CÔNG TY CỔ PHẦN MHC ***MHC JOINT STOCK COMPANY*** ******** **Số/*No.*: 87/2026/MHC** V/v: *"Báo cáo tài chính Hợp nhất Quý 2 - 2026 và Văn bản giải trình"* *Re: "Consolidated Financial Statements of Q2-2026 and Explanation letter"*	**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM** ***THE SOCIALIST REPUBLIC OF VIETNAM*** **Độc Lập - Tự Do - Hạnh Phúc** ***Independence - Freedom - Happiness*** *Hà Nội, ngày 30 tháng 07 năm 2026* *Hanoi, July 30th, 2026*

CÔNG BỐ THÔNG TIN TRÊN CỔNG THÔNG TIN ĐIỆN TỬ CỦA ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC VÀ SGDCK TPHCM

DISCLOSURE OF INFORMATION ON THE ELECTRONIC PORTAL OF THE STATE SECURITIES COMMISSION AND HO CHI MINH STOCK EXCHANGE

(có thể sử dụng để công bố thông tin đồng thời đến UBCKNN và SGDCK)
(This document can be used for simultaneous disclosure to the SSC and HOSE.)

Kính gửi: **- Ủy ban Chứng khoán Nhà nước**
- Sở Giao dịch Chứng khoán TP HCM

To: ***- State Securities Commission***
- Ho Chi Minh Stock Exchange

Công ty: Công ty Cổ phần MHC

Company: MHC Joint Stock Company

Mã chứng khoán: MHC

Stock code: MHC

Địa chỉ trụ sở chính: Tầng 18, số 52, Phố Lê Đại Hành, Phường Hai Bà Trưng, Thành phố Hà Nội, Việt Nam.

Head office address: 18th Floor, No. 52, Le Dai Hanh Street, Hai Ba Trung Ward, Ha Noi City, Viet Nam.

Điện thoại/*Tel. No.:* 0243.5770810

Fax: 0243.5770814

Người thực hiện công bố thông tin: Nguyễn Huy Quảng

Person disclosing information: Nguyen Huy Quang

Địa chỉ: Tầng 18, số 52, Phố Lê Đại Hành, phường Hai Bà Trưng, TP. Hà Nội.

Address: 18th Floor, No. 52, Le Dai Hanh Street, Hai Ba Trung Ward, Hanoi City.

Điện thoại (di động, cơ quan, nhà riêng) / *Phone (mobile, office, home):* 024 35770810

Loại thông tin công bố: ☐ 24 giờ ☐ 72 giờ ☐ bất thường ☐ theo yêu cầu ☒định kỳ:

Type of disclosure: ☐ *24 hours* ☐ *72 hours* ☐ *Unusual* ☐ *Upon request* ☒ *Periodic*

Nội dung thông tin công bố: Báo cáo tài chính Hợp nhất Quý 2 năm 2026 và Công văn giải trình.

Disclosed Information: Financial Statements for Quarter 2 of 2026 – Consolidated and Explanation Letter.

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 30/07/2026 tại đường dẫn: www.mhc.vn.

This information was disclosed on the company's website on July 30, 2026, at: www.mhc.vn.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

We hereby commit that the disclosed information is accurate and take full legal responsibility for the contents disclosed.

Tài liệu đính kèm/ *Attachments*:

- BCTC Quý 2-2026 – Hợp nhất;
Financial Statements for Q2-2026 – Consolidated;
- Công văn giải trình số 85/2026/MHC.
Explanation Letter No.85/2026/MHC.

Người đại diện theo pháp luật/
Người được ủy quyền công bố thông tin
Legal Representative / Authorized Person for Information Disclosure
(Ký tên, ghi rõ họ tên, chức vụ, đóng dấu)
(Signature, full name, title, seal)

M.S.D.N: 0100793715 - C.T.C.P
CÔNG TY CỔ PHẦN MHC
Q. HAI BÀ TRƯNG - T.P HÀ NỘI

KẾ TOÁN TRƯỞNG
Nguyễn Huy Quảng

CÔNG TY CỔ PHẦN MHC

Digitally signed by CÔNG TY CỔ PHẦN MHC
DN: C=VN, S=HÀ NỘI, L=Quận Hai Bà Trưng, CN=CÔNG TY CỔ PHẦN MHC, OID.0.9.2342.19200300.100.1.1=MST:0100793715
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CÔNG TY CỔ PHẦN MHC *MHC JOINT STOCK COMPANY* ********	**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM** ***THE SOCIALIST REPUBLIC OF VIETNAM*** **Độc Lập - Tự Do - Hạnh Phúc** ***Independence – Freedom - Happiness***
Số/No.: 85/2026/MHC *V/v: "Giải trình BCTC Quý 2/2026 – Hợp nhất"* *Re: "Explanation of Q2/2026 Consolidated Financial Statements"*	*Hà Nội, ngày 30 tháng 07 năm 2026* *Hanoi, July 30th, 2026*

Kính gửi : **- ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC**
- SỞ GIAO DỊCH CHỨNG KHOÁN TP HỒ CHÍ MINH

To: ***- THE STATE SECURITIES COMMISSION***
- HO CHI MINH STOCK EXCHANGE

Công ty Cổ phần MHC (Mã chứng khoán MHC) giao dịch trên Sở GDCK TP.HCM, xin được giải trình kết quả kinh doanh trên BCTC hợp nhất Quý 2/2026 như sau:

MHC Joint Stock Company (Stock code: MHC), listed on the Ho Chi Minh City Stock Exchange, would like to provide an explanation regarding the business results presented in the Q2/2026 Consolidated Financial Statements as follows:

Kết quả kinh doanh Hợp nhất Quý 2/2026:

Q2/2026 Consolidated Business Results:

