CÔNG TY CỔ PHẦN MHC ***MHC JOINT STOCK COMPANY*** ******** **Số/*No.*:110/2026/MHC** V/v: "BCTC công ty mẹ 06 tháng đầu năm 2026 đã được soát xét và Văn bản giải trình" *Re: " Reviewed financial statements of the parent Company for the first six months of 2026 and the explanatory document".*	**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 28 tháng 08 năm 2026* *Hanoi, August 28th, 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 Công ty mẹ 06 tháng đầu năm 2026 đã được soát xét và Văn bản giải trình.

Disclosed Information: Reviewed financial statements of the parent Company for the first six months of 2026 and the Explanatory document.

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 28/08/2026 tại đường dẫn: www.mhc.vn.

This information was disclosed on the company's website on August 28th , 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:*

- Báo cáo tài chính 06 tháng đầu năm 2026 đã được soát xét - Công ty mẹ;
- *Reviewed financial statements of the parent Company for the first six months of 2026;*
- Văn bản giải trình số 109/2026/MHC.
- *Explanatory document No.109/2026/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)

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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KẾ TOÁN TRƯỞNG
Nguyễn Huy Quảng

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.: 109/2026/MHC V/v: "Giải trình BCTC 06 tháng đầu năm 2026 đã được soát xét – công ty mẹ" *Re: "Explanation of the reviewed Financial Statements for the first six months of 2026 – parent company"*	*Hà Nội, ngày 28 tháng 08 năm 2026* *Hanoi, August 28th,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 06 tháng 2026 đã được soát xét của Công ty mẹ như sau:

MHC Joint Stock Company (Stock Ticker: MHC), listed on the Ho Chi Minh Stock Exchange, hereby provides an explanation regarding the business results presented in the reviewed 2026 semi-annual financial statements of the Parent Company, as follows:

Kết quả kinh doanh 06 tháng đầu năm năm 2026 đã được soát xét:

The business results for the first six months of 2026 have been reviewed:

- Doanh thu bán hàng và cung cấp dịch vụ 06 tháng đầu năm 2026: *Revenue from sales of goods and provision of services in the first six months of 2026:*	0 VND
Doanh thu bán hàng và cung cấp dịch vụ 06 tháng đầu năm 2025: *Revenue from sales of goods and provision of services in the first six months of 2025:*	0 VND
- Lợi nhuận sau thuế 06 tháng đầu năm 2026: *Profit after tax in the first six months of 2026:*	36.813.822.572 VND
- Lợi nhuận sau thuế 06 tháng đầu năm 2025: *Profit after tax in the first six months of 2025:*	14.233.890.652 VND

Giải trình kết quả kinh doanh 06 tháng đầu năm 2026 của Công ty đã được soát xét:

Explanation of the Company's reviewed business results for the first six months of 2026:

Lợi nhuận sau thuế 06 tháng đầu năm 2026 đã được soát xét so với cùng kỳ năm 2025 của Công ty mẹ tăng khoảng 22,6 tỷ đồng tương đương tăng 158,6%. Nguyên nhân chủ yếu của việc thay đổi trên là do doanh thu tài chính 06 tháng đầu năm 2026 tăng 25,9 tỷ đồng tương đương tăng 108,5% so với cùng kỳ năm trước. Sự biến động này phần lớn do trong kỳ báo cáo 06 tháng đầu năm 2026, Công ty mẹ đã được nhận cổ tức bằng tiền từ công ty thành viên.

The Parent Company's reviewed profit after tax for the first six months of 2026 increased by approximately VND 22.6 billion - equivalent to a 158.6% rise - compared to the same period in 2025. This change was primarily driven by a VND 25.9 billion (108.5%) increase in financial income during the first half of 2026 compared to the same period of the previous year. This fluctuation was largely due to the Parent Company receiving cash dividends from a subsidiary during the reporting period.

Trân trọng cảm ơn / *Sincerely.*

CÔNG TY CỔ PHẦN MHC
MHC JOINT STOCK COMPANY

Nơi nhận/Recipients:
- *Như trên/As above;*
- *Ban KS/ BoS;*
- *Lưu VT / Archived.*

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

KẾ TOÁN TRƯỞNG
Nguyễn Huy Quảng

MHC JOINT STOCK COMPANY

REVIEWED INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 January 2026 to 30 June 2026

August 2026

TABLE OF CONTENTS

STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of the MHC Joint Stock Company (hereinafter reffered to as "the Company") presents this report together with the Company's reviewed separate financial statements for the period from 01 January 2026 to 30 June 2026.

BOARD OF MANAGEMENT AND BOARD OF GENERAL DIRECTORS

The members of the Board of Management and the Board of General Directors of the Company who held office during the first six months of 2026 and up to the date of this report are as follows:

The Board of Management

Mr. Pham Ba Huy	Chairman	
Mr. Do Viet Thang	Member	
Mr. Tran The Cuong	Member	Appointed on 22 April 2026
Mr. Nguyen Duc Loi	Memver	Resigned on 22 April 2026

Board of General Directors

Mr. Tran The Cuong	General Director	Appointed on 15 April 2026
Ms. Nguyen Thi Thuy Linh	General Director	Resigned on 15 April 2026

The Board of Supervisors

Ms. Nguyen Tu Uyen	Chief Supervisor
Ms. Nguyen Thuy Nga	Member
Ms. Tran Thi Nhien	Member

EVENTS AFTER THE REPORTING PERIOD

The Board of Management confirms that: apart from the event disclosed in Note 24 to the Interim Separate Financial Statements, there are no significant events that occurred after the reporting period that would materially affect, require adjustments to, or disclosure in the interim separate financial statements or the accounting period from 1 January 2026 to 30 June 2026 of the Company.

THE AUDITOR

The accompanying interim separate financial statements for the period from 01 January 2026 to 30 June 2026 have been reviewed by UHY Auditing and Consulting Company Limited.

STATEMENT OF THE BOARD OF MANAGEMENT (CONT'D)

RESPONSIBILITY OF THE BOARD OF MANAGEMENT

The Board of Management of the Company is responsible for preparing the interim separate financial statements which give a true and fair view of the Company's separate financial position as at 30 June 2026, as well as its results of operations and its cash flows for the six-month period then ended. In preparing these interim separate financial statements, the Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments 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 separate financial statements; and
- Prepare the interim separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective system of internal control for the purpose of fair preparation and presentation of the interim separate financial statements in order to limit risks and frauds.

The Board of Management confirmed that the Company has complied with the above requirements in preparing the interim separate financial statements.

The Board of Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the interim separate financial position of the Company and to ensure that the interim separate financial statements comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and relevant legal regulations on the preparation and presentation of the interim separate financial statements. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

For and on behalf of the Board of Management,

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

Pham Ba Huy
Chairman
Approved, 26 August 2026

UHY
Connect to possibility

UHY AUDITING AND CONSULTING COMPANY LIMITED
5th Floor, B2 Tower, Roman Plaza, To Huu Road,
Dai Mo Ward, Hanoi, Vietnam
T : +84 24 5678 3999
E : uhy-info@uhy.vn
uhy.vn

No.: 997/2026/UHY-BCSX

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

On the interim separate financial statements of MHC Joint Stock Company
for the period from 01 January 2026 to 30 June 2026

To: **The Shareholders, the Board of Management and the Board of General Directors**
MHC Joint Stock Company

We have reviewed the accompanying interim separate financial statements of MHC Joint Stock Company (hereinafter referred to as "the Company") which were prepared on 26 August 2026 and set out on pages 06 to 35, which comprise the interim separate statement of financial position as at 30 June 2026, the interim separate income statement and the interim separate cash flow statements for the period from 01 January 2026 to 30 June 2026 and the Notes thereto.

