

Vinhomes Joint Stock Company

Interim consolidated financial statements

Quarter II 2026

Vinhomes Joint Stock Company

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Vinhomes Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Vinhomes Joint Stock Company ("the Company") is a joint stock company incorporated under the Law of Enterprise of Vietnam pursuant to the Business Registration Certificate No. 0103022741 issued by the Hanoi Department of Planning and Investment on 6 March 2008. The Company subsequently received Enterprise Registration Certificate No. 0102671977 dated 5 August 2010 on registration of a shareholding company. The Company subsequently also received amended Enterprise Registration Certificates with the the 40th amendment dated 29 April 2026 as the latest.

The current principal activities of the Company are to develop real estate property for sale, provide leasing of offices, render real estate management and related services, provide general contractor services, consulting and designing construction services, supervision and construction management services.

The Company's head office is located at Symphony Office Tower, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Hanoi, Vietnam and independent branches at:

- Dream City Eco-Urban Area in Project in Nghia Tru Commune, Hung Yen Province, Vietnam.
- Ha Noi Street, Hong Bang Ward, Hai Phong City, Vietnam
- Vinhomes Global Gate Hạ Long Project, Tuan Chau Ward, Quang Ninh Province, Vietnam.

Vingroup JSC is the Company's parent. Vingroup JSC and its subsidiaries are hereby referred as "the Group".

BOARD OF DIRECTORS

Members of the Board of Directors during the period and at the date of this report are:

Mr. Pham Thieu Hoa	Chairman
Ms. Nguyen Dieu Linh	Member
Mr. Pham Nhat Vuong	Member
Ms. Cao Thi Ha An	Member
Ms. Nguyen Thu Hang	Member
Mr. Varun Kapur	Independent Board Member
Mr. Mueen Uddeen	Independent Board Member
Mr. Hoang D. Quan	Independent Board Member

SUPERVISORY BOARD

Members of the Supervisory Board during the period and at the date of this report are:

Mr. Tran Minh Anh	Head of Supervisory Board
Ms. Hoang Thi Phuong	Member
Ms. Pham Ngoc Lan	Member

Vinhomes Joint Stock Company

GENERAL INFORMATION (continued)

MANAGEMENT

Members of the Management during the period and at the date of this report are:

Ms. Nguyen Thu Hang	Chief Executive Officer
Ms. Mai Thu Thuy	Deputy Chief Executive Officer
Mr. Dang Minh Hai	Deputy Chief Executive Officer

LEGAL REPRESENTATIVES

The legal representatives of the Company during the period and at the date of this report are:

Mr. Pham Thieu Hoa	Chairman
Ms. Nguyen Thu Hang	Chief Executive Officer
Mr. Dang Minh Hai	Deputy Chief Executive Officer

Vinhomes Joint Stock Company

REPORT OF MANAGEMENT

Management of Vinhomes Joint Stock Company ("the Company") is pleased to present this report and the interim consolidated financial statements of the Company and its subsidiaries for the six-month period ended 30 June 2026.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Management is responsible for the interim consolidated financial statements of each financial period which give a true and fair view of the interim consolidated financial position of the Company and its subsidiaries and of the interim consolidated results of its operations and its interim consolidated cash flows for the period. In preparing those consolidated financial statements, management is required to:

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgements and estimates that are reasonable and prudent;
- ▶ state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim consolidated financial statements; and
- ▶ prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company and its subsidiaries will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim consolidated financial position of the Company and its subsidiaries and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and its subsidiaries and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirmed that it has complied with the above requirements in preparing the accompanying interim consolidated financial statements.

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying interim consolidated financial statements give a true and fair view of the interim consolidated financial position of the Company and its subsidiaries as at 30 June 2026, and of the interim consolidated results of its operations and its interim consolidated cash flows for the three-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements.

For and on behalf of management:



Nguyễn Thu Hang
Chief Executive Officer

Hanoi, Vietnam
30 July 2026

Vinhomes Joint Stock Company

B01a-DN/HN

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Currency: VND million

Code	ASSETS	Notes	Ending balance	Beginning balance (Restated)
100	A. CURRENT ASSETS		679,446,005	490,224,465
110	I. Cash and cash equivalents	4	53,178,983	49,086,598
111	1. Cash		45,520,684	18,741,905
112	2. Cash equivalents		7,658,299	30,344,693
120	II. Short-term investments	5	5,795,379	7,814,215
123	1. Short-term held-to-maturity investments	5.1	5,720,379	7,739,215
125	2. Short-term other investments	5.3	75,000	75,000
130	III. Current accounts receivables		280,691,785	207,729,291
131	1. Short term trade receivables	6	30,427,024	23,342,793
132	2. Short term advances to suppliers	7	123,305,137	67,413,379
135	3. Other short-term receivables	8	127,232,468	117,239,648
136	4. Provision for doubtful short-term receivables		(272,844)	(266,529)
140	IV. Inventories	9	206,728,370	131,414,569
141	1. Inventories		206,833,818	131,520,017
142	2. Provision for obsolete inventories		(105,448)	(105,448)
160	V. Other current assets		133,051,488	94,179,792
161	1. Short-term unallocated expenses	10	3,136,477	1,978,395
162	2. Value-added tax deductible		2,929,454	2,397,303
163	3. Tax and other receivables from the State	20	65,146	56,085
165	4. Other current assets	11	126,920,411	89,748,009

Vinhomes Joint Stock Company

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STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

Currency: VND million

Code	ASSETS	Notes	Ending balance	Beginning balance (Restated)
200	B. NON-CURRENT ASSETS		431,290,201	297,440,263
210	I. Long-term receivables		41,954,780	40,812,298
215	1. Other long-term receivables	8	41,954,780	40,812,298
220	II. Fixed assets		22,073,105	22,658,264
221	1. Tangible fixed assets	13	21,005,584	21,570,484
222	- Cost		25,057,917	25,005,212
223	- Accumulated depreciation		(4,052,333)	(3,434,728)
224	2. Finance lease fixed assets		70,891	67,671
225	- Cost		76,310	68,995
226	- Accumulated depreciation		(5,419)	(1,324)
227	3. Intangible fixed assets		996,630	1,020,109
228	- Cost		1,501,181	1,484,761
229	- Accumulated depreciation		(504,551)	(464,652)
240	III. Investment properties	14	15,878,093	15,919,397
241	1. - Cost		19,105,567	18,724,094
242	2. - Accumulated depreciation		(3,227,474)	(2,804,697)
250	IV. Long-term assets in progress		105,390,268	95,922,434
252	1. Construction in progress	16	105,390,268	95,922,434
260	V. Long-term investments		61,149,318	49,289,097
262	1. Investments in associates, joint ventures	17.1	194,300	192,819
263	2. Investments in other entities	17.2	50,954,212	43,076,307
265	3. Long-term Held-to-maturity	5.2	10,000,806	6,019,971
270	VI. Other long-term assets		184,844,637	72,838,773
271	1. Long-term prepaid expenses	10	4,341,039	4,201,767
272	2. Deferred tax assets		1,079,883	1,000,778
274	3. Other long-term assets	11	179,203,495	67,341,923
279	4. Goodwill	18	220,220	294,305
280	TOTAL ASSETS		1,110,736,206	787,664,728

Vinhomes Joint Stock Company

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STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

Currency: VND million

Code	RESOURCES	Notes	Ending balance	Beginning balance (Restated)
300	C. LIABILITIES		836,731,048	538,448,021
310	I. Current liabilities		579,131,000	342,897,620
311	1. Short term trade payables	19.1	24,424,678	19,961,475
312	2. Short-term advances from customers	19.2	145,880,293	87,602,669
313	3. Dividends payable		24,701,183	6,222
314	4. Short-term Statutory obligations	20	20,541,731	14,181,866
316	5. Short-term accrued expenses	21	68,545,209	60,793,730
319	6. Short term unallocated revenues	22	321,928	316,958
320	7. Short-term other payables	23	231,300,916	116,378,570
321	8. Short-term loans and debts	24	63,086,214	43,376,868
322	9. Short-term provisions	25.1	328,848	279,262
330	II. Non-current liabilities		257,600,048	195,550,401
332	1. Long-term advances from customers	19.2	5,016,076	6,486,026
334	2. Long term accrued expenses	21	274,557	1,155
337	3. Long-term unallocated revenues	22	339,338	364,063
338	4. Other long-term liabilities	23	95,122,241	81,535,144
339	5. Long-term loans and debts	24	152,367,244	102,945,886
342	6. Deferred tax liabilities		2,446,567	2,171,918
343	7. Long-term provisions	25.2	2,034,025	2,046,209

Vinhomes Joint Stock Company

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INTERIM CONSOLIDATED BALANCE SHEET (continued)

As at 30 June 2026

Currency: VND million

Code	RESOURCES	Notes	Ending balance	Beginning balance (Restated)
400	D. OWNERS' EQUITY	26	274,005,158	249,216,707
411	1. Issued share capital		41,074,120	41,074,120
411a	- Shareholders of shares with voting rights		41,074,120	41,074,120
412	2. Share premium		(6,755,610)	(6,755,610)
419	3. Other funds belonging to owners' equity		1,121,316	1,116,316
420	4. Undistributed earnings		224,317,013	202,644,241
420a	- Undistributed earnings of prior year		177,994,766	167,200,815
420b	- Undistributed earnings of current period		46,322,247	35,443,426
429	5. Non controlling interest		14,248,319	11,137,640
440	TOTAL LIABILITIES AND OWNERS' EQUITY		1,110,736,206	787,664,728

Bui Huy Phuc
Preparer

Do Duc Hieu
Chief Accountant



Approved, 30 July 2026

Nguyen Thu Hang
Chief Executive Officer

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Vinhomes Joint Stock Company

INTERIM STATEMENT OF FINANCIAL POSITION

Quarter II 2026

B02a-DN

Currency: VND million

Code	ITEMS	Notes	Quarter II 2026	Quarter II 2025 (Restated)	For the six-month period ended 30 June 2026	For the six-month period ended 30 June 2025 (Restate)
01	1. Revenue from sale of goods and rendering of services	27.1	52,721,631	18,315,505	116,565,497	34,013,422
02	2. Deductions		-	-	-	-
10	3. Net revenue from sale of goods and rendering of services	27.1	52,721,631	18,315,505	116,565,497	34,013,422
11	4. Cost of goods sold and services rendered	28	(17,989,260)	(14,493,609)	(50,617,070)	(25,033,597)
20	5. Gross profit from sale of goods and rendering of services		34,732,371	3,821,896	65,948,427	8,979,825
21	6. Income/(loss) from disposal of investment properties	27.3	328,658	363,823	482,188	363,823
22	7. Finance income	27.2	4,813,098	9,270,665	9,322,805	13,911,057
23	8. Finance expenses	29	(5,293,024)	(3,442,562)	(9,084,974)	(7,302,074)
24	- In which: Interest expense and bond issuance cost		(3,967,381)	(2,453,498)	(6,528,385)	(6,095,016)
25	9. Selling expenses	30	(482,191)	(218,235)	(854,067)	(950,432)
26	10. General and administrative expenses	30	(569,578)	(947,725)	(1,511,495)	(2,320,246)
30	11. Shares of profit of associates		371	582	1,482	1,545
31	12. Operating profit		33,529,705	8,848,444	64,304,366	12,683,498
32	13. Other income		339,126	361,754	408,727	633,827
40	14. Other expenses		(1,028,194)	(177,189)	(1,145,661)	(444,838)
50	15. Other profit/(loss)		(689,068)	184,565	(736,934)	188,989
51	16. Profit before tax	31	32,840,637	9,033,009	63,567,432	12,872,488
52	17. Current corporate income tax expense	31	(6,237,235)	(516,061)	(11,279,935)	(1,597,276)
60	18. Deferred income tax expense		(136,807)	(291,549)	(195,544)	(397,779)
61	19. Net profit after tax		26,466,595	8,225,399	52,091,953	10,877,433
62	20. Net profit after tax attributable to shareholders of the parent		22,583,150	7,508,039	48,135,096	10,196,991
70	21. Net profit after tax attributable to non-controlling interests		3,883,445	717,360	3,956,855	680,440