- Doanh thu bán hàng và cung cấp dịch vụ Quý 2/2026: *Revenue from sales of goods and provision of services in Q2/2026:*	71.146.245 VND
Doanh thu bán hàng và cung cấp dịch vụ Quý 2/2025: *Revenue from sales of goods and provision of services in Q2/2025:*	40.927.266.774 VND
- Lợi nhuận sau thuế Quý 2/2026: *Profit after tax in Q2/2026:*	- 28.116.101.629 VND
- Lợi nhuận sau thuế Quý 2/2025: *Profit after tax in Q2/2025:*	37.453.059.678 VND

Giải trình kết quả kinh doanh Hợp nhất Quý 2/2026 của Công ty:

Explanation of the Company's Consolidated Business Results for Q2/2026:

Lợi nhuận hợp nhất sau thuế Quý 2/2026 ghi nhận lỗ 28,12 tỷ đồng và giảm 65,2 tỷ đồng so với Quý 2/2025. Nguyên nhân chủ yếu của việc thay đổi trên là do doanh thu tài chính Quý 2/2026 giảm 57,52 tỷ đồng tương đương giảm 95% so với cùng kỳ năm trước. Sự biến động này đến từ việc công ty mẹ thực hiện thoái vốn từ đơn vị thành viên.

Consolidated loss after tax for the second quarter of 2026 amounted to VND 28.12 billion, representing a decrease of approximately VND 65.2 billion compared to the second quarter of 2025. The decrease was primarily attributable to a decline in financial income, which declined by VND 57.52 billion, or 95%, compared with the same period last year. This was mainly due to the Parent Company's disposal of its investment in subsidiary during the reporting period.

Trân trọng cảm ơn / Sincerely.

CÔNG TY CỔ PHẦN MHC
MHC JOINT STOCK COMPANY

CÔNG TY CỔ PHẦN MHC

KẾ TOÁN TRƯỞNG
Nguyễn Huy Quảng

Nơi nhận/Recipients:

- *Như trên/as above;*
- *Ban KS/ BoS;*
- *Lưu VT/Archived.*

MHC JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS

QUARTER II – 2026

Ha Noi, date 30 July 2026

MHC JOINT STOCK COMPANY
Address: 18th Floor, No. 52, Le Dai Hanh Street,
Hai Ba Trung Ward, Hanoi City

Form No. B 01a - DN
(Issued under Circular No. 99/TT-BTC
27 October 2025 of the Ministry of Finance)

STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2026 (CONSOLIDATED)

Currency: VND

ASSETS	CODE	NOTES	ENDING BALANCE	BEGINNING BALANCE
1	2	3	4	5
A- CURRENT ASSETS	**100**		**453,800,205,140**	**275,745,805,758**
I. CASH AND CASH EQUIVALENTS	**110**		**69,804,239,284**	**26,113,201,144**
1. Cash	111		69,804,239,284	26,113,201,144
2. Cash equivalents	112		0	0
II. SHORT-TERM INVESTMENTS	**120**		**331,112,777,866**	**135,581,978,390**
1. Held-for-trading securities	121		238,467,833,237	44,224,388,530
2. Provision for held-for-trading securities	122		(4,899,615,847)	(424,600,752)
3. Short-term held-to-maturity investments	123		97,544,560,476	91,782,190,612
4. Provision for short-term held-to-maturity investments	124		0	0
5. Other short-term investments	125		0	0
III. CURRENT ACCOUNT RECEIVABLES	**130**		**48,606,668,478**	**111,723,561,964**
1. Short-term trade receivables	131		10,658,878,548	5,625,195,327
2. Short-term advances to suppliers	132		2,668,151,432	298,384,139
3. Other short-term receivables	135		35,517,008,498	106,037,352,498
4. Provision for doubtful short-term receivables	136		(237,370,000)	(237,370,000)
IV. INVENTORIES	**140**		**834,958,930**	**0**
1. Inventories	141		834,958,930	0
V. OTHER CURRENT ASSETS	**160**		**3,441,560,582**	**2,327,064,260**
1. Short-term prepaid expenses	161		238,579,065	1,523,205
2. Value-added tax deductible	162		1,349,257,539	1,042,879,678
3. Tax and other receivables from the State	163		1,853,723,978	1,282,661,377
B - NON-CURRENT ASSETS	**200**		**240,412,576,372**	**471,022,894,769**
I. LONG-TERM RECEIVABLES	**210**		**50,951,042,007**	**50,951,042,007**
1. Long-term advance to suppliers	212		17,219,457,849	17,219,457,849
2. Other long-term receivables	215		33,731,584,158	33,731,584,158
II. FIXED ASSETS	**220**		**3,346,944,080**	**2,970,152,806**
1. Tangible fixed assets	221		3,346,944,080	2,970,152,806
- Cost	222		5,209,215,881	4,522,979,517
- Accumulated depreciation	223		(1,862,271,801)	(1,552,826,711)
2. Intangible fixed assets	227		0	0
- Cost	228		0	0
- Accumulated depreciation	229		0	0
III. INVESTMENT PROPERTIES	**240**		**120,194,188,992**	**137,492,751,013**
- Cost	241		120,293,326,653	137,492,751,013
- Accumulated depreciation	242		(99,137,661)	0
IV. LONG-TERM ASSETS IN PROGRESS	**250**		**360,000,000**	**360,000,000**
1. Construction in progress	252		360,000,000	360,000,000
V. LONG-TERM INVESTMENTS	**260**		**65,000,000,000**	**279,248,948,943**
1. Investment in subsidiaries	261			
2. Investments in jointly controlled entities and associates	262		0	269,248,948,943
3. Investment in other entities	263		65,000,000,000	10,000,000,000
4. Provision for diminution in value of long-term investments	264		0	0
5. Long-term held-to-maturity investments	265		0	
VI. OTHER LONG-TERM ASSETS	**270**		**560,401,293**	**0**
1. Long-term prepaid expenses	271		0	0
2. Other long-term assets	274		0	0
3. Goodwill	279		560,401,293	0
TOTAL ASSETS	**280**		**694,212,781,512**	**746,768,700,527**