Responsibilities of the Board of Management

The Board of Management of the Company is responsible for the preparation and presentation the interim separate financial statements in a true and fair view in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting Systems and relevant legal requirements on the preparation and presentation of the interim separate financial statements, and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of the interim separate financial statements that are free from material misstatements, whether due to fraud or error.

Auditors' responsibility

Our responsibility is to express a conclusion on the interim separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 – Review of Interim Financial Information performed by the independent auditor of the entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not give a true and fair view, in all material respects, of the interim separate financial position of MHC Joint Stock Company as at 30 June 2026, and of its interim separate income statement and interim cash flows for the six-month accounting period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and the relevant legal requirements on the preparation and presentation of interim separate financial statements.

CÔNG TY TNHH KIỂM TOÁN VÀ TƯ VẤN UHY
UHY
MSDN: 0102021
THÀNH PHỐ HÀ NỘI

Pham Gia Dat
Deputy General Director
Auditor's Practicing Certificate No. 0798-2023-112-1
For and on behalf of
UHY AUDITING AND CONSULTING COMPANY LIMITED
Hanoi, 26 August 2026

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Codes	Notes	Closing balance (VND)	Opening balance (VND)
CURRENT ASSETS	**100**		**329,963,399,585**	**200,772,886,654**
Cash and cash equivalents	**110**	**5**	**27,541,125,124**	**2,132,768,303**
Cash	111		27,541,125,124	2,132,768,303
Short-term financial investments	**120**	**6**	**289,571,984,513**	**90,964,664,490**
Trading securities	121		238,467,833,237	44,224,388,530
Provision for impairment of trading securities	122		(4,899,615,847)	(424,600,752)
Held-to-maturity investments	123		1,003,767,123	47,164,876,712
Other investments	125		55,000,000,000	-
Current accounts receivable	**130**		**10,637,162,105**	**106,141,051,081**
Short-term trade receivables	131	7	10,655,745,000	59,070,000
Short-term advances to suppliers	132	9	202,074,606	281,998,582
Short-term loan receivables	135	8	16,712,499	106,037,352,499
Provision for doubtful short-term receivables	136	11	(237,370,000)	(237,370,000)
Other short-term assets	**160**		**2,213,127,843**	**1,534,402,780**
Value-added tax deductible	162		1,067,993,089	960,330,627
Tax and other receivables from the State budget	163	12	1,145,134,754	574,072,153
NON-CURRENT ASSETS	**200**		**354,121,825,829**	**393,648,964,733**
Long-term receivables	**210**		**33,636,915,408**	**33,636,915,408**
Long-term loan receivables	215	8	33,636,915,408	33,636,915,408
Fixed assets	**220**		**1,772,898,449**	**1,956,803,230**
Tangible fixed assets	221	10	1,772,898,449	1,956,803,230
- Cost	*222*		*3,080,435,591*	*3,080,435,591*
- Accumulated depreciation	*223*		*(1,307,537,142)*	*(1,123,632,361)*
Long-term financial investments	**260**	**13**	**318,712,011,972**	**358,055,246,095**
Investments in subsidiaries	261		320,214,000,000	161,620,000,000
Investments in associates, jointly controlled entities	262		1,734,000,000	197,754,000,000
Investment in other entities	263		10,000,000,000	10,000,000,000
Provision for long-term investments	264		(13,235,988,028)	(11,318,753,905)
TOTAL ASSETS	**280**		**684,085,225,414**	**594,421,851,387**

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (CONT'D)

As at 30 June 2026

RESOURCES	Codes	Notes	Closing balance (VND)	Opening balance (VND)
LIABILITIES	**300**		**73,396,697,652**	**20,547,146,197**
Current liabilities	**310**		**73,396,697,652**	**20,547,146,197**
Short-term trade payables	311	15	4,007,102,558	4,042,174,005
Dividends and profit payable	313		1,102,828,650	1,102,828,650
Tax and other payables to the State budget	314	12	79,929,340	12,458,111,544
Payables to employees	315		567,122,547	641,001,087
Short-term accrued expenses	316		107,578,200	102,578,202
Other short-term payables	320	16	554,119,105	525,629,105
Short-term loan and finance lease obligations	321	14	65,311,493,648	-
Bonus and welfare fund	323		1,666,523,604	1,674,823,604
OWNER'S EQUITY	**400**	**17**	**610,688,527,762**	**573,874,705,190**
Share capital	411		434,763,180,000	434,763,180,000
- Shares with voting rights	*411a*		*434,763,180,000*	*434,763,180,000*
Share premiums	412		28,614,580,000	28,614,580,000
Treasury shares	415		(1,200,000)	(1,200,000)
Development investment fund	418		8,712,225,710	8,712,225,710
Retained earnings	420		138,599,742,052	101,785,919,480
- Accumulated losses by the end of prior year	*420a*		*101,785,919,480*	*44,346,932,116*
- Retained earnings for the current period	*420b*		*36,813,822,572*	*57,438,987,364*
TOTAL RESOURCES	**440**		**684,085,225,414**	**594,421,851,387**

Approved, 26 August 2026

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

Le Thi Lan Huong
Preparer

Nguyen Huy Quang
Chief Accountant

Pham Ba Huy
Chairman

INTERIM SEPARATE INCOME STATEMENT

For the period from 01 January 2026 to 30 June 2026

ITEMS	Codes	Notes	Current period (VND)	Prior period (VND)
Gross revenue from goods sold and services rendered	01		-	-
Deductions	02		-	-
Net revenue from goods sold and services rendered	10		-	-
Cost of sales	11		-	-
Gross profit from goods sold and services rendered	**20**		-	-
Gains/(losses) from disposal of investment properties	21		-	-
Financial income	22	19	49,755,041,433	23,868,938,027
Financial expenses	23	20	8,434,551,459	4,788,044,060
In which: Borrowing costs	*24*		*1,408,405,659*	*1,513,824,656*
Selling expenses	25		-	-
General and administrative expenses	26	21	4,073,473,553	2,619,928,546
Net profits/(loss) from operating activities	**30**		**37,247,016,421**	**16,460,965,421**
Other income	31			
Other expenses	32	22	433,193,849	145,526
Other profit/(loss)	**40**		**(433,193,849)**	**(145,526)**
Accounting profit/(loss) before tax	**50**		**36,813,822,572**	**16,460,819,895**
Current corporate income tax expense	51		-	2,226,929,243
Net profit/(loss) after tax	**60**		**36,813,822,572**	**14,233,890,652**

Approved, 26 August 2026

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

Le Thi Lan Huong
Preparer

Nguyen Huy Quang
Chief Accountant

Pham Ba Huy
Chairman

INTERIM SEPARATE CASH FLOW STATEMENT

(Applying indirect method)