Vinhomes Joint Stock Company
 INTERIM STATEMENT OF FINANCIAL POSITION
 Quarter II 2026

B02a-DN

Currency: VND million

Code	ITEMS	Notes	Quarter II 2026	Quarter II 2025 (Restated)	For the six-month period ended 30 June 2026	For the six-month period ended 30 June 2025 (Restate)
71	22. Basic earning per share		2,749	914	5,860	1,241


 Do Duc Hieu
 Chief Accountant


 Nguyen Thi Hang
 Chief Executive Officer


 Approved 30 July 2026


 Bui Huy Phuc
 Preparer

INTERIM CONSOLIDATED CASH FLOW STATEMENT
Quarter II 2026

Currency: VND million

Code	ITEMS	Notes	For the six-month period ended 30 June 2026	For the six-month period ended 30 June 2025
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		63,567,431	12,872,487
	<i>Adjustments for:</i>			
02	Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets (including amortisation of goodwill)		1,742,859	1,118,196
03	Provisions		43,716	(114,407)
04	Foreign exchange losses arisen from revaluation of monetary accounts denominated in foreign currency		1,775	197,129
05	Profits from investing activities		(9,521,083)	(13,337,376)
06	Interest and bond issuance expenses		6,528,385	6,095,016
08	Operating profit before changes in working capital		62,363,083	6,831,045
09	Increase/(decrease) in receivables		(81,883,566)	(1,142,942)
10	Increase in inventories		(75,578,263)	(16,988,557)
11	Increase/(decrease) in payables (other than interest, corporate income tax)		200,128,634	64,541,150
12	Decrease/(increase) in prepaid expenses		(1,297,353)	(1,265,626)
13	Decrease trading securities		-	2,128,250
14	Interest paid		(6,316,486)	(6,072,940)
15	Corporate income tax paid	20	(7,948,095)	(6,936,566)
20	Net cash flows from operating activities		89,467,954	41,093,814
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(11,882,946)	(4,360,084)
22	Proceeds from disposals of fixed assets and other long-term assets		5,294,048	2,070,910
23	Loans to other entities and payments for purchase of debt instruments of other entities		(10,241,072)	(23,372,248)
24	Collections from borrowers and proceeds from sale of debt instruments of other entities		8,252,718	8,285,151
25	Payments for investments in other entities (net of cash held by entity being acquired)		(163,564,996)	(43,858,257)
26	Proceeds from sale of investments in other entities (net of cash held by entity being disposed)		10,117,926	13,533,310
27	Interest and dividends received		7,973,543	17,616,878
30	Net cash flows used in investing activities		(154,050,779)	(30,084,340)
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Drawdown of borrowings		100,992,526	36,568,894
34	Repayment of borrowings		(32,154,793)	(27,680,099)
36	Dividends paid and profit distributed		(162,523)	(6,500)
40	Net cash flows from financing activities		68,675,210	8,882,295

INTERIM CONSOLIDATED CASH FLOW STATEMENT (continued)
Quarter II 2026

Currency: VND million

Code	ITEMS	Notes	For the six-month period ended 30 June 2026	For the six-month period ended 30 June 2025
50	Net increase in cash and cash equivalents		4,092,385	19,891,769
60	Cash and cash equivalents at beginning of the period		49,086,598	28,780,123
70	Cash and cash equivalents at end of the period	4	53,178,983	48,671,892



Bui Huy Phuc
Preparer



Do Duc Hieu
Chief Accountant



Approved, 30 July 2026

Nguyen Thu Hang
Chief Executive Officer

1. CORPORATE INFORMATION

Vinhomes Joint Stock Company ("the Company") is a joint stock company incorporated under the Law of Enterprise of Vietnam pursuant to the Business Registration Certificate No. 0103022741 issued by the Hanoi Department of Planning and Investment on 6 March 2008. The Company subsequently received Enterprise Registration Certificate No. 0102671977 dated 5 August 2010 on registration of a shareholding company. The Company subsequently also received amended Enterprise Registration Certificates with the 40th amendment dated 29 April 2026 as the latest.

The current principal activities of the Company are to develop real estate property for sale, provide leasing of offices, render real estate management and related services, provide general contractor services, consulting and designing construction services, supervision and construction management services.

The Company's head office is located at Symphony Office Tower, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Hanoi, Vietnam and independent branches at:

- Dream City Eco-Urban Area in Project in Nghia Tru Commune, Hung Yen Province, Vietnam.
- Ha Noi Street, Hong Bang Ward, Hai Phong City, Vietnam
- Vinhomes Global Gate Hạ Long Project, Tuan Chau Ward, Quang Ninh Province, Vietnam.

Vingroup JSC is the Company's parent. Vingroup JSC and its subsidiaries are hereby referred as "the Group".

The Company and its subsidiaries' normal course of business cycle of real estate development activity begins when the Company and its subsidiaries receive investment certificate, carries out land clearance and construction works until the project is completed. Accordingly, the normal course of business cycle of real estate development activity ranges from 12 months to 36 months.

The Company and its subsidiaries' normal course of business cycle of other activities is normally within 12 months.

The number of the Company's employees as at 30 June 2026: 14,296 (as at 31 December 2025: 12,799).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

1. CORPORATE INFORMATION (continued)

Corporate structure

As at 30 June 2026, the Company has 44 subsidiaries (as at 31 December 2025: 43 subsidiaries). The information on these subsidiaries, along with the Company's direct and indirect voting rights and direct equity interest in each subsidiary is as follows:

No.	Company	Voting rights (%)	Equity interest (%)	Registered office's address	Principal activities
1	Gia Lam Urban Development and Investment Limited Liability Company ("Gia Lam LLC") (i)	99.39	98.40	2nd Floor, Vincom Mega Mall Ocean Park Shopping Center in land plot CCTP-10 of Gia Lam Urban Project, Gia Lam Communes, Hanoi City	Investing, developing and trading real estate properties
2	Ecology Development and Investment Joint Stock Company ("Ecology JSC") (i)	99.00	99.00	No. 191, Ba Trieu Street, Hai Ba Trung Ward, Hanoi City	Investing, developing and trading real estate properties
3	Vietnam Investment and Consulting Investment Joint Stock Company ("Vietnam Investment JSC") (i)	70.00	69.14	No. 191, Ba Trieu Street, Hai Ba Trung Ward, Hanoi City	Investing, developing and trading real estate properties
4	Can Gio Tourist City Corporation ("Can Gio JSC") (i)	100.00	99.57	Floor 20A, Vincom Center Dong Khoi Building, 72 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City	Investing, developing and trading real estate properties
5	Tay Tang Long Real Estate Company Limited Liability Company ("Tay Tang Long LLC") (i) (ii)	100.00	90.00	No. 72, Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City	Investing, developing and trading real estate properties
6	Berjaya Vietnam International University Township Joint Stock Company	98.33	98.19	Floor 20A, Vincom Center Dong Khoi Building, 72 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City	Investing, developing and trading real estate properties
7	Royal City Real Estate Development and Investment Joint Stock Company ("Royal City JSC")	97.85	97.51	No. 72A, Nguyen Trai Street, Thanh Xuan Ward, Hanoi City	Investing, developing and trading real estate properties
8	Metropolis Hanoi Limited Liability Company ("Metropolis Hanoi LLC")	100.00	99.57	HH land area, Pham Hung Street, Tu Liem Ward, Hanoi City	Investing, developing and trading real estate properties

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

No.	Company	Voting rights (%)	Equity interest (%)	Registered office's address	Principal activities
9	Berjaya Vietnam Financial Center Limited Liability Company ("Berjaya VFC LLC")	67.50	67.50	Floor 20A, Vincom Center Dong Khoi Building, 72 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City	Investing, developing and trading real estate properties
10	Thai Son Investment and Construction Joint Stock Company ("Thai Son JSC") (i)	100.00	66.24	No. 7, Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City	Investing, developing and trading real estate properties
11	Millennium Trading Investment and Development Limited Liability Company ("Millennium LLC")	100.00	100.00	Floor 20A, Vincom Center Dong Khoi Shopping Mall, 72 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City	Investing, developing, trading real estate properties and office leasing
12	GS Cu Chi Development Joint Stock Company ("GS Cu Chi JSC") (i)	100.00	99.66	Floor 20A, Vincom Center Dong Khoi Shopping Mall, 72 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City	Investing, developing and trading real estate properties
13	Green City Development Joint Stock Company ("Green City JSC") (i)	100.00	99.63	No. 72 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	Investing, developing and trading real estate properties
14	Delta Joint Stock Company ("Delta JSC") (i)	100.00	99.79	No. 110, Dang Cong Binh Street, 6th Hamlet, Ba Diem Commune, Ho Chi Minh City	Investing, developing and trading real estate properties
15	Vinhomes Industrial Zone Investment Joint Stock Company ("VHIZ JSC") (i)	100.00	99.11	No. 7, Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Investing, developing and trading real estate properties
16	Huong Duong Development Construction Joint Stock Company (i)	100.00	99.71	TechnoPark Tower Building, Gia Lam Urban Area, Gia Lam Commune, Hanoi City	Investing, developing and trading real estate properties

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

No.	Company	Voting rights (%)	Equity interest (%)	Registered office's address	Principal activities
17	Ecology Development and Trading Joint Stock Company ("Ecology Trading JSC") (i) (ii)	99.18	99.16	Symphony Office Building, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City	Investing, developing and trading real estate properties
18	Bao Lai Investment Joint Stock Company ("Bao Lai JSC") (i)	96.48	95.76	No. 166, Pham Van Dong Street, Dong Ngac Ward, Hanoi City	Exploiting, manufacturing and trading white marble
19	Bao Lai Marble One Member Company Limited (i)	100.00	95.76	Hop Nhat Village, Yen Binh Commune, Lao Cai Province	Exploiting, manufacturing and trading white marble
20	An Phu White Marble Company Limited (i)	100.00	95.76	Khau Ca Village, Muong Lai Commune, Lao Cai Province	Exploiting, manufacturing and trading white marble
21	Doc Thang Marble Joint Stock Company (i)	100.00	91.43	Ngoi Ken Village, Luc Yen Commune, Lao Cai Province	Exploiting, manufacturing and trading white marble
22	Phan Thanh Mineral Joint Stock Company (i)	100.00	95.98	Ban Ro Village, Tan Linh Commune, Lao Cai Province	Exploiting, manufacturing and trading white marble
23	Bao Lai Luc Yen Mineral Exploitation One Member Company Limited (i)	100.00	95.76	Ngoi Ken Village, Luc Yen Commune, Lao Cai Province	Exploiting, manufacturing and trading white marble
24	Van Khoa Investment Joint Stock Company (i)	100.00	97.14	Ngoi Ken Village, Luc Yen Commune, Lao Cai Province	Exploiting, manufacturing and trading white marble
25	Son Thai Trading and Investment Joint Stock Company (i)	99.99	99.62	No. 65 Hai Phong Street, Hai Chau Ward, Da Nang City	Investing, developing and trading real estate properties

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026**1 CORPORATE INFORMATION** (continued)**Corporate structure** (continued)