RESOURCES	CODE	NOTES	ENDING BALANCE	BEGINNING BALANCE
1	2	3	4	5
A- LIABILITIES	**300**		**77,327,526,759**	**94,814,432,784**
I. CURRENT LIABILITIES	**310**		**74,363,295,999**	**92,670,663,056**
1. Short-term trade payables	311		4,076,805,032	4,140,200,786
2. Short-term advances from customers	312		0	0
3. Dividends and profit payable	313		1,102,828,650	1,102,828,650
4. Statutory obligations	314		318,598,652	52,523,295,472
5. Payables to employees	315		1,056,382,517	902,493,037
6. Short-term accrued expenses	316		176,378,200	171,378,202
7. Short-term unearned revenues	319		65,217,391	0
8. Other short-term payables	320		589,068,305	541,143,305
9. Short-term loans and finance lease liabilities	321		65,311,493,648	31,614,500,000
10. Bonus and welfare fund	323		1,666,523,604	1,674,823,604
II. NON-CURRENT LIABILITIES	**330**		**2,964,230,760**	**2,143,769,728**
1. Other long-term liabilities	338		100,000,000	0
2. Long-term loans and finance lease liabilities	339		0	0
3. Deferred tax liabilities	342		2,864,230,760	2,143,769,728
B- OWNER'S EQUITY	**400**		**616,885,254,753**	**651,954,267,743**
1. Share capital	411		434,763,180,000	434,763,180,000
- Ordinary shares with voting rights	*411a*		*434,763,180,000*	*434,763,180,000*
2. Share premium	412		28,614,580,000	28,614,580,000
3. Other owners' capital	414		0	0
3. Treasury shares	415		(1,200,000)	(1,200,000)
5. Asset revaluation reserve	416		0	0
6. Foreign exchange differences reserve	417		0	0
7. Investment and development fund	418		8,712,225,710	8,712,225,710
8. Other funds belonging to owners' equity	419		0	0
9. Undistributed earnings	420		136,096,839,438	172,856,249,661
- Undistributed earnings by the end of prior period	420a		*164,036,048,520*	*77,823,398,992*
- Undistributed earnings of current year	420b		*(27,939,209,082)*	*95,032,850,669*
10. Non-controlling interests	429		8,699,629,605	*7,009,232,372*
TOTAL LIABILITIES AND OWNERS' EQUITY	**440**		**694,212,781,512**	**746,768,700,527**

Hanoi, 30 July 2026

PREPARER	CHIEF ACCOUNTANT	CHAIRMAN
Le Thi Lan Huong	**Nguyen Huy Quang**	**Pham Ba Huy**

M.S.D.N: 0100793715 - C.T.C.P
CÔNG TY CỔ PHẦN MHC
Q. HAI BÀ TRƯNG - T.P HÀ NỘI

MHC JOINT STOCK COMPANY
Address: 18th Floor, No. 52, Le Dai Hanh Street,
Hai Ba Trung Ward, Hanoi City

Form No. B 02a - DN
(Issued under Circular No. 99/TT-BTC
27 October 2025 of the Ministry of Finance)

INCOME STATEMENT

(Full form)

FOR THE PERIOD FROM 01 APRIL 2026 TO 30 JUNE 2026 (CONSOLIDATED)

Currency: VND

ITEMS	Code	Notes	Quarter II		Accumulated from the beginning of the year to the end of the quarter	
			Current year	Previous year	Current year	Previous year
1	2	3	4	5	6	7
1. Revenue from sale of goods and rendering of services	01		**71,146,245**	**40,927,266,774**	**71,146,245**	**43,688,067,852**
2. Revenue deductions	02				0	
3. Net revenue from sale of goods and rendering of services	10		71,146,245	40,927,266,774	71,146,245	43,688,067,852
(10=01-02)						
4. Cost of goods sold and services rendered	11		99,137,661	43,730,008,555	99,137,661	46,542,600,447
5. Gross profit from from sale of goods and rendering of services	**20**		**(27,991,416)**	**(2,802,741,781)**	**(27,991,416)**	**(2,854,532,595)**
(20=10-11)						
6. Gain/(Loss) from disposal of investment property	21		0	0	0	0
7. Finance income	22		2,721,873,253	60,246,859,432	6,635,539,392	66,240,677,611
8. Finance expenses	23		25,919,593,707	10,194,309,617	26,534,412,971	27,546,489,894
- *In which: Interest expenses*	24		1,078,607,875	7,030,078,080	1,584,553,519	15,279,434,851
9. Selling expenses	25		50,211,031	0	50,211,031	0
10. General and administrative expenses	26		4,170,558,571	3,748,792,816	6,939,665,482	7,538,897,943
11. Share of profit or loss in joint ventures and associates	27		165,631,375	(599,905,266)	-	(599,905,266)
12. Operating profit	**30**		**(27,280,850,097)**	**42,901,109,952**	**(26,916,741,508)**	**27,700,851,913**
{30= 20+21+22+24-(23+25+26)}						
13. Other income	31		2	70,000,000	6	70,000,000
14. Other expenses	32		433,406,899	145,526	433,460,958	145,526
15. Other profit/(loss) (40=31-32)	40		(433,406,897)	69,854,474	(433,460,952)	69,854,474
16. Accounting profit before tax (50=30+40)	**50**		**(27,714,256,994)**	**42,970,964,426**	**(27,350,202,460)**	**27,770,706,387**
17. Current corporate income tax expense	51		(28,071,797)	5,852,217,924	157,775,643	5,852,217,924
18. Deferred tax income/(expense)	52		429,916,432	(334,313,176)	600,479,979	(203,948,812)
19. Net profit after corporate income tax	**60**		**(28,116,101,629)**	**37,453,059,678**	**(28,108,458,082)**	**22,122,437,275**
(60 = 50 – 51 - 52)						
19.1. Net profit after tax attributable to shareholders of the parent	61		**(27,954,870,395)**	**37,204,707,131**	**(27,939,209,082)**	**22,009,774,221**
19.2. Net profit/(loss) after tax attributable to non-controlling interests	62		**(161,231,234)**	**248,352,547**	**(169,249,000)**	**112,663,054**
20. Basic earnings/(loss) per share (*)	**70**					