For the period from 01 January 2026 to 30 June 2026

ITEMS	Codes	Notes	Current period (VND)	Prior period (VND)
Cash flows from operating activities				
Profit before tax	01		***36,813,822,572***	***16,460,819,895***
Adjustments for:				
Depreciation and amortization	02		183,904,781	192,684,402
Provisions	03		6,392,249,218	3,003,836,706
Foreign exchange (gains)/losses arisen from revaluation of monetary accounts denominated in foreign currency	04		(20,335,190)	133,492,731
Gains (losses) related to investing and financing activities	05		(46,327,540,784)	(6,224,541,387)
Borrowing costs	06		1,408,405,659	1,513,824,656
Operating profit before movements in working capital	***08***		***(1,549,493,744)***	***15,080,117,003***
Increase/decrease in receivables	09		94,909,737,192	256,923,276
Increase/decrease in payables (excluding interest, corporate income tax)	11		519,684,908	(758,749,703)
Increase/decrease in trading securities	13		(194,243,444,707)	(45,267,222,746)
Borrowing costs paid	14		(1,408,405,659)	(1,738,559,010)
Corporate income tax paid	15		(12,973,327,101)	(1,837,288,017)
Other cash outflows for operating activities	17		(8,300,000)	(9,700,000)
Net cash flows from operating activities	***20***		***(114,753,549,111)***	***(34,274,479,197)***
Cash flows from investing activities				
Loans and purchase of debt instruments from other entities	23		(233,513,895,077)	(1,500,000,000)
Collection of loans and repurchase of debt instruments of other entities	24		279,513,895,077	13,500,000,000
Equity investments in other entities	25		(213,594,000,000)	(200,000,000)
Recovery of investments in other entities	26		196,020,000,000	200,000,000
Interest and dividend received	27		46,424,412,284	6,305,938,647
Net cash flows from investing activities	***30***		***74,850,412,284***	***18,305,938,647***

INTERIM SEPARATE CASH FLOW STATEMENT (CONT'D)

(Applying indirect method)

For the period from 01 January 2026 to 30 June 2026

ITEMS	Codes	Notes	Current period (VND)	Prior period (VND)
Cash flows from financing activities				
Receipts from loans	33		164,057,789,455	156,573,041,213
Repayment of borrowings	34		(98,746,295,807)	(139,533,373,744)
Net cash flows from investing activities	***40***		***65,311,493,648***	***17,039,667,469***
Net cash flows during the period	50		25,408,356,821	1,071,126,919
Opening balance of cash and cash equivalents	**60**	**5**	**2,132,768,303**	**1,735,579,539**
Closing balance of cash and cash equivalents	**70**	**5**	**27,541,125,124**	**2,806,706,458**

Approved, 26 August 2026

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

Le Thi Lan Huong	**Nguyen Huy Quang**	**Pham Ba Huy**
Preparer	**Chief Accountant**	**Chairman**

1. COMPANY OVERVIEW

1.1 OWNERSHIP STRUCTURE

MHC Joint Stock Company (hereinafter referred to as the "Company") is a joint stock company, formerly known as Hanoi Maritime Joint Stock Company, established and operating under Business Registration Certificate No. 056428 issued for the first time by the Hanoi Department of Finance (formerly Hanoi Department of Planning and Investment) on 19 November 1998 (currently converted to Business Registration No. 0100793715).

During its operation, the Company's Business Registration Certificate has been amended multiple times, with the most recent being the Business Registration Certificate of Joint Stock Company No. 0100793715, 32nd amendment, issued by the Hanoi Department of Planning and Investment on 29 November 2024.

The Company's head office is currently located on 18th Floor, No. 52 Le Dai Hanh Street, Le Dai Hanh Ward, Hai Ba Trung Ward, Hanoi.

The Legal Representative of the Company is Mr. Pham Ba Huy – Chairman.

The Company's shares have been listed on the Ho Chi Minh Stock Exchange (HNX) since 21 March 2005, under the ticker symbol MHC.

1.2 BUSINESS LINES AND PRINCIPAL ACTIVITIES

The Company's principal business activities include:

- Office and supermarket rental services;
- Inland waterway and road transportation;
- Freight forwarding and logistics services;
- Import and export of production materials and consumer goods;
- Trading agency, consignment sales, and brokerage services;
- Ship towing, cargo handling, and container loading/unloading;
- Maritime agency services;
- Transportation infrastructure construction;
- Port operation and container yard business;
- Multimodal transportation services;
- Customs brokerage services.

1.3 NORMAL OPERATING CYCLE

The Company's normal operating cycle is carried out within a period of not exceeding 12 months.

1.4 COMPANY STRUCTURE

List of subsidiaries:

No.	Company name	Address	Ownership interest (%)	Voting rights (%)	Principal activities
1	MHC Land Joint Stock Company	Ha Noi City	99%	99%	Real estate business
2	MHC Services Joint Stock Company	Ha Noi City	99.6%	99.6%	Tea production
3	MHC Technology Joint Stock Company	Ha Noi City	100%	100%	Other computer and information technology services activities

List of associates:

No.	Company name	Address	Percentage of interest (%)	Principal activities
1	Wallem Shipping Company Limited (*)	Ho Chi Minh City	51%	Transportation service

(*): MHC Joint Stock Company holds a 51% equity interest in Wallem Shipping Vietnam Company Limited. However, the company's charter requires the unanimous agreement of the parties involved for all significant operational and financial decisions. Therefore, this investment is classified as an "Investment in joint ventures and associates" rather than "Investment in subsidiaries."

1.5 NUMBER OF EMPLOYEES

The total number of employees of the Company as at 30 June 2026 is 12 (as at 31 December 2025 it was 7).

1.6 STATEMENT ON THE COMPARABILITY OF INFORMATION IN THE SEPARATE FINANCIAL STATEMENTS

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") providing guidance on the Vietnamese Corporate Accounting System. Circular 99 became effect from 01 January 2026 and applies to financial years beginning on or after 01 January 2026.

Accordingly, certain comparative figures have been reclassified and restated to align with the presentation requirements set forth in Circular No. 99/2025/TT-BTC.

2. ACCOUNTING PERIOD, UNIT OF CURRENCY

2.1 ACCOUNTING PERIOD

The financial year of the Company begins from 01 January to 31 December.

The accompanying interim separate financial statements have been prepared for the accounting period from 01 January 2026 to 30 June 2026.

2.2 UNIT OF CURRENCY

The accounting currency used in accounting records and in the preparation of the interim separate financial statements is the Vietnamese Dong (VND).

3. APPLIED ACCOUNTING STANDARDS AND REGULATIONS

3.1 STATEMENT OF COMPLIANCE WITH ACCOUNTING STANDARDS AND REGULATIONS

The Board of Management of MHC Joint Stock Company confirms that the Company has fully complied with the requirements of Vietnamese Accounting Standard No. 27 – Interim Financial Reporting, the Vietnamese Corporate Accounting System, Vietnamese Accounting Standards and the relevant legal regulations on the preparation and presentation of the interim separate financial statements in Vietnam.

In addition to the interim separate financial statements, the Company also prepares interim consolidated financial statements in accordance with the regulations on the preparation and presentation of consolidated financial statements. Users of these financial statements are advised to review the consolidated interim financial statements in order to obtain comprehensive information regarding the consolidated financial position, consolidated results of operations, and consolidated cash flows of the Group.

