



COMA 18 JOINT STOCK COMPANY

Address: 1st Floor, Westa Building, 108 Tran Phu, Ha Dong ward, Hanoi City

Tel: 024. 33 544 667

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FINANCIAL STATEMENTS

Quarter 2 of 2026

COMA 18 JOINT STOCK COMPANY
FINANCIAL STATEMENTS
Quarter II of 2026

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SEPARATE 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		1,281,428,802,145	1,107,411,430,295
I. Cash and cash equivalents	110		4,837,422,875	5,871,966,017
1. Cash	111		4,837,422,875	5,871,966,017
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		-	-
III. Short-term receivables	130		1,253,382,055,428	1,099,801,725,267
1. Short-term receivables from customers	131		43,336,173,960	59,438,796,343
2. Short-term advances to suppliers	132		1,093,334,346,585	931,779,257,704
5. Other short-term receivables	135		140,278,338,763	132,150,475,100
6. Provision for doubtful receivables (*)	136		(23,566,803,880)	(23,566,803,880)
7. Shortage of assets awaiting solution	137			
IV. Inventories	140		1,029,923,827	66,921,114
1. Inventories	141		1,029,923,827	66,921,114
V. Short-term biological assets	150			
VI. Other current assets	160		22,179,400,015	1,670,817,897
1. Short-term expenses pending allocation	161			
2. Value-added tax deductible	162		20,527,048,090	99,900
3. Tax and other receivables from the State	163		1,652,351,925	1,670,717,997
B. NON-CURRENT ASSETS	200		1,433,017,906,648	1,053,514,663,341
I. Long-term receivables	210		137,565,000,000	137,565,000,000
5. Other long-term receivables	215		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. Long-term biological assets	230			
IV. Investment Property	240			
V. Long-term assets in progress	250		1,202,923,944,612	822,181,148,707
1. Long-term work in progress	251		1,202,923,944,612	822,181,148,707
2. Construction in progress	252		-	-
VI. Long-term financial investments	260		1,200,000,000	1,200,000,000
1. Investments in subsidiaries	261		1,200,000,000	1,200,000,000
2. Investments in affiliated company, joint venture company	262			
3. Equity investments in other entities	263		1,000,000,000	1,000,000,000
4. Allowance for impairment of long-term investments in other entities (*)	264		(1,000,000,000)	(1,000,000,000)
VII. Other long-term assets	270		398,787,834	-
1. Long-term expenses pending allocation	271		398,787,834	-
TOTAL ASSETS	270		2,714,446,708,793	2,160,926,093,636

SEPARATE STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: dong

Items	Code	Notes	30/06/2026	01/01/2026
RESOURCES				
C. LIABILITIES	300		2,289,455,125,320	1,774,254,977,031
I. Current liabilities	310		241,053,102,268	342,208,491,574
1. Short-term payables to suppliers	311		88,189,131,800	105,924,997,006
2. Short-term advances from customers	312		83,909,177,021	160,818,344,864
3. Statutory obligations	313		699,065,836	6,839,206,536
4. Payables to employees	314		1,506,422,521	1,804,907,096
5. Short-term accrued expenses	315		26,412,314,237	25,349,504,490
8. Short-term deferred revenue	318		80,061,333	105,394,000
9. Other short-term payables	319		32,758,111,181	32,665,819,243
10. Short-term loan and payable for finance leasing	320		7,498,818,339	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
D. OWNERS' EQUITY	400		424,991,583,473	386,671,116,605
I. Owners' equity	410		424,991,583,473	386,671,116,605
1. Voting common shares	411		510,399,470,000	510,399,470,000
2. Capital surplus (share premium)	412		7,584,000,000	7,584,000,000
4. Other contributed capital	414		3,788,924,036	4,050,229,162
8. Development Investment Fund	418		299,402,809	299,402,809
11. Retained earnings	421		(97,080,213,372)	(135,661,985,366)
- Previous period accumulated retained earnings	421a		(135,657,181,239)	(247,657,346,134)
- This period retained earnings	421b		38,576,967,867	111,995,360,768
II. Other funds	430			
TOTAL CAPITAL RESOURCES	440		2,714,446,708,793	2,160,926,093,636