Hanoi, 30 July 2026

PREPARER	CHIEF ACCOUNTANT	CHAIRMAN
Le Thi Lan Huong	Nguyen Huy Quang	Pham Ba Huy

M.S.D.N: 0100793715 - C.T.C.P
CÔNG TY CỔ PHẦN MHC
Q. HAI BÀ TRƯNG - T.P HÀ NỘI

MHC JOINT STOCK COMPANY
Address: 18th Floor, No. 52, Le Dai Hanh Street,
Hai Ba Trung Ward, Hanoi City

Form No. B 03a - DN
(Issued under Circular No. 99/TT-BTC
27 October 2025 of the Ministry of Finance)

CASH FLOW STATEMENT

(By indirect method)

FOR THE PERIOD FROM 01 JANUARY 2026 TO 30 JUNE 2026 (CONSOLIDATED)

Currency: VND

ITEMS	Code	Notes	Accumulated from the beginning of the year by the end of this quarter	
			Current year	Previous year
1	2	3	4	5
I. CASH FLOW FROM OPERATING ACTIVITIES				
1. Profit before tax	***01***		**(27,350,202,460)**	**27,770,706,387**
2. Adjustments for:				
-Depreciation of tangibles fixed assets and investment properties and amortisation of intangible fixed assets	02		418,081,078	1,382,422,028
-Provisions/(reversal of provisions)	03		4,475,015,095	11,560,003,940
-Foreign exchange (gains)/losses arising from revaluation of monetary accounts denominated in foreign currencies	04		(20,335,190)	133,492,731
-(Profits)/losses from investing activities	05		16,632,909,032	(9,707,818,956)
-Interest expenses	06		1,584,553,519	15,279,434,851
3. Operating profit/(loss) before changes in working capital	***08***		**(4,259,978,926)**	**46,418,240,981**
(Increase)/decrease in receivables	09		123,821,740,485	67,404,867,876
(Increase)/decrease in inventories	10		(834,958,930)	(397,568,375)
Increase/(decrease) in payables (other than interest, corporate income tax)	11		(35,827,312,198)	(3,670,295,059)
(Increase)/decrease in prepaid expenses	12		(237,055,860)	154,562,779
(Increase)/decrease in held-for-trading securities	13		(194,243,444,707)	(95,970,649,587)
Interest paid	14		(1,584,553,519)	(18,721,261,143)
Corporate income tax paid	15		(12,987,700,671)	(2,545,802,587)
Other cash inflows from operating activities	16		0	0
Other cash outflows for operating activities	17		(8,300,000)	(205,300,000)
Net cash flows from/(used in) operating activities	***20***		**(126,161,564,326)**	**(7,533,205,115)**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase and construction of fixed assets and other long-term assets	21		(686,236,364)	0
2. Proceeds from disposals of fixed assets and other long-term assets	22		0	37,960,328,996
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(301,513,895,077)	(109,500,000,000)
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24		297,013,895,077	102,300,000,000
5. Payments for investments in other entities	25		(57,360,053,143)	(200,000,000)
6. Proceeds from sale of investments in other entities	26		196,020,000,000	0
7. Interest and dividends received	27		1,875,898,325	6,356,353,140
Net cash flows from/(used in) investing activities	***30***		**135,349,608,818**	**36,916,682,136**

III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Capital contribution and issuance of shares	31		806,000,000	0
2. Capital redemption	32		0	0
3. Drawdown of loans	33		164,057,789,455	514,225,860,751
4. Repayment of loans	34		(130,360,795,807)	(540,554,914,547)
5. Payment of principal of finance lease liabilities	35		0	0
6. Dividends paid and Profit distributed	36		0	(36,748,110)
Net cash flows from/(used in) financing activities	***40***		**34,502,993,648**	**(26,365,801,906)**
Net increase/(decrease) in cash for the period (50=20+30+40)	***50***		**43,691,038,140**	**3,017,675,115**
Cash and cash equivalents at the beginning of the period	***60***		**26,113,201,144**	**16,662,396,109**
Impact of exchange rate fluctuation	61		0	0
Cash and cash equivalents at the end of the period (70=50+60+61)	***70***		**69,804,239,284**	**19,680,071,224**

Hanoi, 30 July, 2026

PREPARER | **CHIEF ACCOUNTANT** | **CHAIRMAN**

M.S.D.N: 0100793715 - C.T.C.P
CÔNG TY CỔ PHẦN MHC
Q. HAI BÀ TRUNG - T.P HÀ NỘI

Le Thi Lan Huong | **Nguyen Huy Quang** | **Pham Ba Huy**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SECOND QUARTER OF 2026

I. Reporting Entity

1. Form of Ownership

MHC Joint Stock Company ("the Company") is a joint stock company established in Vietnam. The consolidated financial statements of the Company for the second quarter of 2026 include the Company and its subsidiaries (collectively referred to as "the Group"), as well as the Group's interests in associates and jointly controlled entities.

2. Business Areas and Lines of Operation

According to the Business Registration Certificate, the principal activities of the Company include:

- Freight forwarding and logistics services;
- Cargo and container handling;
- Customs brokerage services;
- Multimodal transportation services;
- Trading and manufacturing of production materials and consumer goods;
- Purchase and sale agency, consignment of goods, and maritime agency services;
- Tugboat services;
- Port operation and container yard business;
- Construction of transportation works;
- Office and supermarket leasing services; and
- Inland waterway and road freight transportation..

3. Normal Business Cycle

The Company's normal business cycle is within 12 months.

4. Corporate Structure

As of 30 June 2026, the Company has 3 subsidiaries and 1 joint venture and associate.

As of 30 June 2026, the Company and its subsidiaries have 23 employees.

II. Basis of Preparation of the Financial Statements

1. Fiscal Year

The Company's fiscal year begins on January 1 and ends on December 31.

2. Accounting Currency

The accounting currency of the Company is the Vietnamese Dong ("VND"), which is also the currency used for the preparation and presentation of the financial statements.