3.2 ADOPTION OF NEW GUIDANCE ON ACCOUNTING SYSTEM

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") providing guidance on the Vietnamese Corporate Accounting System. Circular 99 became effective from 1 January 2026 and applies to financial years beginning on or after 1 January 2026.

The Company has applied the relevant requirements of Circular 99 from 1 January 2026 on a non-retrospective basis, with certain corresponding items reclassified, except where otherwise specifically stipulated by Circular 99.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies adopted by the Company in the preparation of these interim separate financial statements for the period from 01 January 2026 to 30 June 2026 are as follows:

ACCOUNTING ESTIMATES

The preparation of financial statements in conformity with Vietnamese Accounting Standards requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets, and the disclosure of contingent liabilities and assets as at the reporting date, as well as the reported amounts of revenue and expenses during the financial year (operating period). Actual results may differ from those estimates and assumptions.

CASH AND CASH EQUIVALENTS

Cash and cash equivalents include cash on hand, bank deposits, cash in transit and short-term or highly liquid investments.

Cash equivalents are short-term investments with an original maturity of no more than 3 months which are highly liquid, easily convertible into a known amount of cash, and subject to insignificant risk of changes in value.

FINANCIAL INVESTMENTS

Trading Securities

Reflects the value of securities (shares, bonds, etc.) held for trading purposes at the reporting date. Trading securities comprise: listed shares and bonds on the securities market; other types of securities and financial instruments (fund certificates, share purchase rights, warrants, call options, put options, futures contracts, commercial papers, and bills of exchange).

FINANCIAL INVESTMENTS (CONT'D)

Trading Securities (cont'd)

Trading securities are initially recognized at the fair value of consideration paid at the transaction date. Direct acquisition costs of trading securities (if any), such as brokerage fees, transaction costs, information provision fees, taxes, and bank charges, are recognized in financial expenses in the period. The timing of recognition for trading securities is when the investor obtains ownership rights, specifically as follows:

- Listed securities are recognized on the transaction date (T+0);
- Unlisted securities are recognized when the ownership rights are legally transferred in accordance with prevailing laws.

Interest, dividends, and profits earned prior to the acquisition of trading securities are deducted from the carrying value of such securities. Interest, dividends, and profits earned after the acquisition date are recognized as financial income. Stock dividends received are monitored by the additional quantity of shares only, with no value recognized.

Provision for devaluation of trading securities:

Provision for devaluation of trading securities is made for each type of securities traded in the market where the market price is lower than the original cost. The fair value of trading securities listed on the securities market or traded on the UPCOM market is determined based on the closing price at the end of the accounting period.

In cases where the securities market or UPCOM market is not open for trading, the fair value of securities is determined based on the closing price of the preceding trading session before the end date of the accounting period.

Increases or decreases in the provision for devaluation of trading securities required to be made at the end of the accounting period are recorded in finance expenses.

Held-to-maturity investments

Held-to-maturity investments include investments that the Company has the intention and ability to hold until maturity. Held-to-maturity investments comprise: term deposits at banks (including all types of treasury bills and promissory notes), bonds, preferred shares that require the issuer to repurchase them at a specified date in the future, and held-to-maturity loans for the purpose of earning periodic interest income, as well as other held-to-maturity investments.

Held-to-maturity investments are initially recognized at cost, including the purchase price and transaction costs directly attributable to the acquisition. Subsequent to initial recognition, these investments are carried at their recoverable amount. Interest income from held-to-maturity investments earned after the acquisition date is recognized in the income statement on an accrual basis. Pre-acquisition interest earned prior to the Company's holding is deducted from the cost.

Provision for impairment of investments held-to-maturity is made when there is reliable evidence indicating that part or all of the investment may not be recoverable and the amount of loss can be reliably measured. Such loss is recognised in finance expenses.

Investments in subsidiaries, joint ventures, and associates

Subsidiaries

A subsidiary is an entity controlled by the Company. Control is achieved when the Company has the power to govern the financial and operating policies of the investee to obtain economic benefits from its activities.

Joint ventures

A joint venture is an entity established pursuant to a contractual arrangement under which the Company and other venturers undertake economic activities under joint control. Joint control is the sharing of control whereby strategic decisions relating to the financial and operating policies of the joint venture require the unanimous consent of all venturers.

Associates

An associate is an entity in which the Company has significant influence but does not have the power to govern the financial and operating policies of the investee. Significant influence is the power to participate in decisions concerning the financial and operating policies of the investee, but not to control those policies.

Investments in subsidiaries, joint ventures and associates are initially recognised at cost, including the purchase price or capital contribution together with transaction costs directly attributable to the acquisition of the investment.

Dividends and profits earned before the acquisition of the investment are deducted from the carrying amount of the investment. Dividends and profits earned after the acquisition are recognised as income. Dividends received in the form of shares are recorded only as an increase in the number of shares held, without recognising the value of the shares received.

A provision for impairment of investments in subsidiaries, joint ventures and associates is established when the subsidiaries, joint ventures or associates incur losses. The provision amount is determined as the difference between the total actual contributed capital of all investors in the investee and its net assets, multiplied by the Company's ownership percentage of the total actual contributed capital of all investors in the investee. Where the investee prepares consolidated financial statements, the consolidated financial statements are used as the basis for determining the provision for impairment.

Any increase or decrease in the provision for impairment of investments in subsidiaries, joint ventures and associates required at the end of the financial year is recognised in financial expenses.

Investments in equity instruments of other entities

Investments in equity instruments of other entities comprise investments in equity instruments of investees over which the Company has neither control, joint control nor significant influence.

Investments in equity instruments of other entities are initially recognised at cost, including the purchase price or capital contribution together with transaction costs directly attributable to the acquisition of the investments. Dividends and profits earned before the acquisition of the investment are deducted from the carrying amount of the investment. Dividends and profits earned after the acquisition are recognised as income. Dividends received in the form of shares are recorded only as an increase in the number of shares held, without recognising the value of the shares received.

FINANCIAL INVESTMENTS (CONT'D)

Investments in equity instruments of other entities (cont'd)

A provision for impairment of investments in equity instruments of other entities is established as follows:

- For investments in listed shares or investments whose fair value can be determined reliably, the provision is based on the market value of the shares.
- For investments whose fair value cannot be determined reliably as at the reporting date, the provision is recognised based on the loss incurred by the investee, at an amount equal to the difference between the total actual contributed capital of all investors in the investee and its net assets, multiplied by the Company's ownership percentage of the total actual contributed capital of all investors in the investee.

Any increase or decrease in the provision for impairment of investments in equity instruments of other entities required at the end of the accounting period is recognised in financial expenses.

RECEIVABLES AND PROVISIONS FOR DOUBTFUL RECEIVABLES

Receivables are monitored in detail by original maturity, remaining maturity at the reporting date, original currency and by each debtor; and are presented at their carrying amounts less provisions for doubtful debts.

Receivables are classified according to the following principles:

- Trade receivables reflect trade receivables arising from sales transactions between the Company and buyers that are independent entities, including receivables from the sale of goods under entrusted export arrangements with other entities;
- Other receivables reflect non-trade receivables that are unrelated to sales transactions between the Company and buyers that are independent entities.

Provision for doubtful debts is made for each doubtful receivable based on the overdue period of the receivables or the estimated amount of potential losses that may arise.