Hanoi, July 29, 2026

Preparer

Dinh Thi Thanh Thuy

Chief Accountant

Nguyen Tien Duong

General Director



Nguyen Trong Hien

SEPARATE INCOME STATEMENT

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	149,465,159,539	259,801,010,369	160,309,570,116	296,337,213,181
2. Deductions	02			-		-
3. Net revenue from sales and service provision	10	VI.20	149,465,159,539	259,801,010,369	160,309,570,116	296,337,213,181
4. Cost of Goods Sold	11	VI.21	114,776,855,108	163,859,787,144	123,460,521,738	194,324,393,786
5. Gross profit from sales and service provision	20		34,688,304,431	95,941,223,225	36,849,048,378	102,012,819,395
6. Financial income	21	VI.22	300,039,697	288,435	300,112,757	8,062,627
7. Financial expenses	22	VI.22	1,040,119,211	55,519,857,917	1,094,109,140	55,569,865,259
<i>Including: Interest expenses</i>	23		<i>1,040,119,211</i>	<i>55,519,857,917</i>	<i>1,094,109,140</i>	<i>55,569,865,259</i>
8. Selling Expenses	24	VI.24				
9. General and Administrative Expenses	25	VI.25	2,264,397,066	2,068,453,823	3,972,254,831	3,577,556,216
10. Net profit from operating activities	30		31,683,827,851	38,353,199,920	32,082,797,164	42,873,460,547
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	1,422,521,983	2,431,367,574	2,578,056,775	3,553,052,187
13. Other profit	40		6,893,140,016	(1,960,903,787)	6,481,542,822	(2,240,585,007)

ITEMS	Code	Notes	Q2		YTD through Q2	
			Year 2026	Year 2025	Year 2026	Year 2025
14. Total accounting profit before tax	50		38,576,967,867	36,392,296,133	38,564,339,986	40,632,875,540
15. Current corporate income tax	51	VI.28				
16. Deferred corporate income tax expenses	52					-
17. Net profit after tax	60		38,576,967,867	36,392,296,133	38,564,339,986	40,632,875,540
18. Net profit after tax of the parent	61					
20. Net profit after tax of non-controlling interests	61					
21. Basic earnings per share	70					

Preparer



Dinh Thi Thanh Thuy

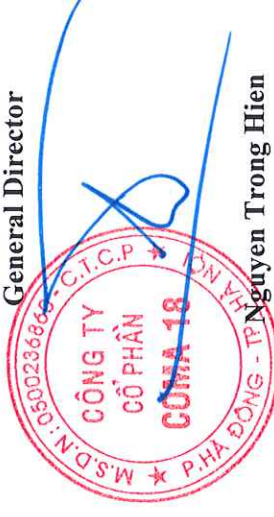
Chief Accountant



Nguyen Tien Duong

Hanoi, July 29, 2026

General Director



Nguyen Trong Hien

CASH FLOW STATEMENT

(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	38,576,967,867	118,416,688,765
2. Adjustments for			
Depreciation of Property, Plant and Equipment and Investment Property	02	819,170,216	2,766,003,617
Provisions	03		(169,022,384)
Gains/losses from investing and financing activities	05	(300,039,697)	164,387,722
Interest expenses	06	1,040,119,211	
Other adjustments	07		8,108,717,368
3. Operating income before changes in working capital	08	40,136,217,597	129,286,775,088
Increase or decrease in receivables	09	(119,469,316,120)	(1,072,099,643,326)
Increase or decrease in inventories	10	(238,924,867,574)	(421,193,632,265)
Increase or decrease in payables	11	317,728,672,137	1,250,621,040,598
Increase/decrease in prepaid expenses	12	199,393,917	
Interest paid	14	(16,807,796)	(94,085,156,763)
Other cash receipts from operating activities	16		
Cash flow from operating activities	20	(346,707,839)	(207,470,616,668)
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
Loans to and payments for purchase of debt instruments of other entities	23		(14,250,000,000)
Cash receipts from collection of loans and resale of debt instruments of other entities	24		350,000,000
Payments for investments in other entities	25		(18,005,000,000)
Cash receipts from recovery of investments in other entities	26		209,786,168,148
Interests and dividends received	27	300,039,697	13,535,039
Net cash flows from/(used in) investing activities	30	300,039,697	177,935,612,278
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	(1,034,543,142)	4,906,041,761
Cash and cash equivalents at the beginning of the period	60	5,871,966,017	965,924,256
Cash and cash equivalents at the end of the period	70	4,837,422,875	5,871,966,017

Preparer

Dinh Thi Thanh Thuy

Chief Accountant

Nguyen Tien Duong

Hanoi, July 29, 2026

General Director



Nguyen Trong Hien

NOTES TO THE 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, Ha Dong Ward, 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	Deputy General Director
Mr. Nguyen Trong Hien	General Director
Ms. Duong Thi Thu Ha	Deputy General Director

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 adopts the Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance, which provides guidance on 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. It excludes gold classified as inventories that is held for use as raw materials in the production of goods or for sale in the ordinary course of business.