III. ccounting Standards and Enterprise Accounting System Applied

1. Statement of Compliance

The consolidated financial statements have been prepared in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and the relevant statutory regulations on the preparation and presentation of financial statements.

2. Basis of Measurement

The consolidated financial statements for the second quarter of 2026, except for the interim consolidated cash flow statement, have been prepared on the accrual basis under the historical cost principle. The consolidated cash flow statement for the second quarter of 2026 has been prepared using the indirect method.

3. Basis of Consolidation

Subsidiaries

Subsidiaries are entities controlled by the Group. The financial statements of subsidiaries are included in the consolidated financial statements from the date on which control is obtained until the date on which control ceases.

Non-controlling Interests

Non-controlling interests are determined based on the proportion of ownership held by non-controlling shareholders in the net assets of the acquired subsidiary at the acquisition date.

Disposals of the Group's interests in a subsidiary that do not result in a loss of control are accounted for as equity transactions. The difference between the change in the Group's ownership interest in the subsidiary's net assets and the proceeds or payments arising from the disposal is recognized in undistributed post-tax profits under equity.

Loss of Control

When control over a subsidiary is lost, the Group ceases to recognize the subsidiary's assets, liabilities, non-controlling interests, and other equity components. Any gain or loss arising from this event is recognized in the consolidated income statement. After the disposal, any remaining interest in the former subsidiary (if any) is recognized at the carrying amount of the investment in the parent company's separate financial statements, adjusted proportionally for changes in equity since the acquisition date if the Group retains significant influence over the investee, or presented at the original cost of the remaining investment if significant influence no longer exists.

Associates and Jointly Controlled Entities (Equity-accounted Investees)

Associates are entities over which the Group has significant influence, but not control, over the financial and operating policies. Joint ventures are arrangements whereby the Group has joint control, established by contractual agreement, and require unanimous consent of the venturers for strategic financial and operating decisions. Associates and joint ventures are accounted for using the equity method (collectively referred to as equity-accounted investees).

The consolidated financial statements include the Group's share of the profit or loss and other comprehensive income of equity-accounted investees, after adjustments to align with the Group's accounting policies, from the date that significant influence or joint control commences until the date that such influence or joint control ceases.

When the Group's share of losses exceeds its interest in an equity-accounted investee, the carrying amount of the investment (including any long-term interests, if any) is reduced to zero, and recognition of further losses is discontinued except to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the investee.

Elimination of Transactions on Consolidation

Intra-group balances and unrealized income and expenses arising from intra-group transactions are eliminated in preparing the consolidated financial statements. Unrealized gains and losses resulting from transactions with equity-accounted investees are eliminated against the investment to the extent of the Group's interest in the investee.

Business Combination

Business combinations are accounted for using the purchase method as of the acquisition date, which is the date when control is transferred to the Group. Control exists when the Group has the power to govern the financial and operating policies of an entity so as to obtain economic benefits from its activities. The assessment of control takes into consideration potential voting rights that are currently exercisable.

IV. Accounting Policies Applied

1. Foreign Currencies

Foreign Currency Transactions

Transactions denominated in currencies other than VND during the period are translated into VND at the actual exchange rate prevailing on the transaction date. The actual exchange rate applied to foreign currency transactions is determined as follows:

- The actual exchange rate for foreign currency purchase and sale transactions is the rate stipulated in the foreign exchange purchase and sale contract between the Company or its subsidiaries and the commercial bank.
- The actual exchange rate used for recognizing receivables is the buying rate of the bank where the Company or its subsidiaries receive money from customers or partners.
- The actual exchange rate used for recognizing payables is the selling rate of the bank where the Company or its subsidiaries expect to make payments for such liabilities.

Assets and liabilities denominated in currencies other than VND are translated into VND at the actual exchange rate prevailing on the Statement Of Financial Position date. The actual exchange rate used for revaluing monetary items denominated in foreign currencies as of the financial statement date is determined as follows:

- For monetary assets denominated in foreign currencies (cash and receivables): the buying rate of the commercial bank with which the Company frequently transacts at the end of the accounting period is used. Foreign currency bank deposits are revalued at the buying rate of the bank where the Company maintains such deposits or foreign currency accounts.
- For monetary liabilities denominated in foreign currencies: the selling rate of the commercial bank with which the Company frequently transacts at the end of the accounting period is used.

All foreign exchange differences are recognized in the consolidated statement of profit or loss.

2. Cash and Cash Equivalents

Cash includes cash on hand and cash in banks. Cash equivalents are short-term, highly liquid investments with an original maturity of less than three months, which are readily convertible into known amounts of cash, are subject to an insignificant risk of changes in value, and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

3. Investments

Trading Securities

Trading securities are those held by the Company for trading purposes, i.e., purchased and sold to earn profits in the short term. Trading securities are initially recognized at cost, including the purchase price and directly attributable transaction costs. After initial recognition, trading securities are measured at cost less provision for diminution in the value of trading securities.

Held-to-Maturity Investments

Held-to-maturity investments are investments that the Company's Board of Management intends and is able to hold until maturity. Held-to-maturity investments include term deposits, bonds, preferred shares that the issuer is obliged to redeem at a specified future date, and loans held to maturity.

Investments in Other Entities

Investments in equity instruments of other entities are initially recognized at cost, including the purchase price and directly attributable transaction costs. After initial recognition, such investments are measured at cost less provision for diminution in the value of the investments.

4. Accounts receivable

Trade receivables and other receivables are presented at cost less provision for doubtful debts.

5. Inventories

Inventories are stated at the lower of cost and net realizable value. Cost is determined using the weighted average method and includes all costs incurred in bringing the inventories to their present location and condition. Net realizable value is estimated based on the selling price of inventories less the estimated costs of completion and the estimated selling expenses. The Company applies the perpetual inventory method for inventory accounting.

6. Tangible Fixed Assets

Cost

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed assets includes the purchase price, import duties, non-refundable purchase taxes, and any directly attributable costs necessary to bring the assets to their intended location and condition for use.