No.	Company	Voting rights (%)	Equity interest (%)	Registered office's address	Principal activities
26	VinCons Construction Development and Investment JSC	100.00	100.00	Floor 10th, TechnoPark Tower Building, Gia Lam Urban Area, Gia Lam Commune, Hanoi City	Constructing real estate properties.
27	Vincons Windows Construction Development JSC	100.00	100.00	Floor 10th, TechnoPark Tower Building, Gia Lam Urban Area, Gia Lam Commune, Hanoi City	Constructing real estate properties.
28	Muoi Cam Ranh JSC	100.00	100.00	Km 15, Km 1497, Bac Cam Ranh Ward, Khanh Hoa Province	Manufacturing salt, selling products from salt and launching projects.
29	Truong Thinh Real Estate Development Investment JSC	99.00	98.58	Floor 8th, TechnoPark Tower Building, Vinhomes Ocean Park Urban Area, Gia Lam Commune, Hanoi City	Investing, developing and trading real estate properties
30	Ca Tam Tourism Joint Stock Company (i)	100.00	99.79	Hon Tre Island, Nha Trang Ward, Khanh Hoa Province	Investing, developing and trading real estate properties
31	Hiep Thanh Cong Inves Joint Stock Company (i)	100.00	99.79	Hon Tre Island, Nha Trang Ward, Khanh Hoa Province	Investing, developing and trading real estate properties
32	SV West Hanoi 2 Real Estate JSC (i)	100.00	98.91	Floor 2nd, Almaz Market, Hoa Lan Street, Sinh Thai Urban Area, Phuc Loi Ward, Hanoi City	Consulting, brokering and auctioning real estate and right of use.
33	Newland Development & Investment Joint Stock Company (ii)	99.92	99.92	Floor 20A, Vincom Center Dong Khoi Building, 72 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City	Consulting, brokering and auctioning real estate and right of use.
34	TS Holding Real estate Development Limited (i)	65.99	65.71	No. 7, Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City	Investing, developing and trading real estate properties

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

1 CORPORATE INFORMATION (continued)

Corporate structure (continued)

<i>No.</i>	<i>Company</i>	<i>Voting rights (%)</i>	<i>Equity interest (%)</i>	<i>Registered office's address</i>	<i>Principal activities</i>
35	TPX Holding Real estate Development Limited (i)	99.99	99.62	No. 72, Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City	Investing, developing and trading real estate properties
36	Sao Mai Commerce and Trading Development Limited (i)	100.00	66.24	TechnoPark Tower Building, Gia Lam Urban Area, Gia Lam Commune, Hanoi City	Investing, developing and trading real estate properties
37	Cam Ranh Investment JSC (i)	100.00	99.82	Hon Tre Island, Nha Trang City, Khanh Hoa Province	Investing, developing and trading real estate properties
38	Bao Lai Green Company Limited (i)	100.00	95.76	9th floor Viettel Tower, No. 70 Nguyen Van Cu Street, Ha Long Ward, Quang Ninh Province	Amusement parks and theme park entertainment
39	Vinh Xanh1 Real Estate Development Limited	99.74	99.74	Lot TD 6-02, Dai An Urban Area, Nghia Tru Commune, Hung Yen Province	Investing, developing and trading real estate properties
40	Vinh Xanh 2 Real Estate Development Limited	99.77	99.77	Lot TD 6-02, Dai An Urban Area, Nghia Tru Commune, Hung Yen Province	Investing, developing and trading real estate properties
41	Vinhomes Hai Phong Industrial Zone Investment Joint Stock Company (i)	100.00	99.12	No. 7, Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City	Investing, developing and trading real estate properties
42	Vinhomes Ha Tinh Industrial Zone Investment Joint Stock Company (i)	100.00	99.77	No. 7, Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City	Investing, developing and trading real estate properties
43	VinES Energy Solution Joint Stock Company (i)	100.00	99.88	Dinh Vu – Cat Hai Economic Zone, Cat Hai Special Economic Zone, Hai Phong City	Investing, developing and trading real estate properties
44	Nam Trang Cat Limited Liability Company	100.00	99.88	No. 87, Street No. 4, Lach Tray Riverside Urban Area, Le Chan Ward, Hai Phong City, Vietnam	Real estate business and trading in land use rights as owner, lawful user, or lessee.

(i) The equity interest in these subsidiaries differs from voting right since the Company controls over these subsidiaries indirectly through other subsidiaries.

(ii) These companies are in the process of completing dissolution procedures.

2. BASIS OF PREPARATION**2.1 Accounting standards and system**

The interim consolidated financial statements of the Company and its subsidiaries, which are expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System, Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- ▶ Decision No. 149/2001/QĐ-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- ▶ Decision No. 165/2002/QĐ-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- ▶ Decision No. 234/2003/QĐ-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- ▶ Decision No. 12/2005/QĐ-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- ▶ Decision No. 100/2005/QĐ-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying interim consolidated financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the interim consolidated financial position and interim consolidated results of operations and interim consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 Applied accounting documentation system

The Company and its subsidiaries' applied accounting documentation system is the General Journal.

2.3 Fiscal year

The Company and its subsidiaries' fiscal year applicable for the preparation of its interim consolidated financial statements starts on 1 January and ends on 31 December.

2.4 Accounting currency

The interim consolidated financial statements are prepared in VND which is also the Company's accounting currency. For the purpose of presenting the interim consolidated financial statements as at 30 June 2026, the figures are rounded to the nearest millions and presented in millions of Vietnam dong ("million VND").

2.5 Basis of consolidation

The interim consolidated financial statements comprise the financial statements of the Company and its subsidiaries for the six-month period ended 30 June 2026.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Company obtains control, and continued to be consolidated until such control ceases, except when the Company only obtain temporary control and the subsidiary is acquired with a view of resale within 12 months from acquisition.

The financial statements of subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies.

All intra-company balances, income and expenses and unrealised gains or losses result from intra-company transactions are eliminated in full.

2. BASIS OF PREPARATION (continued)**2.5 Basis of consolidation (continued)**

Non-controlling interests represent the portion of profit or loss and net assets of subsidiaries not held by the Company and are presented separately in the interim consolidated income statement and within equity in the interim consolidated balance sheet.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.

In case the Company disposes a partial interest in a subsidiary and loses control but retains an interest as an associate, the Company's investment is accounted for using the equity method of accounting. Profit/loss from this transaction is recognised in the interim consolidated income

3.1 Changes in accounting policies and related disclosures

The accounting policies adopted by the Company in preparing the financial statements have been applied consistently with those used in the preparation of the financial statements for the period year ended 31 December 2025, except for changes in accounting policies arising from the application of Circular No. 99/2025/TT-BTC providing guidance on the Accounting Regime for Enterprises, as presented below:

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Accounting Regime for Enterprises ("Circular 99"), which replaces Circular No. 200/2014/TT-BTC on the Accounting Regime for Enterprises issued by the Ministry of Finance on 22 December 2014, and certain other related regulations. Circular 99 takes effect from 1 January 2026 and is applicable to enterprises with financial years commencing on or after 1 January 2026.

The Company has adopted changes in accounting policies as prescribed by Circular 99 that have an impact on the Company on a prospective basis, as Circular 99 does not require retrospective application of these changes. The Company has also restated the corresponding prior-year figures for certain line items to conform with the presentation requirements under Circular 99 in these financial statements, as disclosed in Note 34.

3.2 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of not longer than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.3 Inventories

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realisable value.

Net realisable value ("NRV") represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

Inventory property

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and NRV.

Cost includes:

- ▶ Freehold and leasehold and development rights for land;
- ▶ Amounts payable/paid to contractors for construction; and
- ▶ Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.3 Inventories (continued)**

Net realisable value is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date, less costs to completion and the estimated costs of sale.

The cost of inventory property recognised in the interim consolidated income statement on disposal is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on reasonable allocation criteria.

Construction inventory

The Company and its subsidiaries use perpetual method to record raw materials and merchandise which are valued at cost of purchase on a weighted average basis.

Work in progress of construction contracts comprises costs of materials, labour costs, construction costs payable to sub-contractors and other related costs which have not been accepted by the investors at the date of the interim consolidated financial statements.

Other inventories

In respect of inventory of stone mining and production activities, the Company and its subsidiaries use perpetual method to record other inventories which are valued as follows:

Raw materials and consumables	- cost of purchase on a weighted average basis.
Finished goods	- costs of materials and direct labour cost plus related general production cost which are allocated based on the ordinary course of business on a weighted average basis.

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Company and its subsidiaries, based on appropriate evidence of impairment available at the interim consolidated balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the interim consolidated income statement.

3.4 Receivables

Receivables are presented in the interim consolidated financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the consolidated balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the interim consolidated income statement.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.5 Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the interim consolidated income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim consolidated income statement.

3.6 Leased assets

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

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

Where the Company and its subsidiaries are the lessors

The net investment under finance lease contracts is included as a receivable in the interim consolidated balance sheet. The interest amount of the leased payments are recognised in the interim consolidated income statement over the period of the lease contracts to achieve a constant rate of interest on the net investment outstanding.

Assets subject to operating leases are presented as investment properties in the interim consolidated balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the interim consolidated income statement as incurred.

Where the Company and its subsidiaries are the lessees

Rentals under operating leases are charged to the interim consolidated income statement on a straight-line basis over the lease term.

3.7 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim consolidated income statement.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.8 Depreciation and amortisation**

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	5 - 50 years
Mining exploration rights	15 - 30 years
Machinery and equipment	3 - 20 years
Means of transportation	6 - 10 years
Office equipment	3 - 6 years
Computer software	3 - 5 years
Others	2 - 8 years

3.9 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation.

Subsequent expenditure relating to an investment property that has already been recognised is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Company and its subsidiaries.

Depreciation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Definite land use rights, buildings and structures	10 - 50 years
Machinery and equipment	7 - 10 years

No amortisation is charged on the land use rights presented as investment properties with indefinite

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the interim consolidated income statement in the period of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.10 Borrowing costs**

Borrowing costs consist of interest and other costs that the Company and its subsidiaries incur in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the period in which they are incurred, except to the extent that borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

3.11 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses on the consolidated balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

Short-term prepaid expenses include commission fees for selling inventory properties, provisional corporate income tax for downpayments from customers for the purchase of inventory properties at the Company and its subsidiaries' real estate projects and other prepaid expenses that are expected to generate future economic benefit within one ordinary course of business cycle.

Long-term prepaid expenses include tools and supplies, long-term prepaid land rental and other prepaid expenses that generate future economic benefits for more than one year.

3.11 Prepaid expenses (continued)*Prepaid land rental*

The prepaid land rental represents the remaining unamortised balance of advance payment made in accordance with the lease contract signed with the authorities. Such prepaid rental is recognised as a long-term prepaid expense and is amortised to the interim consolidated income statement over the remaining lease period according to Circular 45/2013/TT-BTC. Besides, prepaid land rental also comprises land lease incurred from business combination, in which, the acquiree is a lessee under operating leases with favourable lease terms compared with the fair value at the date of business combination.

3.12 Business combinations and goodwill

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

Where equity instruments are issued by the acquirer as consideration, fair value of the consideration shall be measured at fair value of these instruments at the exchange date. In case the published price at the date of exchange is an unreliable indicator of fair value, the fair value of those instruments could, for example, be estimated by reference to their proportional interest in the fair value of the acquirer or by reference to the proportional interest in the fair value of the acquiree obtained, whichever is the more clearly evident.

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Company and its subsidiaries' interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the interim consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortisation. Goodwill is amortised over 10-year period on a straight-line basis. The Company and its subsidiaries conduct the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the interim consolidated income statement.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.12 Business combinations and goodwill (continued)***Business combinations involving entities or businesses under common control*

A business combination involving entities under common control is a business combination in which all of the combining entities or businesses are ultimately controlled by the same party or parties both before and after the business combination, and that control is not transitory. An entity can be under common control of an individual or a group of individuals following a contractual agreement. Business combinations involving entities or businesses under common control are accounted for as follows:

- ▶ The assets and liabilities of the two combined entities are reflected at their carrying amounts on the date of business combination;
- ▶ No goodwill is recognised from the business combination;
- ▶ The interim consolidated income statement reflects the results of the combined entities from the date of the business combination; and
- ▶ Any difference between the consideration paid and the net assets of the acquiree is recorded in equity.