The recognition or reversal of provision for doubtful debts is performed at the date of preparation of the financial statements. Increases or decreases in the provision for doubtful debts at the financial statement closing date are recognized in administrative expenses.

TANGIBLE FIXED ASSETS AND DEPRECIATION

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible fixed assets comprises the purchase price and all other costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by the Company. Expenditure incurred after initial recognition is added to the cost of a fixed asset only when it is probable that such expenditure will increase the future economic benefits from the use of that asset. Expenditure that does not meet this condition is recognised as production and business expenses in the period.

When a tangible fixed asset is sold or disposed of, its cost and accumulated depreciation are derecognised, and any resulting gain or loss on disposal is recognised in income or expenses for the period.

TANGIBLE FIXED ASSETS AND DEPRECIATION (CONT'D)

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives. The principal annual depreciation rates in use are as follows:

Assets	Useful lives (years)
- Transportation and transmission equipment	05 - 10
- Office equipment	03

PAYABLES AND ACCRUED EXPENSES

Payables and accrued expenses are recognised at the amount of the present obligations that the Company is required to settle in the future, arising from transactions for goods and services received or other financial obligations existing as at the reporting date.

Payables are monitored in detail by principal repayment terms, remaining maturity as at the reporting date, original currency and individual counterparty. Payables are not recognised at an amount lower than the corresponding settlement obligations.

The classification of payables is carried out based on the following principles:

- Trade payables: Represent commercial liabilities arising from the purchase of goods, services, and assets where the seller is an independent entity from the Company.

- Accrued expenses: Represent payables for goods and services received from the seller or provided to the buyer but not yet settled due to the absence of invoices or insufficient accounting documentation, and payables to employees for accrued annual leave, together with other accrued production and business expenses.

- Other payables: Represent non-commercial payables that are not related to transactions involving the purchase, sale, or supply of goods and services.

DIVIDENDS AND PROFIT PAYABLE

Dividends and profits payable reflect dividends and profits that the enterprise is required to pay and the settlement of such dividends and profit payable in cash to shareholders and capital-contributing members of the Company.

BORROWING COSTS

Borrowing costs comprise interest on borrowings and other costs incurred in direct connection with borrowings.

Borrowing costs are recognized as expenses in the period in which they are incurred, except when they are directly attributable to the investment in the construction or production of a qualifying asset; in such cases, the borrowing costs are capitalized as part of the cost of the corresponding asset until it is ready for its intended use or operation.

OWNER'S EQUITY

Share capital is recognized according to the actual amount of capital contributed by shareholders.

Share capital is recorded based on the actual capital contributed by shareholders and approved by the competent regulatory authority (if any).

Share premium is recognised as the difference between the issuance price and the par value of shares upon initial issuance or additional issuance, the difference between the reissuance price and the carrying value of treasury shares, and the equity component of convertible bonds upon maturity. Direct costs related to additional share issuances and reissuance of treasury shares are deducted from the share premium.

Treasury shares: When the Company repurchases its owned shares, the consideration paid, including directly attributable transaction costs, is recognised as treasury shares and presented as a deduction from equity. Upon reissuance, the difference between the reissuance price and the carrying value of treasury shares is recognised in share premium.

Dividends and profit distribution reflect business results (profit or loss) after corporate income tax, the allocation of profit, and the retrospective application of changes in accounting policies as well as the retrospective correction of material errors from prior years. Undistributed profit after tax may be distributed to investors or allocated to funds in accordance with the Company's Charter and Vietnamese legal regulations, subject to approval by the General Meeting of Shareholders.

REVENUE

Revenue is recognized when the transaction occurs, provided that it is probable that economic benefits will be obtained and the revenue can be measured at the fair value of the consideration received or receivable, regardless of whether cash has been received or is yet to be received. Net revenue is measured at the fair value of the amounts received or receivable after deducting trade discounts, sales rebates, and sales returns. Revenue is recognized when the following conditions are simultaneously satisfied:

Revenue from sales of goods

Revenue from the sales of goods is recognized when all the following conditions are satisfied:

- Most of the risks and benefits associated with ownership of the product or goods have been transferred to the buyer;
- The Company no longer retains control over the goods as the owner nor exercises any further control over them.;
- Future economic benefits can be measured reliably;
- Future economic benefits will flow to the entity or captured;
- Cost associated with sales can be identified.

REVENUE (CONT'D)

Revenue from rendering of services

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

- The amount of revenue can be measured reliably. Where the contract grants the buyer the right to return the services under specific conditions, revenue is only recognized when those specific conditions no longer exist and the buyer is no longer entitled to return the rendered services;
- It is probable that the economic benefits associated with the service transaction will flow to the enterprise;
- The stage of completion of the transaction at the reporting date can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Financial income

Revenue arising from interest, dividends, distributed profits, and other financial activities is recognized when both of the following conditions are simultaneously satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The revenue can be measured reliably.

EXPENSES

Cost of sales is recognised when costs directly related to the generation of revenue have been incurred and can be measured reliably, in accordance with the matching principle, regardless of the timing of payment. Where necessary, costs directly related to the revenue recognised during the year are estimated and recognised based on reasonable and consistent assumptions. Costs in excess of normal consumption levels are recognised immediately in cost of sales in accordance with the prudence principle.

Expenses other than cost of sales, including selling expenses, general and administrative expenses, and other operating expenses, are recognised in the income statement during the period in which they are incurred, in accordance with the related revenue and regardless of the timing of payment. Such expenses are recognised when sufficient evidence exists that an obligation has arisen and the amount can be measured reliably.

Expenses that do not generate future economic benefits are recognised immediately as expenses in the year in accordance with the prudence principle.

Expenses are classified and presented in accordance with the economic substance of each type of expense, in compliance with applicable accounting standards and the accounting regulations in force.

TAX

Input value-added tax (VAT) is accounted for using the deduction method.

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

Current income tax is the tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting treatments, non-deductible expenses, non-taxable income, and tax losses carried forward. The determination of taxable profit and current corporate income tax expense is based on prevailing tax regulations; however, these regulations are subject to change, and the final determination depends on the outcome of audits by competent tax authorities.

The current corporate income tax rate is 20%.

Other taxes are in accordance with the prevailing regulations by the State.

RELATED PARTIES

Parties are considered related if one party has the ability to control or exert significant influence over the other party in making decisions regarding financial and operational policies. Parties are also considered related if they are subject to common control or significant common influence.

When examining each related party relationship, the nature of the relationship is considered, not just its legal form. All transactions and balances with related parties are presented by the Company in the disclosures below.