Depreciation

Depreciation is calculated on a straight-line basis over the estimated useful lives of the tangible fixed assets. The estimated useful lives are as follows:

- Office equipment: 3 years
- Vehicles: 5–10 years

7. Investment Properties

Investment properties are stated at cost less accumulated depreciation. The cost of purchased investment properties includes the purchase price and directly attributable expenses such as legal consulting fees, registration taxes, and other related transaction costs.

Subsequent expenditures incurred after the investment property has been brought into use, such as repair and maintenance costs, are recognized in the separate statement of profit or loss in the year in which they are incurred. Where it can be clearly demonstrated that such expenditures result in future economic benefits exceeding the originally assessed standard performance of the investment property, they are capitalized as an addition to the carrying amount of the investment property.

Depreciation of buildings held for lease as investment properties is calculated on a straight-line basis over an estimated useful life of 30 years.

8. Long-term Prepaid Expenses

Tools and Equipment

Tools and supplies include assets held by the Company for use in the ordinary course of business. The cost of tools and supplies is amortised on a straight-line basis over a period of 2 to 3 years.

9. Accounts Payable

Trade payables and other payables are presented at cost.

10. Share Capital

Ordinary shares

Direct costs attributable to the issuance of shares, net of tax effects, are deducted from share premium.

Repurchase and Reissuance of Ordinary Shares (Treasury Shares)

When shares previously recognized as equity are repurchased, the payment amount, including directly attributable costs net of taxes, is deducted from equity. Repurchased shares are classified as treasury shares within equity. When treasury shares are subsequently reissued, the cost of the reissued shares is determined using the weighted average method. The difference between the proceeds received and the cost of the reissued shares is presented in share premium.

11. Current Corporate Income Tax

Current income tax is the amount of tax expected to be payable based on taxable income for the period, using the tax rates enacted at the end of the accounting period, and includes any tax adjustments payable relating to prior periods.

12. Revenue and Other Income

Revenue

Revenue from rendering of services is recognized in the statement of profit or loss based on the percentage of completion of the transaction at the end of the accounting period. The percentage of completion is determined based on surveys of the work performed. Revenue is not recognized if there are significant uncertainties regarding the recoverability of receivables.

Revenue from property leasing is recognized in the statement of profit or loss on a straight-line basis over the lease term. Any rental-related commission fees are recognized as part of total rental revenue.

Finance income

Interest income is recognized on a time-proportion basis, based on the principal outstanding and the applicable interest rate.

Dividend income is recognized when the right to receive the dividend is established. Stock dividends are not recognized as financial revenue. Dividends received relating to periods prior to the acquisition of an investment are deducted from the carrying amount of the investment.

13. Interest Expenses

Interest expenses are recognized as an expense in the period in which they are incurred.

14. Basic Earnings per Share

Basic earnings per share are calculated by dividing the profit or loss attributable to the Company's common shareholders by the weighted average number of common shares outstanding during the period.

Prior to January 1, 2015, the profit or loss attributable to the Company's common shareholders included allocations to the bonus and welfare fund, if any. From January 1, 2015, the profit or loss attributable to the Company's common shareholders is determined after deducting allocations to the bonus and welfare fund. This change in accounting policy has been applied prospectively.

15. Related Parties

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

V. Additional Information on Items Presented in the Statement Of Financial Position

1. Cash and Cash Equivalents

	30/06/2026 VND	01/01/2026 VND
Cash on hand	8,038,304,134	5,951,859,043
Cash at banks	61,765,935,150	20,161,342,101
Cash equivalents	-	-
TOTAL	**69,804,239,284**	**26,113,201,144**

2. Financial Investments

Investments in Joint Ventures and Associates

	30/06/2026		01/01/2026	
	Cost VND	Carrying amount VND	Cost VND	Carrying amount VND
+ Wallem Shipping Vietnam Company Limited	1,734,000,000		1,734,000,000	
+ MHC Investment Joint Stock Company	-	-	196,020,000,000	269,248,948,943
TOTAL	**1,734,000,000**	**-**	**197,754,000,000**	**269,248,948,943**

2. Financial Investments (continue)

	30/06/2026			01/01/2026		
	Cost	Fair Value	Provision	Cost	Fair Value	Provision
	VND	VND	VND	VND	VND	VND
Trading Securities	**238,467,833,237**	**234,944,185,900**	**(4,899,615,847)**	**44,224,388,530**	**50,847,033,000**	**(424,600,752)**
+ Shares of Vietnam Export Import Commercial Joint Stock Bank	85,644,615,847	83,265,000,000	(2,379,615,847)	19,527,626,304	24,324,600,000	-
+ Shares of Gelex Infrastructure Joint Stock Company	92,400,000,000	89,880,000,000	(2,520,000,000)	-	-	-
+ Shares of Gelex Group Joint Stock Company	40,423,055,916	40,598,805,000	-	-	-	-
+ Other Stock Values	20,000,161,474	21,200,380,900	-	24,696,762,226	26,522,433,000	(424,600,752)

2. Financial Investments (continue)

	30/06/2026				01/01/2026			
	Number of Shares	% Ownership	% voting right	Cost VND	Number of Shares	% Ownership	% voting right	Cost VND
Investments in Other Entities				**65,000,000,000**				**10,000,000,000**
+ Hai An Container Transport Company Limited		5%		10,000,000,000		5%		10,000,000,000
+ Red One Infrastructure Fund (R1F)		15.625%		55,000,000,000				

3. Short-term held-to-maturity investments

	30/06/2026		01/01/2026	
	Balance VND	Provision VND	Balance VND	Provision VND
Short-term Receivables from Loans to Individuals	97,544,560,476	-	91,782,190,612	-
	97,544,560,476	**-**	**91,782,190,612**	**-**