After the date of business combination, if the Company and its subsidiaries transfer and lose control of investment in these entities, the difference between the cost of a business combination and net assets, which was previously recognised in owners' equity, is recognised in the interim consolidated income statement.

3.13 Assets acquisitions and business combinations

The Company and its subsidiaries acquire subsidiaries that own assets and production activities. At the date of acquisition, the Company and its subsidiaries consider whether the acquisition represents the acquisition of a business. The Company and its subsidiaries accounts for an acquisition as a business combination where an integrated set of activities is acquired in addition to the assets.

When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognised.

In case prior to the date that control is obtained, the investment is an investment in associate or a long-term investment and the acquisition of the subsidiary is not a business combination, when preparing the consolidated financial statements, the parent company shall not remeasure the previously held equity interests. Instead previously held equity interests at carrying value and the consideration were allocated to the assets and liabilities acquired based on their relative fair values on acquisition date.

3.14 Investments*Investments in associates*

The Company and its subsidiaries' investment in their associate is accounted for using the equity method of accounting. An associate is an entity in which the Company and its subsidiaries have significant influence that is neither subsidiaries nor joint ventures. The Company and its subsidiaries generally deem they have significant influence if they have over 20% of the voting rights.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.14 Investments (continued)**

The share of post-acquisition profit/(loss) of the associates is presented on face of the interim consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend/profit sharing received or receivable from associates reduces the carrying amount of the investment.

The interim financial statements of the associates are prepared for the same reporting period and use the same accounting policies as the Company and its subsidiaries. Where necessary, adjustments are made to bring the accounting policies in line with those of the Company and its subsidiaries.

Held-for-trading securities and investments in other entities

Held-for-trading securities and investments in other entities are stated at their acquisition costs.

Held-to-maturity investments

Held-to-maturity investment includes term deposits and loans receivables.

Held-to-maturity investments are initially stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as finance expense in the interim consolidated income statements and deducted against the value of such investments.

Other investments

The Company makes cash contributions to Business Co-operation contracts in which the Company does not have control over the assets or operations of the business co-operation, and the Company is entitled to economic benefits that are dependent on the operating results. In this case, the Company's cash contributions to Business Co-operation contracts are recognised as investments in other entities in the interim consolidated statement of financial position at the time the contributions are made.

Provision for diminution in value of investments

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the consolidated balance sheet date.

Increases or decreases to the provision balance are recorded as finance expense in the interim consolidated income statement.

3.15 Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company and its subsidiaries. Payables to construction contractors are recognised for amounts certified by the construction work certificate signed with contractors, whether or not billed to the Company and its subsidiaries.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.16 Provisions***General provision*

Provisions are recognised when the Company and its subsidiaries have a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

When the Company and its subsidiaries expects some or all of a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the interim consolidated income statement net of any reimbursement.

The Company and its subsidiaries assess onerous contracts are those contracts in which, the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it. The unavoidable costs under a contract reflect the least net cost of exiting from the contract, which is the lower of the cost of fulfilling it and any compensation or penalties arising from failure to fulfil it. The Company and its subsidiaries recognise and assess obligations under onerous contracts as provisions and these provisions are made for each onerous contract.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as a finance expense.

Warranty provision for inventory properties

The Company and its subsidiaries estimate provision for warranty expenses based on revenues and available information about the repair of inventory property sold in the past.

3.17 Foreign currency transactions

Transactions in currencies other than the Company and its subsidiaries' reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- ▶ Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment; and
- ▶ Capital contributions are recorded at the buying exchange rates of the commercial banks designated for capital contribution; and
- ▶ Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the commercial banks that process these payments.

At the end of the reporting period, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rates at the interim consolidated balance sheet dates which are determined as follows:

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.17 Foreign currency transactions (continued)**

All foreign exchange differences incurred during the period and arisen from the translation of monetary accounts denominated in foreign currency at period-end are taken to the interim consolidated income statement.

3.18 Treasury shares

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss upon purchase, sale, issue or cancellation of the Company's own equity instruments.

3.19 Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders pursuant to decision of the Board of Directors (approved by the General Meeting of Shareholders), and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

3.20 Advances from customers purchasing inventory properties

Payments received from customers as deposits for purchasing apartments, villas and shophouses in the future, that do not meet the conditions for revenue recognition, are recognised and presented as "Advances from customers" in the liability section in the consolidated balance sheet. Incentives under promotion programs which are, in substance, revenue deductions are offset against account "Advance from customers" which are not qualified to be recognised as revenue for the period.

3.21 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and its subsidiaries and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Revenue from sale of inventory property

Revenue from sale of inventory property is recognised when the significant risks and rewards incident to ownership of the properties have been passed to the buyer.

Revenue from sale of inventory property also includes long-term lease of investment property qualified for recognition of outright sales. If the lease term is greater than 90% of the asset's useful life, the Company and its subsidiaries recognise the revenue for the entire prepaid lease payment if all following conditions are met:

- ▶ Lessee is not allowed to cancel the lease contract during the lease term, and the lessor is not responsible for reimbursing the prepaid lease payments under any circumstances;
- ▶ The prepaid lease payment is not less than 90% of the total estimated lease payment collected under contract over the lease period and lessee must pay all rental within 12 months from the commencement of the lease;
- ▶ Almost all risks and rewards associated with the ownership of leased assets are transferred to the lessee; and
- ▶ Lessor must estimate the full cost of leasing activity.

Rental income

Rental income arising from operating lease of properties is recognised in the interim consolidated income statement on a straight-line basis over the lease term.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.21 Revenue recognition (continued)***Sale of goods*

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Rendering services

Revenue from rendering service is recognised when service is rendered for customers.

Interest

Income is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

Dividends

Income is recognised when the Company and its subsidiaries' entitlement as an investor to receive the dividend is established.

Income from capital transfer

Income from capital transfer is determined as difference between transfer consideration and cost of capital transfer. This income is recognised on date when the transaction arises being the date when the transfer contract is exercised.

Income from Business and Investment Co-operation Contracts in which the Company and its subsidiaries are entitled to profit before tax or profit after tax

Income from the profit before tax or profit after tax of real estate business under Business and Investment Co-operation Contracts is recognised as finance income in the interim consolidated income statement.

In the transaction in which the Company and its subsidiaries provide multiple products and services to the customer in the same arrangement, the Company and its subsidiaries determine the obligation to sell the product and the obligation to render the services separately and only recognises the revenue when each individual obligation is completed by the Company and its subsidiaries. The contract value is allocated to individual product by taking the total contract value minus the estimated fair value of the service. Payments from customers under contracts corresponding to the unfulfilled obligations are presented as "Advances from customers" or "Unearned revenues" in the consolidated balance sheet.

3.22 Construction contract

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the balance sheet date, as measured by reference to the work performed that has been agreed by customers. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. Contract costs are recognised as expenses in the period in which they are incurred.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.23 Taxation***Current income tax*

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the interim consolidated balance sheet date.

Current income tax is charged or credited to the interim consolidated income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company and its subsidiaries to offset current tax assets against current tax liabilities and when the Company and its subsidiaries intend to settle their current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the consolidated balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss;
- ▶ in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss;
- ▶ in respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.23 Taxation (continued)***Deferred tax (continued)*

The carrying amount of deferred tax assets is reviewed at interim consolidated balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are reassessed at consolidated balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred tax is charged or credited to the interim consolidated income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company and its subsidiaries to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ when the Company and its subsidiaries intend either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.24 Earnings per share

Basic earnings per share amounts are calculated by dividing net profit/(loss) after tax for the period attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Company (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.25 Segment information**

A segment is a component determined separately by the Company and its subsidiaries which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

Management defines the Company's business segments based on nature of goods and services provided.

3.26 Related parties

Parties are considered to be related parties of the Company and its subsidiaries if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and its subsidiaries and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of the family of any such individual.

3.27 Demerger

Demerger transactions where the Company is the demerged company are carried out as follows:

- ▶ Assets, liabilities transferred to the new company is deducted to the respective items in the consolidated balance sheet by the carrying value at the date of demerger;
- ▶ Difference between assets and liabilities transferred to the new company is deducted to equity in the consolidated balance sheet; and
- ▶ No gain or loss is recognised for the demerger transaction.

3.28 Bond issuance transaction cost

Transaction costs relating to bond issuance are charged to the interim consolidated income statement on a straight-line basis over the term of the bond. At initial recognition, these transaction costs are deducted from liability component of the bond.

4. CASH AND CASH EQUIVALENTS

	Currency: Million VND	
	30 June 2026	31 December 2025 (Restated)
Cash on hand	3,605	3,236
Cash at banks	45,517,079	18,738,669
Cash equivalents	7,658,299	30,344,693
TOTAL	53,178,983	49,086,598

Cash equivalents as at 30 June 2026 comprise short-term investments and bank deposits in VND with term ranging from 1 month to 3 months, earning interests at rates ranging from 1.9% to 4.75% per annum (as at 31 December 2025: from 1.60% to 4.75% per annum).

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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5 SHORT-TERM INVESTMENTS

5.1 Short-term held-to-maturity investments

	Currency: VND million					
	30 June 2026			31 December 2025 (Restated)		
	Cost	Carrying value	Provision	Cost	Carrying value	Provision
Loans to related parties (Notes 32)	-	-	-	139,000	139,000	-
Loans to counterparties and individuals	2,458,510	2,458,510	-	4,265,937	4,265,937	-
Interest received from loans	1,034,293	1,034,293	-	1,075,100	1,075,100	-
Short-term bank deposit (*)	2,227,576	2,227,576	-	2,259,178	2,259,178	-
TOTAL	5,720,379	5,720,379	-	7,739,215	7,739,215	-

(*) As at 30 June 2026, bank time deposits with original term of more than 3 months up to 12 months earning interests at rates ranging from 3.5% per annum to 7.1% per annum (as at December 31, 2025: from 2.5% per annum to 6% per annum).

5.2 Long-term held-to-maturity investments

	Currency: VND million					
	30 June 2026			31 December 2025 (Restated)		
	Cost	Carrying value	Provision	Cost	Carrying value	Provision
Loans to related parties (Notes 32)	9,631,449	9,631,449	-	6,000,000	6,000,000	-
Loans to counterparties and individuals	-	-	-	1,345	1,345	-
Interest received from loans	30,657	30,657	-	16,126	16,126	-
Short-term bank deposit (**)	338,700	338,700	-	2,500	2,500	-
TOTAL	10,000,806	10,000,806	-	6,019,971	6,019,971	-

(**) As at 30 June 2026, bank deposits with original terms more than 12 months earning interest at rates ranging from 4.75% per annum to 8% per annum (as at December 31, 2025: 2.7% per annum).