Cash equivalents are short-term investments with an original maturity of no more than three months from the date of acquisition, that 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 carrying amounts of trade receivables and other receivables, net of the allowance for doubtful receivables.

The allowance for doubtful receivables is recognized in accordance with Circular No. 48/2019/TT-BTC dated 8 August 2019 and Circular No. 24/2022/TT-BTC dated 7 April 2022 amending and supplementing Circular No. 48/2019/TT-BTC, issued by the Ministry of Finance, providing guidance on the recognition and utilization of allowances for inventory devaluation, impairment of financial investments, doubtful debts, and warranties for products, goods and construction works, as consolidated in 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.

Provision for investment devaluation is made at the end of the accounting period, representing the difference between the cost of the investments recorded in the general ledger and their market value or fair value at the time of provision.

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 Expenses

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 Company has accumulated losses of VND -97.080.213.372. 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 BALANCE SHEET

	<i>Unit: dong</i>	
	30/06/2026	01/01/2026
1 . Cash and cash equivalents		
Cash on hand	197,553,562	198,827,981
Bank deposits	4,639,869,313	5,673,138,036
Cash equivalents (time deposits under 3 months)		
Total	4,837,422,875	5,871,966,017
2 . Other receivables	30/06/2026	01/01/2026
Other receivables	122,904,004,936	122,990,368,774
Advances	17,230,674,550	9,003,303,459
Short-term deposits and collaterals	5,000,000	5,000,000
Other Payables (Debit balance)	138,659,277	151,802,867
Total	140,278,338,763	132,150,475,100
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		
Total	1,029,923,827	66,921,114
5 . Other long-term receivables	30/06/2026	01/01/2026
Other long-term receivables	137,565,000,000	137,565,000,000
Total	137,565,000,000	137,565,000,000
6 . Short-term accounts receivable from customers	30/06/2026	01/01/2026
<i>a. Short-term customer advances</i>	83,909,177,021	160,818,344,864
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
.....		
<i>b. Short-term accounts receivable from customers</i>	43,336,173,960	59,438,796,343

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 production and business work in progress costs	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
Investments in subsidiaries: <i>TRUONG Green Jood Joint Stock Company</i> (Công ty Cổ phần Truông Xanh)	1,200,000,000	1,200,000,000
Equity investments in other entities: <i>Investment in Comare Joint Stock Company (charter capital of 160 billion)</i>	1,000,000,000	1,000,000,000
Total	2,200,000,000	2,200,000,000

10 . Other long-term assets

	30/06/2026	01/01/2026
Annual land lease payments in Thanh Oai	398,787,834	
Total	398,787,834	-

11 . Short-term borrowings and finance lease liabilities

	30/06/2026	01/01/2026
- Personal loans, loans from Construction Machinery Corporation - JSC (1)	7,498,818,339	8,700,318,339
Total	7,498,818,339	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
<i>a. Prepayments to suppliers</i>	<i>1,044,678,796,839</i>	<i>931,779,257,704</i>
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
.....		
<i>b. Accounts payable to suppliers</i>	<i>88,189,131,800</i>	<i>105,924,997,006</i>
Tung Phuong Limited Liability Company, Contract No. 168/2022; 157/2024; 2010/2025;...	44,146,588,431	55,174,422,344
ECOPA 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	6,839,206,536
Corporate income tax		
Personal income tax	54,093,516	
Land tax and Land lease payments		
Fees, Charges, and Other Payables	391,380,782	
Total	699,065,836	6,839,206,536
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	26,133,425,544	25,924,103,763
Unemployment insurance	476,797,063	631,668,324
Advance (credit)	446,527,027	446,527,027
Other payables and liabilities - Credit of account 1388	7,912,183	32,554,978
Total	32,758,111,181	32,665,819,243

16 . Long-term loans and liabilities

	30/06/2026	01/01/2026
Long-Term Loans	2,048,402,023,052	1,432,046,485,457
- Long-term payables	2,047,884,398,052	1,431,604,610,457
- Loan from PGBank	517,625,000	441,875,000
Cộng	2,048,402,023,052	1,432,046,485,457