5. CASH AND CASH EQUIVALENTS

	Closing balance (VND)	Opening balance (VND)
- Cash	252,393,177	258,421,671
- Bank deposits	27,288,731,947	1,874,346,632
+ Vietnam Technological and Commercial JSC - Ha Thanh Branch	*26,441,996,191*	*904,675,770*
+ Others	*846,735,756*	*969,670,862*
Total	**27,541,125,124**	**2,132,768,303**

6. SHORT-TERM FINANCIAL INVESTMENTS

a. Trading securities

	Closing balance (VND)			Opening balance (VND)		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Shares	**238,467,833,237**	**234,944,185,900**	**(4,899,615,847)**	**44,224,388,530**	**50,847,033,000**	**(424,600,752)**
+ 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	-
+ Gelex Infrastructure JSC	92,400,000,000	89,880,000,000	(2,520,000,000)	-	-	-
+ Gelex Group JSC	40,423,055,916	40,598,805,000	-	-	-	-
+ Other stock value	20,000,161,474	21,200,380,900	-	24,696,762,226	26,522,433,000	(424,600,752)
Total	**238,467,833,237**	**234,944,185,900**	**(4,899,615,847)**	**44,224,388,530**	**50,847,033,000**	**(424,600,752)**

6. SHORT-TERM FINANCIAL INVESTMENTS (CONT'D)

b. Held-to-maturity investment

	Closing balance (VND)			Opening balance (VND)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
- Loans receivable from individuals (*)	1,003,767,123	1,003,767,123	-	47,164,876,712	47,164,876,712	-
Total	**1,003,767,123**	**1,003,767,123**	**-**	**47,164,876,712**	**47,164,876,712**	**-**

(*) Loan Agreement No. 0506/2026/HDKT/MHC-DHH dated 05 June 2026: the loan amount was VND 1,000,000,000, with a loan term of 2 months and an interest rate of 5.5% per annum. The Company recovered this loan on 10 August 2026.

c. Other investments

	Closing balance (VND)			Opening balance (VND)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
- Red One Infrastructure Fund Certificate (*)	55,000,000,000	55,000,000,000	-	-	-	-
Total	**55,000,000,000**	**55,000,000,000**	**-**	**-**	**-**	**-**

(*) Pursuant to Resolution No. 12/2026/NQ-HĐQT-MHC dated 24 April 2026 approved by the Board of Management: Fund Certificate Transfer Agreement No. 02/2026/RC-RIF dated 29 April 2026 between MHC Joint Stock Company and MHC Investment Joint Stock Company, with the following details:

- Quantity: 5,000,000 fund certificates
- Par value of fund certificates: VND 10,000/fund certificate
- Total par value: VND 50,000,000,000
- Transfer value: VND 55,000,000,000.

7. TRADE RECEIVABLES

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
Short-term trade receivables	***10,655,745,000***	***59,070,000***	***59,070,000***	***59,070,000***
- Mirae Asset Securities (Vietnam) JSC	10,596,675,000	-	-	-
- Mien Trung Plastic JSC	59,070,000	59,070,000	59,070,000	59,070,000
Total	**10,655,745,000**	**59,070,000**	**59,070,000**	**59,070,000**

8. OTHER RECEIVABLES

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
Short-term	***16,712,499***	-	***106,037,352,499***	-
- Ms. Nguyen Thi Thu	-	-	92,000,000,000	-
- Deposits and guarantees	4,000,000	-	4,000,000	-
- VIX Securities JSC	-	-	14,025,010,000	-
- Other receivables	12,712,499	-	8,342,499	-
Long-term	***33,636,915,408***	-	***33,636,915,408***	-
- Deposits and guarantees (i)	33,461,618,283	-	33,461,618,283	-
- Other receivables	175,297,125	-	175,297,125	-
Total	33,653,627,907	-	139,674,267,907	-

8. OTHER RECEIVABLES (CONT'D)

(i) Including:

A deposit for the purchase of real estate properties under the Aqua Riverside City Project entered into with Nova Housing Business Joint Stock Company, amounting to VND 30,692,582,044. According to the agreement and its appendices signed by the parties, the expected date for signing the sale and purchase contract was 15 June 2026 (the actual contract signing date may be earlier or later than the expected date stated above by a maximum period of 6 months), and the expected handover date of the real estate properties is November 2026. As at the date of issuance of this report, Nova Housing Business Joint Stock Company has requested an extension of the contract signing date as the project construction progress has not yet met the required schedule.

A deposit for the purchase of real estate properties under the Ocean Valley Tourism Complex Project entered into with Novareal Joint Stock Company, amounting to VND 2,769,036,239. According to the agreement and its appendices signed by the parties, the expected date for signing the sale and purchase contract is October 2026, and the expected handover date of the real estate properties is May 2027. As at the date of issuance of this report, Novareal Joint Stock Company has requested an extension of the contract signing date as the project construction progress has not yet met the required schedule.

9. ADVANCES TO SUPPLIERS

	Closing balance (VND)	Opening balance (VND)
Short-term	***202,074,606***	***281,998,582***
+ AHD Construction Structure Company	-	101,800,000
+ JDC Vietnam Law Partnership	25,000,000	25,000,000
+ Investment and Construction Development	65,500,000	65,500,000
+ Dai Nguyen Production, Trading and Service JSC	82,000,000	82,000,000
+ Other advanced to suppliers	29,574,606	7,698,582
Total	**202,074,606**	**281,998,582**

10. TANGIBLE FIXED ASSETS

	Office equipment (VND)	Transportation and transmission equipment (VND)	Total (VND)
Cost			
Opening balance	215,590,591	2,864,845,000	3,080,435,591
Closing balance	215,590,591	2,864,845,000	3,080,435,591
Accumulated depreciation			
Opening balance	(213,613,819)	(910,018,542)	(1,123,632,361)
Depreciation	*(1,976,772)*	*(181,928,009)*	*(183,904,781)*
Closing balance	(215,590,591)	(1,091,946,551)	(1,307,537,142)
Carrying amount			
Opening balance	1,976,772	1,954,826,458	1,956,803,230
Closing balance	-	1,772,898,449	1,772,898,449

The cost of tangible fixed assets as at 30 June 2026 that have been fully depreciated but are still in use: VND 215,590,591 (as at beginning of the year: VND 96,983,091).

11. BAD DEBTS

	Closing balance (VND)			Opening balance (VND)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
- Mien Trung Plastic JSC	59,070,000	-	59,070,000	59,070,000	-	59,070,000
- Investment and Construction Development Consultancy Company	65,500,000	-	65,500,000	65,500,000	-	65,500,000
- Dai Nguyen Production, Trading and Service JSC	82,000,000	-	82,000,000	82,000,000	-	82,000,000
- JDC Vietnam Law Partnership	25,000,000	-	25,000,000	25,000,000	-	25,000,000
- Other bad debts	5,800,000	-	5,800,000	5,800,000	-	5,800,000
Total	**237,370,000**	**-**	**237,370,000**	**237,370,000**	**-**	**237,370,000**

12. TAXES AND OTHER PAYABLES TO/RECEIVABLES FROM THE STATE BUDGET

	Opening balance (VND)	Payable (VND)	Paid (VND)	Closing balance (VND)
(a) Tax and other payables to the State budget	**12,458,111,544**	**168,220,900**	**12,546,403,104**	**79,929,340**
Corporate income tax	*12,402,264,500*	-	*12,402,264,500*	-
Personal income tax	*55,847,044*	*168,220,900*	*144,138,604*	*79,929,340*
(b) Tax and other receivables from the State budget	**574,072,153**	-	**571,062,601**	**1,145,134,754**
Value added tax	*574,072,153*	-	-	*574,072,153*
Corporate income tax	-	-	*571,062,601*	*571,062,601*