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued) Quarter II 2026

5. SHORT-TERM INVESTMENTS (continued)

5.3 Short-term other investments

	30 June 2026			31 December 2025 (Restated)			Currency: VND million
	Cost	Carrying value	Provision	Cost	Carrying value	Provision	
Investments in other entities (*)	75,000	75,000	-	75,000	75,000	-	
TOTAL	75,000	75,000	-	75,000	75,000	-	

(*) Includes investments made under business cooperation arrangements with Vingroup JSC and its subsidiaries within the same Group for the purpose of real estate project development, in which the Company and its subsidiaries do not hold control.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

6. TRADE RECEIVABLES

	Currency: VND million	
	30 June 2026	31 December 2025
Receivables from sales of inventory properties	9,839,478	10,700,924
Receivables from rendering general contractor, construction consultancy and supervision services	12,616,871	6,469,603
Receivables from rendering management services, sales consultancy and commission services	6,476,722	4,467,081
Receivables from leasing activities and rendering related services	179,166	87,989
Receivables from rendering real estate management services and related services	494,778	405,749
Others	820,009	1,211,447
TOTAL	30,427,024	23,342,793
<i>In which:</i>		
Trade receivables from others	25,886,400	19,009,208
Trade receivables from related parties (Note 32)	4,540,624	4,333,585
Provision for doubtful short-term trade receivables	(127,871)	(121,335)

7. SHORT-TERM ADVANCE TO SUPPLIERS

	Currency: VND million	
	30 June 2026	31 December 2025
Advances to other suppliers	123,222,244	67,321,002
Advances to related parties (Note 32)	82,893	92,377
TOTAL	123,305,137	67,413,379
Provision for doubtful advances to suppliers	-	(220)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

8. OTHER RECEIVABLES

	30 June 2026	Currency: VND million 31 December 2025 (Restated)
Short-term		
Advances for land clearance	93,071,594	91,065,995
Advances under Investment and Business Co-operation contracts	19,942,580	15,687,685
Receivables of shared profit and other interest from Business Co-operation contracts	5,918,194	4,883,373
Receivables from collection and payment on behalf Deposits and capital contribution for Business and Investment Co-operation Contracts	5,978,791	1,990,028
Others	496,148	496,148
	1,825,161	3,116,419
TOTAL	127,232,468	117,239,648
Provision for doubtful other short-term receivables	(144,973)	(144,974)
<i>In which:</i>		
<i>Receivables from others</i>	124,350,100	115,289,295
<i>Receivables from related parties (Note 32)</i>	2,882,368	1,950,353
Long-term		
Deposits and capital contribution for Business and Investment Co-operation Contract	13,786,232	14,006,941
Receivables from financial leases	24,381,944	22,114,106
Others	3,786,604	4,691,251
TOTAL	41,954,780	40,812,298
<i>In which:</i>		
<i>Receivables from others</i>	83,205	911,684
<i>Receivables from related parties (Note 32)</i>	41,871,575	39,900,614

9. INVENTORIES

	Currency: VND million			
	30 June 2026		31 December 2025	
	Cost	Provision	Cost	Provision
Inventory properties under construction (i)	176,519,869	-	106,955,459	-
Work in progress (ii)	20,761,949	-	13,572,803	-
Completed inventory properties	6,586,287	(7,073)	9,345,047	(7,073)
Inventories acquired for sales (iii)	122,266	(1,190)	120,931	(1,190)
Others (iv)	2,843,447	(97,185)	1,525,777	(97,185)
TOTAL	206,833,818	(105,448)	131,520,017	(105,448)

(i) Mainly includes land use fee, land clearance costs, consideration for acquisition of subsidiaries allocated as a part of project acquisition costs, construction and development costs of Vinhomes Global Gate Ha Long, Cam Ranh Bay Urban Area project, Vinhomes Green Paradise project, Vinhomes Ocean Park 2 project, Vinhomes Ocean Park 3 project, Vinhomes Grand Park project, Vinhomes Golden City project, Vinhomes Green City project and other projects.

(ii) Mainly includes the costs incurred related to the rendering of general constructor services, consultancy services to investors of real estate projects.

(iii) Includes villas, apartments and shophouses acquired for sales at certain real estate projects in the Northern of Vietnam.

(iv) Mainly includes inventories, material to provide to the developers of projects, products from white marble and other products.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

10. PREPAID EXPENSES

	Currency: VND million	
	30 June 2026	31 December 2025
Short-term		
Selling expenses related to not yet handed over inventory properties	1,634,751	1,302,819
Bond management service fees	871,311	502,197
Others	630,415	173,379
TOTAL	3,136,477	1,978,395
Long-term		
Prepaid land rental (i)	2,372,310	2,581,539
Tools and supplies	1,612,382	1,289,519
Others	356,347	330,709
TOTAL	4,341,039	4,201,767

(i) These are mainly prepaid land rental fee of Vinhomes Ocean Park 2 Project, Vinhomes Ocean Park Project and Vinhomes Smart City Project, and land rental rights for Ecology JSC's shopping malls operating under Business Co-operation Contracts.

11. OTHER ASSETS

	Currency: VND million	
	30 June 2026	31 December 2025
Short-term		
Deposits for investment purpose (i)	126,426,636	88,791,672
Others	493,775	956,337
TOTAL	126,920,411	89,748,009
<i>In which:</i>		
Deposits to others	101,506,590	88,689,397
Deposits to related parties	25,413,821	1,058,612
Long-term		
Deposits for investment purpose (i)	172,572,234	66,309,587
Deposits for commercial purpose (ii)	1,032,336	1,032,336
Others	5,598,925	-
TOTAL	179,203,495	67,341,923
<i>In which:</i>		
Deposits to related parties (Note 32)	60,731,000	53,402,000
Deposits to others	118,472,495	13,939,923

(i) Mainly includes deposits of some companies in the Group and partners to cooperate in the development and transfer of projects and acquiring shares of several companies owning potential real estate projects.

(ii) A deposit to a counterparty for future goods purchase contracts.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued) Quarter II 2026

13. TANGIBLE FIXED ASSETS

Currency: VND million

	Buildings & construction	Machinery & equipment	Means of transportation	Office equipment	Others	Total
Cost:						
Beginning balance (restated)	14,326,258	6,901,932	3,677,075	39,062	60,885	25,005,212
Newly purchased	18,126	513,321	487,620	253	30,810	1,050,130
Newly constructed	356,507	110,166	2,187	-	-	468,860
Disposal	(1,305,043)	(277,621)	(9,513)	(1,008)	(5,817)	(1,599,002)
Others increase/(decrease)	27,852	101,517	(416)	(146)	3,910	132,717
Ending balance	13,423,700	7,349,315	4,156,953	38,161	89,788	25,057,917
Accumulated depreciation:						
Beginning balance (restated)	1,406,402	1,403,856	534,158	31,917	58,395	3,434,728
Depreciation for the period	216,800	437,173	250,782	596	9,248	914,599
Disposal	(120,164)	(144,507)	(4,048)	(1,008)	(3,741)	(273,468)
Others increase/(decrease)	(6,545)	(26,089)	8,712	(167)	563	(23,526)
Ending balance	1,496,493	1,670,433	789,604	31,338	64,465	4,052,333
Net carrying amount:						
Beginning balance	12,919,856	5,498,076	3,142,917	7,145	2,490	21,570,484
Ending balance	11,927,207	5,678,882	3,367,349	6,823	25,323	21,005,584

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

14. INVESTMENT PROPERTIES

	Currency: VND million		
	<i>Land use rights & Buildings and structures</i>	<i>Machinery & equipment</i>	<i>Total</i>
Cost:			
Beginning balance	16,719,975	2,004,119	18,724,094
Newly constructed	1,607,050	197,731	1,804,781
Disposal	(1,622,878)	(422,311)	(2,045,189)
Others	156,881	465,000	621,881
Ending balance (i)	16,861,028	2,244,539	19,105,567
Accumulated depreciation:			
Beginning balance	1,691,098	1,113,599	2,804,697
Depreciation during the period	391,136	319,045	710,181
Disposal	(154,199)	(219,805)	(374,004)
Others	70,282	16,318	86,600
Ending balance	1,998,318	1,229,156	3,227,474
Net carrying amount:			
Beginning balance	15,028,877	890,520	15,919,397
Ending balance (i)	14,862,710	1,015,383	15,878,093

(i) As at 30 June 2026, a number of investment properties mainly include parking component, office-for-lease component, observation deck and villas, apartments, shophouse for lease.

The company and its subsidiaries have no determined fair value of all investment properties as at 30 June 2026 because of insufficient market information for fair value determination purpose

15. CAPITALISED BORROWING COSTS

During the period, the Company and its subsidiaries capitalised borrowing costs to a value of VND 2,869 billion (for the six-month period ended 30 June 2025: VND 864 billion). These borrowing costs mainly related to loans and deposits for investment in construction of projects. Capitalized borrowing costs arise from loans and deposits with interest rates ranging from 7.4% per annum to 15% per annum.

16. CONSTRUCTION IN PROGRESS

The cost of projects includes construction costs, site clearance compensation, land use fees, other costs and the purchase price of subsidiaries which are allocated as part of the cost of purchasing the project.

Details of construction in progress which are higher than 10% of total balance are as follows:

Projects	Currency: VND million	
	30 June 2026	31 December 2025
International University Urban Area project	8,283,726	19,891,667
Vinhomes City Royal project	18,426,223	15,367,708
Vinhomes Green Paradise project	19,687,492	10,883,621

17. LONG-TERM INVESTMENTS

	Currency: VND million			
	30 June 2026		31 December 2025 (Restated)	
	Cost/ Recoverable amount	Provision	Cost/ Recoverable amount	Provision
Investments in associates (Notes 17.1)	194,300	-	192,819	-
Investments in other entities	50,954,212	-	43,076,307	-
- Investments for co-operation development in related parties (i)	40,525,962	-	30,854,211	-
- Investments in other entities (Note 17.2)	10,428,250	-	12,222,096	-
Long-term held-to-maturity investments (Note 5.2)	10,000,806	-	6,019,971	-
TOTAL	61,149,318	-	49,289,097	-

(i) Represent investments under Business co-operation contracts with Vingroup JSC and Vingroup JSC's subsidiaries for real estate development.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
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17. LONG-TERM INVESTMENTS (continued)

17.1 Investments in associates

Details of associates, voting rights and equity interest of the Company and its subsidiaries in associates as at 30 June 2026 are as follows:

No.	Company name	No of shares	Voting right (%)	Equity interest (%)	Head office	Principal activities
1	Tuong Phu Natural Stone Exploiting and Processing LLC ("Tuong Phu LLC")	(*)	40.00	38.86	Sub-quarter 13, Luc Yen Commune, Yen Bai Province, Viet Nam	Exploiting, processing and trading stones, sand, gravel and clay
2	Vin3S Joint Stock Company ("Vin3S JSC")	8,799,063	47.51	47.51	Symphony Office Building, Chu Huy Man Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City	Establish ecommerce platform

(*) This is limited liability company.

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17. LONG-TERM INVESTMENTS (continued)

17.1 Investments in associates (continued)

	Investment in		Currency: million VND
	Tuong Phu LLC	Vin3S JSC	Total
Cost of investment:			
Beginning balance	89,281	87,990	177,271
Ending balance	89,281	87,990	177,271
Accumulated share in post-acquisition profit of the associates:			
Beginning balance	(1,976)	17,524	15,548
Share in post-acquisition (loss)/profit of the associates for the period	(283)	1,764	1,481
Ending balance	(2,259)	19,288	17,029
Net carrying amount:			
Beginning balance	87,305	105,514	192,819
Ending balance	87,022	107,278	194,300

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17. LONG-TERM INVESTMENTS (continued)

17.2 Investments in other entities

	30 June 2026				31 December 2025			
	Voting right (%)	Ownership (%)	Cost (million VND)	Provision (million VND)	Voting right (%)	Ownership (%)	Cost (million VND)	Provision (million VND)
VYHT JSC (*)	19.93	19.93	2,836,345	-	19.93	19.93	2,836,345	-
MV Vietnam Real Estate Trading JSC (*)	19.82	19.82	614,959	-	19.82	19.82	614,959	-
MV1 Real Estate Trading LLC (*) (**)	19.83	19.83	1,142,387	-	19.83	19.83	2,593,324	-
NVY Vietnam JSC (*)	19.91	19.91	2,326,779	-	19.91	19.91	2,326,779	-
MV2 Vietnam Real Estate Trading JSC (*)	19.73	19.73	2,081,433	-	19.73	19.73	2,081,433	-
Vietnam Exhibition Fair Centre JSC	4.66	4.66	900,144	-	4.66	4.66	900,144	-
Xavinco Land JSC ("Xavinco JSC") (*)	1.00	1.00	22,223	-	1.00	1.00	22,223	-
S-Vin Viet Nam Real Estate Trading JSC (*)	10.00	10.00	363,620	-	10.00	10.00	363,620	-
Newlife Entertainment Services Trading Joint Stock Company ("Newlife JSC") (*)	10.00	10.00	50,500	-	10.00	10.00	50,500	-
Phat Loc Commercial Investment Trading LLC ("Phat Loc LLC") (*) (**)	-	-	-	-	-	51.00	342,909	-
Thang Long Real Estate Trading Investment JSC ("Thang Long JSC") (*)	10.00	10.00	13,500	-	10.00	10.00	13,500	-
Hoang Long Real Estate Investment and Development Company Limited ("Hoang Long Company") (*) (**)	1.50	1.50	76,360	-	1.50	1.50	76,360	-
TỔNG CỘNG			10,428,250	-			12,222,096	-

(*) As at 30 June 2026, the fair value of these investments has not been determined because of insufficient market information for fair value determination purpose.