4. Short-term trade receivables

	30/06/2026		01/01/2026	
	Balance VND	Provision VND	Balance VND	Provision VND
- Mien Trung Plastic Corporation	59,070,000	(59,070,000)	59,070,000	(59,070,000)
- Mirae Asset Securities (Vietnam) Joint Stock Company (*)	10,596,675,000		5,566,125,327	
- Other short-term trade receivables	3,133,548			
TOTAL	**10,658,878,548**	**(59,070,000)**	**5,625,195,327**	**(59,070,000)**

(*) Proceeds from selling securities

5. Advances to suppliers

	30/06/2026		01/01/2026	
	Balance VND	Provision VND	Balance VND	Provision VND
Short-term advances to suppliers	**2,668,151,432**	**(178,300,000)**	**298,384,139**	**(178,300,000)**
- Dai Nguyen Production, Trading and Service Joint Stock Company	82,000,000	(82,000,000)	82,000,000	(82,000,000)
- Investment Development Consulting and Construction Company	65,500,000	(65,500,000)	65,500,000	(65,500,000)
- Hung Linh Manufacturing, Trading and Services Company Limited	534,000,000			
- IDP Wood Company Limited	364,000,000			
- TNG Land Joint Stock Company	500,000,000			
- Other suppliers	1,122,651,432	(30,800,000)	150,884,139	(30,800,000)
Long-term advances to suppliers	**17,219,457,849**	**-**	**17,219,457,849**	**-**
-FreeLand Joint Stock Company	17,219,457,849		17,219,457,849	
TOTAL	**19,887,609,281**	**(178,300,000)**	**17,517,841,988**	**(178,300,000)**

6. Other receivables

	30/06/2026		01/01/2026	
	Balance	Provision	Balance	Provision
	VND	VND	VND	VND
Short term	**35,517,008,498**		**106,037,352,498**	
- Deposits and collaterals	4,000,000		4,000,000	
- Interest on deposits and loans	-		-	
- Receivables from securities purchase deposits	35,500,000,000		92,000,000,000	
- VIX Securities Joint Stock Company	-		14,025,010,000	
- Other receivables	13,008,498		8,342,498	
Long term	**33,731,584,158**		**33,731,584,158**	
- Deposits and collaterals	33,461,618,283		33,461,618,283	
- Other receivables	269,965,875		269,965,875	
TOTAL	**69,248,592,656**		**139,768,936,656**	

7. Tangible fixed assets

	Means of transportation	Office equipment	Other fixed assets	Total
	VND	VND	VND	VND
COST				
01/01/2026	**4,082,761,364**	**275,590,591**	**164,627,562**	**4,522,979,517**
- New purchase	686,236,364	-	-	**686,236,364**
- Disposal	-	-	-	-
- Other depreciation due to consolidation	-	-	-	-
30/06/2026	**4,768,997,728**	**275,590,591**	**164,627,562**	**5,209,215,881**
Accumulated Depreciation				
01/01/2026	**1,163,751,122**	**262,861,111**	**126,214,478**	**1,552,826,711**
- Depreciation during the period	286,005,562	6,976,770	16,462,758	**309,445,090**
- Disposal	-	-	-	-
- Other directors due to consolidation	-	-	-	-
30/06/2026	**1,449,756,684**	**269,837,881**	**142,677,236**	**1,862,271,801**
Net carrying amount				
01/01/2026	**2,919,010,242**	**12,729,480**	**38,413,084**	**2,970,152,806**
30/06/2026	**3,319,241,044**	**5,752,710**	**21,950,326**	**3,346,944,080**

8. Investment properties

	2026 Buildings VND	2025 Buildings VND
Cost		
Opening balance	137,492,751,013	60,299,197,721
Purchases during the year	575,640	118,193,553,292
Disposal	-	(41,000,000,000)
Other decreases	(17,200,000,000)	-
Closing balance	120,293,326,653	137,492,751,013
Accumulated depreciation		
Opening balance	-	-
Depreciation during the period	99,137,661	-
Disposal	-	-
Other decreases	-	-
Closing balance	99,137,661	-
Net carrying amount:		
Opening balance	137,492,751,013	60,299,197,721
Closing balance	120,194,188,992	137,492,751,013

9. Short-term payables to suppliers

	30/06/2026		01/01/2026	
	Blanace VND	**Payable Amount VND**	**Giá trị VND**	**Payable Amount VND**
Marine Engineering Supply and Engineering Service Joint Stock	988,817,357	988,817,357	988,817,357	988,817,357
ISS Machinery Sevices	369,596,219	369,596,219	381,463,785	381,463,785
Cuu Long Petroleum Trading Joint Stock Company	405,150,000	405,150,000	405,150,000	405,150,000
Other suppliers	2,313,241,456	2,313,241,456	2,364,769,644	2,364,769,644
TOTAL	**4,076,805,032**	**4,076,805,032**	**4,140,200,786**	**4,140,200,786**

10. Statutory Obligations

Payables

	01/01/2026	Increase in period	Decrease in period	30/06/2026
	VND	VND	VND	VND
Personal Income Tax	106,657,402	319,970,821	(265,805,214)	160,823,009
Corporate Income Tax	12,416,638,070	157,775,643	(12,416,638,070)	157,775,643
Other Fees, Charges and Taxes	40,000,000,000	-	(40,000,000,000)	-
TOTAL	**52,523,295,472**	**477,746,464**	**(52,682,443,284)**	**318,598,652**

Receivables

	01/01/2026	Increase in period	Decrease in period	30/06/2026
	VND	VND	VND	VND
Value-added tax deductible	1,042,879,678	306,377,861	-	1,349,257,539
Corporate Income Tax	708,589,224	571,062,601	-	1,279,651,825
Taxes and other receivables from the State	574,072,153	-	-	574,072,153
TOTAL	**2,325,541,055**	**877,440,462**	-	**3,202,981,517**

11. Dividends and profit payables

	30/06/2026	01/01/2026
	VND	VND
Dividends payables	1,102,828,650	1,102,828,650
	1,102,828,650	**1,102,828,650**

12. Short-term accrued expenses

	30/06/2026	01/01/2026
	VND	VND
Others accrued expenses	176,378,200	171,378,202
TOTAL	**176,378,200**	**171,378,202**