13. LONG-TERM FINANCIAL INVESTMENTS

	Closing balance (VND)			Opening balance (VND)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Investments in subsidiaries	**320,214,000,000**	-	**(11,501,988,028)**	**161,620,000,000**	-	**(9,584,753,905)**
+ MHC Services JSC (1)	88,644,000,000	(***)	(195,399,499)	-	-	-
+ MHC Technology JSC (1)	50,400,000,000	(***)	-	-	-	-
+ MHC Land JSC	181,170,000,000	(***)	(11,306,588,529)	161,620,000,000	(***)	(9,584,753,905)
Investments in associates, jointly contr	**1,734,000,000**	-	**(1,734,000,000)**	**197,754,000,000**	-	**(1,734,000,000)**
+ Wallem Shipping Vietnam Co., Ltd	1,734,000,000	(***)	(1,734,000,000)	1,734,000,000	(***)	(1,734,000,000)
+ MHC Investment JSC (2)	-	-	-	196,020,000,000	(***)	-
Investment in other entities	**10,000,000,000**	-	-	**10,000,000,000**	-	-
+ Container Transport Co., Ltd	10,000,000,000	(***)	-	10,000,000,000	(***)	-
Total	**331,948,000,000**	-	**(13,235,988,028)**	**369,374,000,000**	-	**(11,318,753,905)**

(1) According to Resolution No. 15/2026/NQ-HĐQT-MHC dated 4 May 2026 of the Board of Management approving the capital contribution for the establishment of MHC Services Joint Stock Company and MHC Technology Joint Stock Company, the ownership interests of MHC Joint Stock Company in MHC Services Joint Stock Company and MHC Technology Joint Stock Company are 99.6% and 80%, respectively.

(2) According to Resolution No. 16/2026/NQ-HĐQT-MHC dated 5 May 2026 of the Board of Management approving the transfer of all shares held in MHC Investment Joint Stock Company.

(***) The Company has not determined the fair value of these financial investments for disclosure in the separate financial statement because there are no quoted market prices available for these investments, and the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and relevant legal regulations have not provided guidance on the method for determining fair value.

13. LONG-TERM FINANCIAL INVESTMENTS (CONT'D)

As at 30 June 2026, details of the Company's investments are as follows:

No.	Company name	Address	Voting interest (%)	Percentage of interest (%)	Principal activities
1	MHC Land Joint Stock Company	18th Floor, No. 52, Le Dai Hanh Street, Hai Ba Trung Ward, Hanoi, Vietnam	99%	99%	Real estate business
2	MCH Services Joint Stock Company	18th Floor, No. 52, Le Dai Hanh Street, Hai Ba Trung Ward, Hanoi, Vietnam	99.6%	99.6%	Tea production
3	MHC Technology Joint Stock Company (*)	18th Floor, No. 52, Le Dai Hanh Street, Hai Ba Trung Ward, Hanoi, Vietnam	100%	100%	Other computer and information technology services activities
4	Wallem Shipping Company Limited (**)	No. 144-146 Nguyen Thai Binh Street, Ben Thanh Ward, Ho Chi Minh City, Vietnam	51%	51%	Transportation service
5	Hai An Container Transport Company Limited	5th Floor, Hai An Building, Km 2 Dinh Vu Road, Dong Hai Ward, Hai Phong City, Vietnam	5%	5%	Transportation service

(*) As at 30 June 2026, MHC Joint Stock Company had fully contributed the capital corresponding to its ownership interest of 80%. The remaining shareholders fully contributed their registered capital as stated in the Business Registration Certificate of MHC Technology Joint Stock Company on 21 July 2026.

(**) MHC Joint Stock Company owns 51.00% of the contributed capital of Wallem Vietnam Maritime Company Limited. However, the charter of this company requires the consensus of the relevant parties for all significant operating and financial decisions of the Company. Therefore, the investment in this company is classified as "Investment in joint ventures and associates" rather than "Investment in subsidiaries" in the separate financial statements.

14. LOAN AND FINANCIAL LEASE OBLIGATIONS

	Closing balance (VND)	In the Period (VND)		Closing balance (VND)
		Increases	Decreases	
Short term	*65,311,493,648*	*164,057,789,455*	*98,746,295,807*	-
- Mirae Asset Securities (Vietnam) JSC (*)	65,311,493,648	164,057,789,455	98,746,295,807	-
Total	65,311,493,648	164,057,789,455	98,746,295,807	-

(*) Margin trading loans from the securities company.

15. TRADE PAYABLES

	Closing balance (VND)	Opening balance (VND)
Short-term	***4,007,102,558***	***4,042,174,005***
- Technical Services and Supply JSC	988,817,357	988,817,357
- Cuu Long Petroleum Trading JSC	405,150,000	405,150,000
- Germanischer Lloyd	456,145,446	467,955,084
- ISS Machinery Sevices	369,596,219	381,463,785
- Other payables	1,787,393,536	1,798,787,779
Total	**4,007,102,558**	**4,042,174,005**

16. OTHER PAYABLES

	Closing balance (VND)	Opening balance (VND)
Short-term	***554,119,105***	***525,629,105***
- Union fees and social insurance, health insurance, unemployment insurance	98,398,127	69,908,127
- Other payables	455,720,978	455,720,978
Total	**554,119,105**	**525,629,105**

17. OWNER'S EQUITY

17.1 STATEMENT OF CHANGES IN EQUITY

	Current period (VND)	Prior period (VND)
- Share capital		
+ Opening balance	434,763,180,000	434,763,180,000
+ Closing balance	434,763,180,000	434,763,180,000

17. OWNER'S EQUITY (CONT'D)

17.2 SHARES

	Closing balance (Share)	Opening balance (Share)
Number of shares authorised for issuance	43,476,318	43,476,318
Number of shares issued to the public	43,476,318	43,476,318
Ordinary shares	*43,476,318*	*43,476,318*
Preference shares	-	-
Number of shares repurchased	120	120
Ordinary shares	120	120
Preference shares	-	-
Number of shares outstanding	43,476,198	43,476,198
Ordinary shares	43,476,198	43,476,198
Preference shares	-	-
Par value of shares outstanding (VND 10,000/share)	10,000	10,000

17. OWNER'S EQUITY (CONT'D)

17.3 CHANGES IN OWNERS' EQUITY

	Share capital (VND)	Share premium (VND)	Treasury share (VND)	Development investment fund (VND)	Retained earnings (VND)	Total (VND)
Opening balance of the prior year	**434,763,180,000**	**28,614,580,000**	**(1,200,000)**	**8,712,225,710**	**44,346,932,116**	**516,435,717,826**
Profit for the last year	-	-	-	-	57,438,987,364	57,438,987,364
Opening balance of the current period	**434,763,180,000**	**28,614,580,000**	**(1,200,000)**	**8,712,225,710**	**101,785,919,480**	**573,874,705,190**
Profit for the period	-	-	-	-	36,813,822,572	36,813,822,572
Closing balance	**434,763,180,000**	**28,614,580,000**	**(1,200,000)**	**8,712,225,710**	**138,599,742,052**	**610,688,527,762**