(**) These are limited liability companies.

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18. GOODWILL

	Goodwill arising from business combination transactions						Currency: VND million	
	Ecology JSC	Vietnam Investment JSC	Gia Lam LLC	Vinhomes Management JSC	Tan Lien Phat JSC	Millenium LLC	Bao Lai JSC and its subsidiaries	Total
Cost								
Beginning balance	369,867	288,149	1,235	115,728	337,767	153,044	200,770	1,466,560
Ending balance	369,867	288,149	1,235	115,728	337,767	153,044	200,770	1,466,560
Accumulated amortisation								
Beginning balance	334,358	260,485	1,118	91,600	267,348	116,082	101,264	1,172,255
Amortisation for the period	18,443	14,368	62	5,771	16,842	7,631	10,969	74,085
Ending balance	352,801	274,853	1,180	97,371	284,190	123,713	112,233	1,246,340
Net carrying amount								
Beginning balance	35,509	27,664	117	24,128	70,419	36,962	99,506	294,305
Ending balance	17,066	13,296	55	18,357	53,577	29,331	88,537	220,220

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
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19. SHORT-TERM TRADE PAYABLES AND ADVANCES FROM CUSTOMERS**19.1 Short-term trade payables**

	Currency: Million VND	
	Balance (Payable amount)	
	30 June 2026	31 December 2025
Short-term trade payables	22,888,271	19,286,158
Trade payables to related parties (Note 32)	1,536,407	675,317
TOTAL	24,424,678	19,961,475

19.2 Advances from customers

	Currency: Million VND	
	30 June 2026	31 December 2025
Short-term		
Downpayments from customers under sales and purchase agreements (i)	86,412,984	55,675,778
Advances from customers for construction services	59,026,363	30,987,601
Advances for other agreements	440,946	939,290
TOTAL	145,880,293	87,602,669
In which:		
Advances from others	105,897,689	69,784,337
Advances from related parties (Note 32)	39,982,604	17,818,332
Long-term		
Advances from customers for construction services	5,016,076	6,486,026
TOTAL	5,016,076	6,486,026
In which:		
Advances from others	3,203,905	949,876
Advances from related parties (Note 32)	1,812,171	5,536,150

(i) These mainly represent downpayments from customers who signed sales and purchase agreements to purchase inventory properties at real estate projects of the Company and its subsidiaries.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

20. STATUTORY OBLIGATIONS

	31 December 2025	Payable for the period	Payment in made the period	Currency: Million VND 30 June 2026
Payables				
Corporate income tax	8,064,869	11,279,935	(7,948,095)	11,396,709
Value added tax	2,356,131	8,106,380	(6,378,473)	4,084,038
Other taxes	3,760,866	12,162,735	(10,862,617)	5,060,984
TOTAL	14,181,866	31,549,050	(25,189,185)	20,541,731

	31 December 2025	Receivable for the period	Offset during the period	30 June 2026
Receivables				
Corporate income tax	12,121	21,761	(23,332)	10,550
Other taxes	43,964	35,545	(24,913)	54,596
TOTAL	56,085	57,306	(48,245)	65,146

21. ACCRUED EXPENSES

	Currency: Million VND 30 June 2026	31 December 2025 (restated)
Short-term		
Accrued costs for operating tangible fixed assets, investment properties and handed over inventory properties	60,947,965	52,503,769
Accrued commission fees and other expenses related to inventory properties	3,211,983	4,732,684
Accrued bond and loan interest expenses	2,225,218	1,479,767
Others	2,160,043	2,077,510
TOTAL	68,545,209	60,793,730
Long-term		
Accrued interest expenses	274,481	-
Others	76	1,155
TOTAL	274,557	1,155

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

22. UNALLOCATED REVENUE

	30 June 2026	Currency: Million VND 31 December 2025
Short-term		
Unearned revenue from real estate management service	230,254	233,168
Unearned revenue from leasing service	78,323	78,071
Others	13,351	5,719
TOTAL	321,928	316,958
Long-term		
Unearned revenue from real estate management service	188,565	210,034
Unearned revenue from leasing service	150,773	154,029
TOTAL	339,338	364,063

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

23. OTHER PAYABLES

Currency: million VND

	30 June 2026	31 December 2025 (restated)
Short-term		
Payables under business co-operation contracts	27,191,771	31,551,461
Capital contribution and deposits under agreements (i)	134,335,535	51,358,795
Deposits and other agreements related to real estate projects (ii)	20,481,633	17,317,798
Payables from disbursement on behalf of customers (iii)	41,925,255	8,224,792
Apartment maintenance funds held on behalf of customers (iii)	1,989,787	1,901,717
Others	5,376,935	6,024,007
TOTAL	231,300,916	116,378,570
<i>In which:</i>		
<i>Other short-term payables to others</i>	164,824,196	84,836,965
<i>Other short-term payables to related parties (Note 32)</i>	66,476,720	31,541,605
Long-term		
Deposits and other agreements related to real estate projects (i)	76,217,413	66,117,500
Long-term deposits for real estate leasing purposes	18,660,113	14,959,622
Others	244,715	458,022
TOTAL	95,122,241	81,535,144
<i>In which:</i>		
<i>Other long-term payables to others</i>	59,116,240	66,510,432
<i>Other long-term payables to related parties (Note 32)</i>	36,006,001	15,024,712

(i) Balance as at 30 June 2026 includes cash receipts under deposits and other agreements from customers and corporate counterparties related to real estate properties of the Company and its subsidiaries.

(ii) These pertain to deposits from a number of affiliates and counterparties to the Company and its subsidiaries pursuant to business and investment co-operation contracts for purpose of operating and transferring co-operation of components of real estate projects.

(iii) These pertain to maintenance funds held on behalf of customers of real estate projects of the Company and its subsidiaries, which will be handed over to Building Management Boards.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

24. LOANS

	31 December 2025		Movement during the period		30 June 2026	
	Balance	Payable amount	Increase	Decrease	Balance	Payable amount
Short-term						
Short-term loans from banks (Note 24.1)	29,054,081	29,054,081	41,474,968	(21,631,176)	48,897,873	48,897,873
Current portion of long-term loan from banks (Note 24.1)	1,874,015	1,874,015	3,042,356	(1,110,007)	3,806,364	3,806,364
Short-term loans from counterparties (Note 24.2)	-	-	8,000	-	8,000	8,000
Current portion of long-term loan from counterparties (Note 24.2)	-	-	2,430,550	(30,000)	2,400,550	2,400,550
Current portion of long-term corporate bonds (Note 24.3)	12,440,964	12,440,964	4,019,968	(8,500,000)	7,960,932	7,960,932
Current portion of long-term financial lease	7,808	7,808	12,339	(7,652)	12,495	12,495
	43,376,868	43,376,868	50,988,181	(31,278,835)	63,086,214	63,086,214
Long-term						
Long-term loans from banks (Note 24.1)	56,823,787	56,823,787	8,465,530	(3,925,962)	61,363,355	61,363,355
Loans from counterparties (Note 24.2)	3,430,550	3,430,550	-	(2,430,550)	1,000,000	1,000,000
Corporate bonds (Note 24.3)	42,656,944	42,656,944	51,290,487	(3,974,921)	89,972,510	89,972,510
Long-term finance leases	34,605	34,605	1,798	(5,024)	31,379	31,379
	102,945,886	102,945,886	59,757,815	(10,336,457)	152,367,244	152,367,244
TOTAL	146,322,754	146,322,754	110,745,996	(41,615,292)	215,453,458	215,453,458

Currency: million VND

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

24. LOANS (continued)

24.1 Loans from banks

Detail of short-term loans from banks is presented as below:

Lender	Ending balance		Maturity date	Collateral
	Currency	Million VND		
Vietnam Prosperity Joint Stock Commercial Bank	VND	11,163,368	From July 2026 to April 2027	(i)
Fortune Vietnam Joint Stock Commercial Bank	VND	5,957,400	From April 2027 to May 2027	(i)
Joint Stock Commercial Bank for Foreign Trade of Vietnam	VND	5,495,144	From July 2026 to June 2027	(i)
Vietnam International Joint Stock Commercial Bank	VND	4,685,427	From July 2026 to March 2027	(i)
Vietnam Technological and Commercial Joint Stock Bank	VND	3,441,807	From July 2026 to December 2026	(i)
Joint Stock Commercial Bank for Investment and Development of Vietnam	VND	3,272,284	From August 2026 to March 2027	(i)
Vietnam Joint Stock Commercial Bank for Industry and Trade	VND	3,020,000	May 2027	(i)
Ho Chi Minh City Development Joint Stock Commercial Bank	VND	2,886,340	From July 2026 to June 2027	(i)
Bac A Commercial Joint Stock Bank	VND	2,279,221	From January 2027 to April 2027	(i)
Saigon – Hanoi Commercial Joint Stock Bank	VND	2,068,107	From July 2026 to November 2026	(i)
Military Commercial Joint Stock Bank	VND	1,795,156	From July 2026 to December 2026	(i)
Prosperity and Development Joint Stock Commercial Bank	VND	1,419,301	From July 2026 to March 2027	(i)
Mizuho Bank, Ltd.	USD	1,314,775	November 2026	None
Tien Phong Commercial Joint Stock Bank	VND	99,543	From November 2026 to December 2026	None
TOTAL		48,897,873		
Loans	Currency	Interest		
Non-secured loans	USD	Interest rate during the year ranges from 5.83% to 11.5% per annum		
Secured loans	VND	Interest rate during the year ranges from 7.5% to 15% per annum		

(i) As at 30 June 2026, these short-term loans are secured by certain listed shares; rights to properties of project and other benefits related to these assets.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued) Quarter II 2026

24. LOANS (continued)

24.1 Loans from banks (continued)

Detail of long-term loans from banks is presented as below:

Lender	Ending balance		Maturity date	Collateral
	Currency	Million VND		
Lenders of the syndicated loan No. 3	VND	21,400,000	From August 2027 to July 2030	(i)
Lenders of the syndicated loan No. 4	VND	19,500,000	From October 2027 to September 2030	(i)
Joint Stock Commercial Bank for Foreign Trade of Vietnam	VND	12,498,004	From July 2027 to July 2032	(i)
<i>In which: Current portion of long-term loans</i>	VND	2,895,428	From July 2026 to April 2027	
Military Commercial Joint Stock Bank	VND	1,462,500	From August 2027 to November 2030	(i)
<i>In which: Current portion of long-term loans</i>	VND	492,500	From August 2026 to May 2027	
Ho Chi Minh City Development Joint Stock Commercial Bank	VND	2,740,081	From March 2028 to December 2035	(i)
<i>In which: Current portion of long-term loans</i>	VND	104,573	From July 2026 to June 2027	
Tien Phong Commercial Joint Stock Bank	VND	3,341,394	December 2027	(i)
Vietnam Prosperity Joint Stock Commercial Bank	VND	353,929	From September 2027 to March 2028	(i)
<i>In which: Current portion of long-term loans</i>	VND	313,863	From March 2027 to June 2027	
Vietnam Joint Stock Commercial Bank for Industry and Trade	VND	67,447	December 2032	(i)

