 1, 2026, Audited by NVA Auditing Company Limited. Comparative figures are those from the financial statements as of December 31, 2025, of COMA18 Joint Stock Company. Certain indicators have been reclassified in accordance with the guidelines in Circular 99/2025/TT-BTC dated October 27, 2025, issued by the Ministry of Finance.

*** Some indicators for evaluating financial performance**

	Indicator	Q II/2026	01/01/2026
1.	**Asset and Capital Structure Allocation**		
	Asset Structure Allocation (%)		
	Long-term assets/Total assets	47.19	48.04
	Current assets/Total assets	52.81	51.96
	Capital Structure Allocation (%)		
	Liabilities/Total capital	84.39	77.29
	Owner's equity/Total capital	15.61	22.71
2.	**Liquidity (times)**		
	Current liquidity ratio	0.002	0.017
	Short-term debt liquidity ratio	0.63	3.290
		Q II/2026	**Q II/2025**
3.	**Profitability ratio (%)**		
	Profitability/Net revenue ratio (%)		
	Pre-tax profit/Net revenue ratio	19.898	12.965
	After-tax profit/Net revenue ratio	19.739	12.833
	Profitability/Total assets ratio (%)		
	Pre-tax profit/Total assets ratio	1.435	2.181
	After-tax profit/Total assets ratio	1.424	2.159

Hanoi, July 29, 2026

Preparer	Chief Accountant	General Director
Dinh Thi Thanh Thuy	**Nguyen Tien Duong**	**Nguyen Trong Hien**

M.S.D.N: 05002368 CÔNG TY CỔ PHẦN COMA 18 P.HÀ ĐÔNG