18. OFF-STATEMENT OF FINANCIAL POSITION ITEMS

Written-off bad debts

Name	Reason	Closing balance (VND)		Opening balance (VND)	
		Write-off Year	Value	Write-off Year	Value
Song Dao Transport Co., Ltd	Aged debt	2018	328,000,000	2018	328,000,000
Phong Chau Trading and Service Co., Ltd	Aged debt	2018	84,000,000	2018	84,000,000
Waterway Construction Company No. II	Aged debt	2018	45,000,000	2018	45,000,000
Vessel ACHEIVER	Aged debt	2018	447,223,065	2018	447,223,065
Quyet Tien Inland Waterway Transport Company	Aged debt	2018	238,100,000	2018	238,100,000
Wallem Shipping Vietnam Company Limited	Aged debt	2018	218,016,797	2018	218,016,797
Vietnam Hi-Tech Transportation Company Limited	Aged debt	2018	110,000,000	2018	110,000,000
Vessel OCEAN PARK	Aged debt	2018	2,356,396	2018	2,356,396
Bransford International Ltd	Aged debt	2013	1,510,085,635	2013	1,510,085,635
Far Shipping Lines Pte. Ltd	Aged debt	2013	832,800,000	2013	832,800,000
Obayashi Vietnam Corporation	Aged debt	2013	671,955,900	2013	671,955,900
Orion-Hanel Picture Tube Co., Ltd	Aged debt	2012	1,007,000,000	2012	1,007,000,000
Construction Corporation No.1 Joint Stocks Company	Aged debt	2012	353,441,000	2012	353,441,000
Bui Tien Hoc	Aged debt	2020	25,500,000	2020	25,500,000
Other doubtful debts	Aged debt	2012	1,406,380,106	2012	1,406,380,106
Total			**7,279,858,899**		**7,279,858,899**

19. FINANCIAL INOME

	Current period (VND)	Prior period (VND)
- Interest income	840,370,648	193,978,481
- Losses from sale and disposal of financial investments	64,238,089	-
- Dividends and profit distributions	45,422,932,047	6,030,562,906
- Foreign exchange gains	20,335,190	-
- Cash discounts received	3,407,165,459	17,644,396,640
Total	**49,755,041,433**	**23,868,938,027**

20. FINANCIAL EXPENSES

	Current period (VND)	Prior period (VND)
- Interest expense	1,408,405,659	1,513,824,656
- Losses from sale and disposal of financial investments	633,896,582	136,889,967
- Foreign exchange losses	-	133,492,731
- Provision for trading securities and impairment of investments in other entities	6,392,249,218	3,423,675,500
- Other reversal of provision	-	(419,838,794)
Total	**8,434,551,459**	**4,788,044,060**

21. GENERAL AND ADMINISTRATIVE EXPENSES

	Current period (VND)	Prior period (VND)
General and administrative expenses	**4,073,473,553**	**2,619,928,546**
- Labor	2,359,740,119	1,504,340,100
- Office tools	289,510,150	20,314,879
- Fixed assets depreciation	183,904,781	192,684,402
- Taxes, fees and levies	-	3,000,000
- External services	613,184,805	666,809,431
- Other expenses in cash	627,133,698	232,779,734
Total	**4,073,473,553**	**2,619,928,546**

22. OTHER EXPENSES

	Current period (VND)	Prior period (VND)
- Other penalty expenses	433,193,849	6,000
- Other expenses	-	139,526
Total	**433,193,849**	**145,526**

23. INFORMATION ABOUT RELATED PARTIES

The Company's relationships with related parties that had transactions during the first 6 months of 2026 are as follows:

No.	Related Parties	Types of relationship
1	MHC Land Joint Stock Company	Subsidiary
2	MHC Services Joint Stock Company	Subsidiary
3	MHC Technology Joint Stock Company	Subsidiary
4	Wallem Shipping Vietnam Company Limited	Joint ventures and associates
5	Red One Infrastructure Investment Fund	Other investment companies
6	Hai An Container Transport Company Limited	Other investment companies
7	The Board of Management, The Board of General Directors and the Supervisory Board	Key Management Personnel
8	MHC Investment Joint Stock Company (*)	Joint ventures and associates

(*) On 5 May 2026, MHC Joint Stock Company transferred all of its shares held in MHC Investment Joint Stock Company.

Income and salary of the members of the Board of Management and Board of Supervisors

Related parties	Type of relationship	Current period (VND)	Prior period (VND)
- Mr Pham Ba Huy	Chairman of the BOM	409,700,000	387,480,000
- Mr. Nguyen Duc Loi	Member of the BOM (dismissed on 22 April 2026)	48,000,000	335,060,000
- Ms. Nguyen Thi Thuy Linh	General Director (dismissed on 15 April 2026)	639,504,524	-
- Mr. Tran The Cuong	(since 22 April 2026) General Director (since 15 April 2026)	142,003,333	-
- Mr. Do Viet Thang	Member of the BOM (dismissed on 24 April 2025)	48,000,000	-
- Mr. Le Viet Dung	Member of the BOM (approved on 24 April 2025)	-	48,000,000
- Ms. Nguyen Tu Uyen	Head of the Board of Supervisors	54,000,000	54,000,000
- Ms. Nguyen Thuy Nga	Member of the Board of Supervisors	12,000,000	12,000,000
- Ms. Tran Thi Nhien	Member of the Board of Supervisors	12,000,000	12,000,000
- Mr. Nguyen Huy Quang	Chief Accountant	215,452,500	185,160,000
		1,580,660,357	**1,033,700,000**

Related party transactions during the period

	Current period (VND)	Prior period (VND)
Transfer of investment	**55,000,000,000**	**-**
- MHC Investments JSC	55,000,000,000	-

24. EVENTS AFTER THE REPORTING PERIOD

Issuance of shares for dividend payment

On 10 August 2026, the State Securities Commission received the documents regarding MHC's report on the results of the share issuance for dividend payment pursuant to Report No. 88/2026/BC-MHC dated 4 August 2026 issued by MHC Joint Stock Company on the results of the share issuance for payment of the 2025 dividend. Accordingly, the Company distributed an additional 2,172,471 shares (with a par value of VND 10,000 per share) from the 2025 profits.

According to Decision No. 674/QĐ-SGDHCM dated 22 August 2026, the Ho Chi Minh City Stock Exchange approved the change in the listing of securities of MHC Joint Stock Company. The number of securities after the listing change is 45,648,789 shares (with a par value of VND 10,000 per share).

25. COMPARATIVE FIGURES

The comparative figures comprise the figures presented in the separate financial statements for the financial year ended 31 December 2025, which were audited, and the figures presented in the interim separate financial statements for the accounting period from 1 January 2025 to 30 June 2025, which were reviewed.

As presented in Note 3.2 to the notes to the interim separate financial statements, the interim separate financial statements for the accounting period from 01 January 2026 to 30 June 2026 mark the first period in which the Company applies Circular No. 99/2025/TT-BTC dated 27 October 2025. Accordingly, certain comparative figures have been restated to conform with the application of Circular No. 99/2025/TT-BTC.

A comparison of the comparative figures presented in the previous period and the opening balances, before and after restatement, is as follows:

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

	Code	Opening balance (VND) (reclassified)	Opening balance (VND) (as previously reported)
Short-term loan receivables	135	-	47,000,000,000
Short-term held-to-maturity investments	123	47,164,876,712	-
Other receivables	136	-	106,202,229,211
Other short-term receivables	135	106,037,352,499	-

Approved, 26 August 2026

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

Le Thi Lan Huong	Nguyen Huy Quang	Pham Ba Huy
Preparer	Chief Accountant	Chairman