TOTAL

65,169,719

In which:

Long-term loans

Current portion of long-term loans

Details of interests on loans from banks as at 30 June 2026 are as follow:

Loans

Currency
VND

Secured loans

Interest

Interest rate during the year ranges from
6.1% to 14% per annum

(i) As at 30 June 2026, these long-term loans are secured by certain listed shares; rights to properties of project; tangible fixed assets, inventories and other benefits related to these assets.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

24. LOANS (continued)

24.2 Loans from counterparties

Mainly includes:

- Short-term borrowings from counterparties amounting to VND 2,408 billion, bearing interest rates ranging from 8% to 12% per annum and maturing in September 2026, January 2027 and March 2027
- Long-term borrowings from counterparties amounting to VND 1,000 billion, bearing an interest rate of 9.5% per annum and maturing in December 2027

24.3 Corporate bonds

	Currency: million VND	
	30 June 2026	31 December 2025
Long-term corporate bonds	97,933,442	55,097,908
<i>In which: Current portion of long-term bonds</i>	(7,960,932)	(12,440,964)
TOTAL	89,972,510	42,656,944

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

24. LOANS (continued)

24.3 Corporate bonds (continued)

		Currency: million VND	
Underwriter	30 June 2026	Maturity date	Interest
VPBank Securities Joint Stock Company	14,149,001	June 2028	Floating interest rate
Techcom Securities Joint Stock Company	7,911,148	February 2029	Fixed interest at 11% per annum
Techcom Securities Joint Stock Company	6,924,615	November 2028	Fixed interest at 12% per annum
Techcom Securities Joint Stock Company	6,451,125	December 2027	Fixed interest at 12% per annum
Techcom Securities Joint Stock Company	5,917,572	October 2028	Floating interest rate
Techcom Securities Joint Stock Company	4,443,663	December 2028	Fixed interest at 12% per annum
Techcom Securities Joint Stock Company	3,969,875	December 2027	Fixed interest at 12% per annum
HD Securities Corporation	3,854,516	October 2027	Fixed interest at 12.5% per annum
HD Securities Corporation	3,845,711	November 2027	Fixed interest at 12.5% per annum
Techcom Securities Joint Stock Company	2,988,768	March 2027	Fixed interest at 12% per annum
Techcom Securities Joint Stock Company	2,955,074	May 2029	Floating interest rate
LPBank Securities Joint Stock Company	2,374,817	June 2029	Floating interest rate
Techcom Securities Joint Stock Company	2,087,144	November 2026	Floating interest rate
Techcom Securities Joint Stock Company	1,983,643	November 2027	Fixed interest at 12% per annum
Techcom Securities Joint Stock Company	1,983,129	October 2027	Fixed interest at 12% per annum
HD Securities Corporation	1,971,556	May 2029	Fixed interest at 12.5% per annum
HD Securities Corporation	1,971,306	May 2029	Fixed interest at 12.5% per annum
Techcom Securities Joint Stock Company	1,971,033	May 2029	Floating interest rate
Techcom Securities Joint Stock Company	1,970,888	May 2029	Floating interest rate
HD Securities Corporation	1,970,833	May 2028	Fixed interest at 12.5% per annum
HD Securities Corporation	1,970,833	June 2029	Fixed interest at 12.5% per annum
HD Securities Corporation	1,970,157	June 2029	Floating interest rate
HD Securities Corporation	1,970,042	August 2029	Floating interest rate

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

24. LOANS (continued)

24.3 Corporate bonds (continued)

<i>Underwriter</i>	<i>30 June 2026</i>	<i>Maturity date</i>	<i>Interest</i>	<i>Collateral</i>	<i>Currency: million VND</i>
HD Securities Corporation	1,918,091	December 2027	Fixed interest at 12.5% per annum	(i)	
Techcom Securities Joint Stock Company	1,888,804	August 2026	Fixed interest at 12.5% per annum	(iii)	
BIDV Securities Joint Stock Company	1,109,000	August 2029	Fixed interest at 12.5% per annum	(i)	
Techcom Securities Joint Stock Company	996,216	March 2027	Fixed interest at 12% per annum	None	
Techcom Securities Joint Stock Company	985,108	May 2029	Floating interest rate	(i)	
Techcom Securities Joint Stock Company	985,008	May 2029	Floating interest rate	(i)	
Techcom Securities Joint Stock Company	985,004	June 2029	Floating interest rate	(iii)	
Techcom Securities Joint Stock Company	984,996	August 2029	Floating interest rate	(iii)	
LPBank Securities Joint Stock Company	474,766	June 2029	Floating interest rate	(i)	
TOTAL	97,933,442				
<i>In which:</i>					
<i>Long-term bonds</i>	89,972,510				
<i>Current portion of long-term bonds</i>	7,960,932				

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

24. LOANS (continued)

24.3 Corporate bonds (continued)

- (i) As at June 30, 2026, this bond is secured by certain listed shares and trading accounts owned by Vingroup Joint Stock Company.
- (ii) As at June 30, 2026, this bond is secured by land use rights and assets attached to land of a resort real estate project.
- (iii) As at June 30, 2026, this bond is secured by an asset owned by a company within the same Group, a revenue account maintained at a domestic commercial bank, and receivables generated from such asset.

25 PROVISIONS

25.1 Short-term provisions

The short-term provisions balance at 30 June 2026 includes the provision related to a deposit for payments under commercial purchase contracts.

25.2 Long-term provisions

The long-term provisions balance as at 30 June 2026 mainly includes provisions for warranty costs for inventory properties at the Company and its subsidiaries' projects in accordance with the warranty clause in sales and purchase agreements.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued) Quarter II 2026

26. OWNERS' EQUITY

25.1 Increase and decrease in owners' equity

	Issued share capital	Share premium	Other funds belonging to owners' equity	Undistributed earnings	Non-controlling interests	Total
For the six-month period ended 30 June 2025						
As at 1 January 2025	41,074,120	(6,755,610)	1,111,316	167,205,815	18,108,334	220,743,975
- Net profit for the period	-	-	-	10,196,992	680,440	10,877,432
- Profit and dividends attributable to non-controlling interests	-	-	-	-	(1,093,782)	(1,093,782)
- Disposal of a subsidiary	-	-	-	-	(30,829)	(30,829)
- Change equity interest in existing subsidiaries without loss of control	-	-	-	262,679	(262,679)	-
- Other increases	-	-	-	9,003	-	9,003
- Appropriation to other reserves	-	-	5,000	(5,000)	-	-
As at 30 June 2025	41,074,120	(6,755,610)	1,116,316	177,669,489	17,401,484	230,505,799
For the six-month period ended 30 June 2026						
As at 1 January 2026	41,074,120	(6,755,610)	1,116,316	202,644,241	11,137,640	249,216,707
- Net profit for the period	-	-	-	48,135,096	3,956,855	52,091,951
- Change equity interest in existing subsidiaries without loss of control	-	-	-	(1,812,852)	(759,386)	(2,572,238)
- Cash dividends declared	-	-	-	(24,644,472)	(86,790)	(24,731,262)
As at 30 June 2026	41,074,120	(6,755,610)	1,116,316	224,322,013	14,248,319	274,005,158

According to resolution no. 01/2026/NQ-DHDCD-VHM dated 21 April 2026, the Company's General Meeting approved dividend distribution derived from accumulated after-tax profit as at 31 December 2025, specifically as follows:

- Cash dividend: 60% of charter capital, equivalent to 24,644.472 billion dong.
- Share dividend distribution: ratio 100% (a shareholder owning 1 share shall receive 1 new share).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

26. OWNER'S EQUITY (continued)

26.2 Capital transactions with owners

	Currency: million VND	
	Quarter II 2026	Quarter II 2025
Contributed share capital from owners		
Beginning balance	41,074,120	41,074,120
Ending balance	41,074,120	41,074,120

26.3 Ordinary shares and preference shares

	30 June 2026	Unit: Shares 31 December 2025
Authorised shares	4,107,412,004	4,107,412,004
Issued shares	4,107,412,004	4,107,412,004
<i>Ordinary shares</i>	4,107,412,004	4,107,412,004
<i>Preference shares</i>	-	-
Shares in circulation	4,107,412,004	4,107,412,004
<i>Ordinary shares</i>	4,107,412,004	4,107,412,004
<i>Preference shares</i>	-	-

The par value of outstanding shares: VND 10,000 per share (as at 31 December 2025: VND 10,000 per share).

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Quarter II 2026

27. REVENUES

27.1 Revenue from sale of goods and rendering of services

	Quarter II 2026	Currency: million VND Quarter II 2025 (Restated)
Gross revenue	52,721,631	18,315,505
<i>In which:</i>		
Revenue from sales of inventory properties	39,548,019	9,903,708
Revenue from rendering general contractor, construction consultancy and supervision services	8,704,284	4,082,112
Revenue from rendering real estate management and related services	1,854,828	824,918
Others	2,614,500	3,504,767
Deductions	-	-
Net revenue	52,721,631	18,315,505

27.2 Finance income

	Quarter II 2026	Currency: million VND Quarter II 2025
Income from business and investment co-operation Contracts	2,843,286	1,164,730
Interest income from deposits and lendings	1,712,395	2,602,945
Others	257,417	5,502,990
TOTAL	4,813,098	9,270,665

27.3 Income/(loss) from disposal of investment properties

	Quarter II 2026	Currency: million VND Quarter II 2025
Revenue from disposal of investment properties	2,189,230	659,456
Income/(loss) from disposal of investment properties	1,860,572	295,633

28. COST OF GOODS SOLD AND SERVICES RENDERED

	Quarter II 2026	Currency: million VND Quarter II 2025 (Restated)
Cost of inventory properties sold	7,968,411	6,690,671
Cost of rendering general contractor, construction consultancy and supervision services	7,120,507	3,697,334
Cost of rendering real estate management and other related services	911,007	682,706
Others	1,989,335	3,422,898
TOTAL	17,989,260	14,493,609

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

29. FINANCE EXPENSES

	Quarter II 2026	Currency: million VND Quarter II 2025
Loans interest and bond issuance costs	3,967,381	2,453,498
Other finance expenses	1,325,643	989,064
TOTAL	5,293,024	3,442,562

30. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	Quarter II 2026	Currency: million VND Quarter II 2025
Selling expenses		
Consultancy, guarantee, commission fees and advertising, marketing expenses	473,196	160,029
Others	8,995	58,206
	482,191	218,235
General and administrative expenses		
Labour costs	289,323	81,596
Depreciation and amortisation (including amortisation of goodwill)	48,632	47,207
Others	231,623	818,922
	569,578	947,725
TOTAL	1,051,769	1,165,960

31. CORPORATE INCOME TAX

The current corporate income tax ("CIT") rate applicable to the Company and its subsidiaries is 20% of taxable profits (previous period: 20%).

The tax returns filed by the Company and its subsidiaries are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the consolidated financial statements could be changed at a later date upon final determination by the tax authorities.