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

28 . Comparative Figures

VI ADDITIONAL INFORMATION FOR THE ITEMS PRESENTED IN THE SEPARATE INCOME STATEMENT

18 .	Total revenue from sales and service provision	Q2 2026	Accumulated for Q2 2026	Q2 2025	Accumulated for Q2 2025
	Total revenue from sales and service provision	149,465,159,539	160,309,570,116	259,801,010,369	296,337,213,181
	Including:				
	Revenue from civil construction	147,802,196,090	157,086,775,485		
	Revenue from leasing of infrastructure at Thanh Oai Industrial Cluster	824,542,060	1,322,325,616		
	Revenue from wastewater treatment services at Thanh Oai Industrial Cluster	505,303,029	886,168,648		
	Revenue from leasing of premises	333,118,360	1,014,300,367		
	Total	149,465,159,539	160,309,570,116	0	259,801,010,369
					296,337,213,181
19 .	Net revenue from sales and service provision	Q2 2026	Accumulated for Q2 2026	Q2 2025	Accumulated for Q2 2025
	Revenue from sales and service provision	149,465,159,539	160,309,570,116	259,801,010,369	296,337,213,181
	Including:				
	Revenue from civil construction	147,802,196,090	157,086,775,485		
	Revenue from leasing of infrastructure at Thanh Oai Industrial Cluster	824,542,060	1,322,325,616		
	Revenue from wastewater treatment services at Thanh Oai Industrial Cluster	505,303,029	886,168,648		
	Revenue from leasing of premises	333,118,360	1,014,300,367		
	Total	149,465,159,539	160,309,570,116	0	259,801,010,369
					296,337,213,181

20 .	Cost of goods sold	Q2 2026	Accumulated for Q2 2026	Q2 2025	Accumulated for Q2 2025
	Cost of goods sold	114,776,855,108	123,460,521,738	163,859,787,144	194,324,393,786
	Including:				
	Cost of civil construction	114,232,075,944	122,340,464,496		
	Cost of infrastructure leasing at Thanh Oai Industrial Clu	110,247,047	232,888,895		
	Cost of wastewater treatment services at Thanh Oai Industrial Cluster	126,796,435	435,290,788		
	Cost of premises leasing	307,735,682	451,877,559		
	Total	114,776,855,108	123,460,521,738	0	163,859,787,144
					194,324,393,786
21 .	Financial income	Q2 2026	Accumulated for Q2 2026	Q2 2025	Accumulated for Q2 2025
	Interest on deposits (Account 5151)	300,039,697	300,112,757	288,435	8,062,627
	Total	300,039,697	300,112,757	0	8,062,627
22 .	Financial expenses	Q2 2026	Accumulated for Q2 2026	Q2 2025	Accumulated for Q2 2025
	Interest on loans	1,040,119,211	1,094,109,140	55,519,857,917	55,569,865,259
	Total	1,040,119,211	1,094,109,140	0	55,519,857,917
					55,569,865,259
23 .	Selling Expenses	0	0	0	0
	Total	0	0	0	0

24 .	General and Administrative Expenses	Q2 2026	Accumulated for Q2 2026	Q2 2025	Accumulated for Q2 2025
	General and Administrative Expenses	2,264,397,066	3,972,254,831	2,068,453,823	3,577,556,216
	Including:				
	Employee costs – management	1,293,443,966	2,288,197,698		
	Office supplies expense	62,751,782	89,723,127		
	Depreciation of property, plant and equipment (PPE)	70,541,829	141,083,658		
	License fees and charges	211,026,650	418,394,029		
	Other cash expenses	626,632,839	1,034,856,319		
25 .	Other income	Q2 2026	Accumulated for Q2 2026	Q2 2025	Accumulated for Q2 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	0	1,312,467,180
26 .	Other expenses	Q2 2026	Accumulated for Q2 2026	Q2 2025	Accumulated for Q2 2025
	Other expenses	1,422,521,983	2,578,056,775	2,431,367,574	3,553,052,187
	Total	1,422,521,983	2,578,056,775	0	3,553,052,187
27 .	Net profit after corporate income tax	38,576,967,867	38,564,339,986	36,392,296,133	40,632,875,540

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		
<i>Asset Structure Allocation (%)</i>		
Long-term assets/Total assets	47.72	48.75
Current assets/Total assets	52.28	51.25
<i>Capital Structure Allocation (%)</i>		
Liabilities/Total capital	84.34	82.11
Owner's equity/Total capital	15.66	17.89
2. Liquidity (times)		
Current liquidity ratio	0.0021	0.017
Short-term debt liquidity ratio	0.620	3.236
	Q II/2026	Q II/2025
3. Profitability ratio (%)		
<i>Profitability/Net revenue ratio (%)</i>		
Pre-tax profit/Net revenue ratio	25.810	14.008
After-tax profit/Net revenue ratio	25.810	14.008
<i>Profitability/Total assets ratio (%)</i>		
Pre-tax profit/Total assets ratio	1.42117	2.152
After-tax profit/Total assets ratio	1.42117	2.152

Hanoi, July 29, 2026

Preparer



Dinh Thi Thanh Thuy

Chief Accountant



Nguyen Tien Duong

General Director



Nguyen Trong Hien