13. Other short-term payables

	30/06/2026	01/01/2026
	VND	VND
Trade union fees and SHUI	126,108,127	82,678,127
Other payables	462,960,178	458,465,178
TOTAL	**589,068,305**	**541,143,305**

14. Loans and financial leases liabilities

	01/01/2026	Increase in period	Decrease in period	30/06/2026
	VND	VND	VND	VND
Short-term loans	31,614,500,000	164,057,789,455	(130,360,795,807)	65,311,493,648
Long-term loans	-	-	-	-
TOTAL	**31,614,500,000**	**164,057,789,455**	**(130,360,795,807)**	**65,311,493,648**

Details of short-term loans:

	Currency	30/06/2026	01/01/2026
		VND	VND
Mirae Asset Securities (Vietnam) Joint Stock Company	VND	65,311,493,648	-
Loans from individuals	VND	-	31,614,500,000
TOTAL		**65,311,493,648**	**31,614,500,000**

15. Equity

	Share capital	Share premium	Treasury shares	Investment and development fund	Undistributed earnings	Non-controlling interests	Total
	VND	VND	VND	VND	VND	VND	VND
01/01/2026	**434,763,180,000**	**28,614,580,000**	**(1,200,000)**	**8,712,225,710**	**172,856,249,661**	**7,009,232,372**	**651,954,267,743**
- Increase in capital during the year						806,000,000	**806,000,000**
- Adjustment due to consolidation				-	(8,820,201,141)	(14,849,033)	**(8,835,050,174)**
- Increase due to the acquisition of subsidiaries					-	1,068,495,266	**1,068,495,266**
- Profit distribution to non-controlling shareholders						-	**-**
- Net profit in the period					(27,939,209,082)	(169,249,000)	**(28,108,458,082)**
30/06/2026	**434,763,180,000**	**28,614,580,000**	**(1,200,000)**	**8,712,225,710**	**136,096,839,438**	**8,699,629,605**	**616,885,254,753**

16. Share capital

The Company's approved and issued share capital is:

	30/06/2026		01/01/2026	
	Number of shares	**VND**	**Number of shares**	**VND**
Issued Share Capital				
Ordinary Shares	43,476,318	434,763,180,000	43,476,318	434,763,180,000
Treasury Shares				
Ordinary Shares	120	1,200,000	120	1,200,000
Number of Outstanding Shares				
Ordinary Shares	43,476,198	434,761,980,000	43,476,198	434,761,980,000

The ordinary shares have a par value of VND 10,000. Each ordinary share is entitled to one vote at the Company's shareholders' meetings. Shareholders are entitled to receive dividends declared by the Company from time to time. All ordinary shares have equal priority over the Company's remaining assets. The rights of shares repurchased by the Company are suspended until they are reissued.

VI. Additional information for items presented in the Income Statement

1. Revenue from sale of goods and rendering of services

	Accumulated from the beginning of the year to the end of the quarter	
	Current year	**Previous year**
	VND	**VND**
Revenue from transportation services, other	71,146,245	5,797,738,856
Revenue from Property Sales	-	37,890,328,996
TOTAL	**71,146,245**	**43,688,067,852**

2. Cost of goods sold and services rendered

	Accumulated from the beginning of the year to the end of the quarter	
	Current year	Previous year
	VND	VND
Cost of transportation services, other	99,137,661	5,542,600,447
Cost of Property Sales	-	41,000,000,000
TOTAL	**99,137,661**	**46,542,600,447**

3. Finance income

	Accumulated from the beginning of the year to the end of the quarter	
	Curent year	Previous year
	VND	VND
Interest from bank deposits	21,425,156	8,430,126
Gains from financial investments, securities and other investments	5,843,779,046	63,304,747,485
Foreign exchange gains	20,335,190	
Dividends and shared profits received	750,000,000	2,927,500,000
TOTAL	**6,635,539,392**	**66,240,677,611**

4. Finance expenses

	Accumulated from the beginning of the year to the end of the quarter	
	Current year	Previous year
	VND	VND
Interest expense	1,584,553,519	15,279,434,851
Provision for diminution in value of securities held for trading and investments impairment loss	24,949,859,452	12,085,313,006
Foreign exchange losses	-	133,492,731
Other financel expenses	-	48,249,306
TOTAL	**26,534,412,971**	**27,546,489,894**

5. Other Income

	Accumulated from the beginning of the year to the end of the quarter	
	Current year	Previous year
	VND	VND
Income from Disposal of Fixed Assets	-	70,000,000
Other Income	6	-
TOTAL	**6**	**70,000,000**

6. Other expenses

	Accumulated from the beginning of the year to the end of the quarter	
	Current year	Previous year
	VND	VND
Penalty	433,460,953	6,000
Other expenses	5	139,526
TOTAL	**433,460,958**	**145,526**

7. Corporate income tax

	Accumulated from the beginning of the year to the end of the quarter	
	Current year	Previous year
	VND	VND
Current Corporate Income Tax Expense	157,775,643	5,852,217,924
Deferred Corporate Income Tax Expense	600,479,979	(203,948,812)
TOTAL	**758,255,622**	**5,648,269,112**

8. Basic earnings per share

	Accumulated from the beginning of the year to the end of the quarter	
	Current year	**Previous year**
	VND	**VND**
Profit after tax	(27,939,209,082)	22,009,774,221
Bonus and welfare fund	-	-
Net profit attributable to ordinary shareholders (a)	(27,939,209,082)	22,009,774,221
Weighted average number of ordinary shares		
Ordinary shares issued in the previous period carried forward	43,476,198	43,476,198
Effect of issuance of shares during the period	-	
Weighted average number of ordinary shares during the period (b)	43,476,198	43,476,198
Basic earnings per share (a : b)	**(643)**	**506**

Hanoi, 30th July, 2026

Preparer: **Approver:**

Le Thi Lan Huong
General Accountant

Nguyen Huy Quang
Chief Accountant

Pham Ba Huy
Chairman of the Board of Directors