	Quarter II 2026	Currency: million VND Quarter II 2025
Current tax expense	6,237,235	516,061
Deferred tax expense	136,807	291,549
TOTAL	6,374,042	807,610

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026**32. TRANSACTIONS WITH RELATED PARTIES****32.1 Amount due to and due from related parties**

Amounts due to and due from related parties as at 30 June 2026 and 31 December 2025 were as follows:

Related parties	Relationship	Transactions	Currency: million VND	
			Ending balance	Beginning balance
Short-term investments (Note 5)				
Vingroup JSC	Parent company	Capital contribution for Business and Investment Co-operation and project development purpose	75,000	75,000
			75,000	75,000
Short-term trade receivables (Note 6)				
Vefac	Affiliate	Receivables from rendering general contractor, construction consultancy and supervision services and construction services	2,086,216	2,356,998
Vingroup JSC	Parent company	Receivables from rendering general contractor, construction consultancy and supervision services and construction services	2,069,322	1,221,235
Vinfast Trading and Production JSC	Subsidiary of Vingroup JSC	Receivables from leasing activities and rendering related services	77,827	50,930
Vinschool JSC	Affiliate	Receivables from sales of inventory properties, Business Co-operation Contract	180,589	226,761
Other affiliates		Other receivables	126,670	477,661
			4,540,624	4,333,585
Short-term advances to supplier (Note 7)				
Vinfast commercial and services trading limited liability company	Affiliate	Advances for purchasing goods and rendering services	38,801	67,631
Other affiliates		Other advances	44,092	24,746
			82,893	92,377

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

32. TRANSACTIONS WITH RELATED PARTIES (continued)

32.1 Amount due to and due from related parties (continued)

Amounts due to and due from related parties as at 30 June 2026 and 31 December 2025 were as follows:

			Currency: million VND	
Related parties	Relationship	Transactions	Ending balance	Beginning balance
Other short-term receivables (Note 9)				
Vefac	Affiliate	Receivables on behalf	1,843,631	939,163
VinFast JSC	Affiliate	Receivables from finance lease contract	770,163	726,869
Other affiliates		Other receivables	268,574	284,321
			2,882,368	1,950,353
Other long-term receivables (Note 9)				
Vingroup JSC	Parent company	Deposit for business and investment co-operation contract	16,351,225	13,696,232
		Shared profit receivables from Business Co-operation contract	1,043,625	3,998,777
VinFast JSC	Affiliate	Receivables from finance lease contract	22,868,822	20,645,885
VinEG JSC	Affiliate	Receivables from finance lease contract	1,394,489	1,376,907
Other affiliates		Other receivables	213,414	182,813
			41,871,575	39,900,614
Other current assets (Note 12)				
Vietnam Investment Group JSC	Under common owner	Deposit for investment purpose	25,200,000	-
Vinpearl JSC	Affiliate	Deposit for investment purpose	213,821	1,058,612
			25,413,821	1,058,612

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

32. TRANSACTIONS WITH RELATED PARTIES (continued)

32.1 Amounts due to and due from related parties (continued)

Amounts due to and due from related parties as at 30 June 2026 and 31 December 2025 were as follows: (continued)

follows. (continued)

Related parties	Relationship	Transactions	Ending balance	Currency: million VND
				Beginning balance
Other non-current assets (Note 12)				
Vingroup JSC	Parent company	Deposit for investment purpose	60,731,000	28,202,000
Vietnam Investment Group JSC	Under common owner	Deposit for investment purpose	-	25,200,000
			60,731,000	53,402,000
Short-term trade payables (Note 19.1)				
Vingroup JSC	Parent company	Payables for goods purchased	419,374	468,856
Vinpearl JSC	Affiliate	Payables for goods purchased	699,893	24,036
Vincom Security Service Company Limited	Affiliate	Payables for goods purchased	250,968	129,818
Other affiliates		Payables for goods purchased	166,172	52,607
			1,536,407	675,317
Short-term advance from customers (Note 19.2)				
Vinpearl JSC	Affiliate	Advances from customers for construction services	22,950,410	12,500,000
Vingroup JSC	Parent company	Advances from customers for construction services	16,507,347	4,319,261
Vietnam Exhibition Fair Center JSC	Affiliate	Advances from customers for construction services	524,847	619,218
VinEG Green Energy Solutions JSC	Affiliate	Advances from customers for construction services	-	379,853
			39,982,604	17,818,332

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026**32. TRANSACTIONS WITH RELATED PARTIES** (continued)**32.1 Amounts due to and due from related parties** (continued)

Amounts due to and due from related parties as at 30 June 2026 and 31 December 2025 were as follows: (continued)

Related parties	Relationship	Transactions	Ending balance	Currency: million VND Beginning balance
Long-term advance from customers (Note 19.2)				
Vingroup JSC	Parent company	Advances from customers for construction services	-	4,000,000
Vietnam Exhibition Fair Center JSC	Affiliate	Advances from customers for construction services	1,812,171	1,536,150
			1,812,171	5,536,150
Other short-term payables (Note 23)				
Vingroup JSC	Parent company	Payables from Business Co-operation contract	18,807,883	22,307,883
		Payables on behalf	39,170,667	6,791,841
V-Green Global Charging Station Development JSC	Affiliate	Payables from Business Co-operation contract	5,410,000	-
Vinschool JSC	Affiliate	Other payables	767,670	736,376
Other affiliates		Other payables	2,320,500	1,705,505
			66,476,720	31,541,605
Other long-term payables (Note 23)				
Vinmec International General Hospital JSC	Affiliate	Payables from Business Co-operation contract	18,325,000	-
V-Green Global Charging Station Development JSC	Affiliate	Payables from Business Co-operation contract	2,275,000	-
Vinschool JSC	Affiliate	Deposit received for transfer of assets	4,036,896	4,382,505
Vincom Retail JSC	Associate of the Group	Deposit received for transfer of assets	7,760,235	7,033,337
Vincom Retail LLC	Associate of the Group	Deposit received for transfer of assets	3,608,870	3,608,870
			36,006,001	15,024,712

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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32. TRANSACTIONS WITH RELATED PARTIES (continued)

32.2 Details of lending to related parties (Note 5)

Details of long-term loans receivables from related parties as at 30 June 2026:

Related parties	Relationship	Loan balance	Interest rate (%)	Maturity date
VinAcademy Education and Training LLC	Affiliate	3,296,646	12%	From August to December 2027
Vincom Security Service Company Limited	Affiliate	2,188,000	12%	August 2027
Vinsmart Future JSC	Affiliate	2,299,584	12%	August 2027
Vinbus Ecology Transport Services LLC	Affiliate	1,317,220	12%	August 2027
Vinrobotics JSC	Affiliate	530,000	12%	August 2027
		9,631,449		

32.3 Details of long-term investments for co-operation development in related parties (Note 17)

Details of long-term investments for co-operation development in related parties as at 30 June 2026 and 31 December 2025:

Related parties	Relationship	Transactions	Ending balance	Currency: million VND Beginning balance (Restated)
Vingroup JSC	Parent company	Investments for business co-operation	21,994,082	21,994,082
Vinpearl JSC	Affiliate	Investments for business co-operation	10,653,000	-
VinAcademy Education and Training LLC	Affiliate	Investments for business co-operation	2,790,000	2,790,000
Vincom Retail LLC	Associate of the Group	Investments for business co-operation	3,845,941	4,667,184
Vincom Retail JSC	Associate of the Group	Investments for business co-operation	1,242,939	1,402,945
			40,525,962	30,854,211

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Quarter II 2026

33. EARNINGS PER SHARE

The following reflects the income and share data used in the basic and diluted earnings per share

	Currency: million VND	
	For the six-month period ended 30 June 2026	For the six-month period ended 30 June 2025 (Restated)
Net profit after tax attributable to ordinary shareholders	48,135,096	10,196,991
Adjust for the effect of dilution	-	-
Net profit attributable to ordinary shareholders adjusted for the effect of dilution	48,135,096	10,196,991
Weighted average number of ordinary shares (excluding treasury shares) for basic earnings per	8,214,824,008	8,214,824,008
Adjust for the effect of dilution	-	-
Weighted average number of ordinary shares (excluding treasury shares) for basic earnings per share	8,214,824,008	8,214,824,008

	Currency: VND	
	For the six-month period ended 30 June 2026	For the six-month period ended 30 June 2025 (Restated)
Basic earnings per share	5,860	1,241

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
Quarter II 2026

34. RESTATEMENT OF CORRESPONDING FIGURES

The company and its subsidiaries have made adjustments corresponding to figures on the Consolidated financial statement for the year ended 31 December 2025 due to Change in Circular 99 effective on 1 January 2026 as followed:

Statement of Financial position as at 31 December 2025:

Assets	31 December 2025	Restated	31 December 2025 (Restated)
A. CURRENT ASSETS	496,890,087	(6,665,622)	490,224,465
<i>I. Cash and cash equivalents</i>	<i>49,961,891</i>	<i>(875,293)</i>	<i>49,086,598</i>
1. Cash	18,741,905	-	18,741,905
2. Cash equivalents	31,219,986	(875,293)	30,344,693
<i>II. Short-term investments</i>	<i>2,259,178</i>	<i>5,555,037</i>	<i>7,814,215</i>
1. Short-term held-to-maturity investments	2,259,178	5,480,037	7,739,215
2. Short-term other investments	-	75,000	75,000
<i>III. Current accounts receivables</i>	<i>219,949,950</i>	<i>(12,220,659)</i>	<i>207,729,291</i>
1. Trade receivables	23,488,063	(145,270)	23,342,793
2. Loan receivables	4,404,937	(4,404,937)	-
3. Other short-term receivables	124,910,100	(7,670,452)	117,239,648
<i>V. Other current assets</i>	<i>93,304,499</i>	<i>875,293</i>	<i>94,179,792</i>
1. Other current assets	88,872,716	875,293	89,748,009
B. NON-CURRENT ASSETS	290,967,180	6,473,083	297,440,263
<i>I. Long-term receivables</i>	<i>71,613,853</i>	<i>(30,801,555)</i>	<i>40,812,298</i>
1. Long-term loan receivables	6,001,345	(6,001,345)	-
2. Other long-term receivables	65,612,508	(24,800,210)	40,812,298
<i>II. Fixed assets</i>	<i>22,356,422</i>	<i>301,842</i>	<i>22,658,264</i>
1. Tangible fixed assets	21,268,642	301,842	21,570,484
- Cost	24,605,666	399,546	25,005,212
- Accumulated depreciation	(3,337,024)	(97,704)	(3,434,728)
<i>V. Long-term investments</i>	<i>12,417,414</i>	<i>36,871,683</i>	<i>49,289,097</i>
1. Investments in other entities	12,222,096	30,854,211	43,076,307
2. Long-term Held-to-maturity investments	2,499	6,017,472	6,019,971
<i>VI. Other long-term assets</i>	<i>72,737,659</i>	<i>101,114</i>	<i>72,838,773</i>
1. Long-term prepaid expenses	4,100,653	101,114	4,201,767
C. LIABILITIES	538,640,560	(192,539)	538,448,021
<i>I. Current liabilities</i>	<i>343,090,159</i>	<i>(192,539)</i>	<i>342,897,620</i>
1. Dividends payable	-	6,222	6,222
2. Short-term other payables	116,577,331	(198,761)	116,378,570
<i>II. Non-current liabilities</i>	<i>195,550,401</i>	<i>-</i>	<i>195,550,401</i>
1. Long term accrued expenses	66,245	(65,090)	1,155
2. Other long-term liabilities	81,470,054	65,090	81,535,144

35. EVENTS AFTER THE BALANCE SHEET DATE

Subsequent to the reporting date, in July 2026, the Company distributed cash dividends to existing shareholders at a rate equivalent to 60% of its charter capital. In addition, the Board of Directors of the Company approved a share dividend distribution for the financial year 2025 to existing shareholders. The dividend will be paid in shares on a 1-for-1 basis, with the record date set as 7 August 2026.

Except for the events subsequent to the interim balance sheet date as disclosed in other notes to the interim consolidated financial statements, there is no other matter or circumstance that arisen since the interim balance sheet date that requires adjustment or disclosure in the interim consolidated financial statements of the Company and its subsidiaries.



Bui Huy Phuc
Preparer



Do Duc Hieu
Chief Accountant



Approved 30 July 2026

Nguyen Thu Hang
Chief Executive Officer