Mẫu số 01-A

TỔNG CÔNG TY THĂNG LONG - CTCP	**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM**
	Độc lập - Tự do - Hạnh phúc
Số: 400 /TLG - HCNS	*Hà Nội, ngày 27 tháng 08 năm 2026*

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH

Kính gửi: Sở Giao dịch Chứng khoán Hà Nội

Thực hiện quy định tại Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Tổng công ty Thăng Long – CTCP thực hiện công bố thông tin báo cáo tài chính (BCTC) giữa niên độ năm 2026 với Sở Giao dịch Chứng khoán Hà Nội như sau:

1. Tên tổ chức: Tổng công ty Thăng Long - CTCP

- Mã chứng khoán: TTL
- Địa chỉ: 72 – Nguyễn Chí Thanh – Phường Láng – TP Hà Nội – Việt Nam
- Điện thoại liên hệ/Tel: 091.555.43.42 Fax: ....
- Email: tongthanglong.tlg@gmail.com Website: tlg@tlg.com.vn

2. Nội dung thông tin công bố:

- BCTC giữa niên độ năm 2026

☐ BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc);

☑ BCTC hợp nhất (TCNY có công ty con);

☐ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng).

- Các trường hợp thuộc diện phải giải trình nguyên nhân:

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC đã được soát xét/kiểm toán ....):

☐ Có ☐ Không

Văn bản giải trình trong trường hợp tích có:

☐ Có ☐ Không

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được kiểm toán năm 2022):

☐ Có ☐ Không

Văn bản giải trình trong trường hợp tích có:

☐ Có ☐ Không

+ Lợi nhuận sau thế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước:

☑ Có ☐ Không

Văn bản giải trình trong trường hợp tích có:

☑ Có ☐ Không

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại:

☐ Có ☐ Không

Văn bản giải trình trong trường hợp tích có:

☐ Có ☐ Không

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày: 27/08/2026 tại đường dẫn: tlg.com.vn..........

Đại diện tổ chức
Người đại diện theo pháp luật/Người UQCBTT
(Ký, ghi rõ họ tên, chức vụ, đóng dấu)

M.S.D.N: 0100105020-C.T.C.P
TỔNG CÔNG TY THĂNG LONG CTCP
THÀNH PHỐ HÀ NỘI

TỔNG GIÁM ĐỐC
Nguyễn Việt Hà

Tài liệu đính kèm:
- BCTC giữa niên độ năm 2026
- Văn bản giải trình ......

THANG LONG JOINT STOCK CORPORATION

REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS
For the period ended 30th June 2026

Hanoi - August, 2026

TABLE OF CONTENTS

STATEMENT OF BOARD OF GENERAL DIRECTORS

The Board of General Directors of Thang Long Joint Stock Corporation presents this and the Company's reviewed interim consolidated financial statements for the period ended 30th June 2026.

THE CORPORAION

Thang Long Joint Stock Corporation is a business operating under the joint-stock company model. It was formerly Thang Long Construction Corporation and changed its ownership structure to a joint-stock company through equitization of a State-owned enterprise in accordance with Decision No. 23/QD-TTg dated January 6, 2014, issued by the Prime Minister. The Corporation operates under Business Registration Certificate No. 0100105020 issued on May 28, 2014, with subsequent amendments, the 13th of which was on April 13, 2026, issued by the Business Registration and Corporate Finance Department - Hanoi Department of Finance, to add a legal representative.

English name: Thang Long Joint Stock Corporation.

Abbreviation: TLG.

Registration changed for the 13rd time on 13/4/2026 is VND 419,080,000,000 (*In words: Four hundred and nineteen billion, eighty million dong*).

The Corporation's registered office is located at: 72 Nguyen Chi Thanh Street, Lang Ward, Ha Noi City.

Office Address: 5th Floor, Tasco Building, Lot HH2-2, Pham Hung Street, Tu Liem Ward, Hanoi City.

The Corporation's stock is currently listed on the HNX Stock Exchange with stock code: TTL.

BOARDS OF MANAGEMENT, SUPERVISORS AND GENERAL DIRECTORS

Members of Boards of Management, Supervisors and General Directors who held the Corporation during the period and at the date of this report are as follows:

BOARD OF MANAGEMENT

Mr. Vu Anh Tuan	Chairman
Mr. Vu Duc Trung	Member
Mrs. Tran Thi Ha Thu	Independent Board Member (Appointed from 31/3/2026)
Mrs. Nguyen Thi Quynh Mai	Independent Board Member (Dismissed from 31/3/2026)
Mr. Tran Tien Dung	Member
Mr. Vu Hoang Viet	Non-executive member

Board of Supervisors

Mr. Nguyen Minh Tu	Head of the Board
Mr. Le Dinh Ba	Member
Mrs. Nguyen Thi Ngoc Nga	Member

Board of General Directors

Mr. Nguyen Viet Ha	General Director
Mr. Tran Tien Dung	Deputy Director
Mr. Nguyen Hai Vinh	Deputy Director
Mr. Nguyen Anh Van	Deputy Director
Mrs. Hoang Thi Hong Nhung	Deputy Director
Mr. Chu Viet Ha	Deputy Director
Mr. Phan Van Quang	Deputy Director (Appointed on 06/02/2026)
Mr. Pham Manh Han	Deputy Director (Appointed on 06/02/2026)

STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONTINUED)

SUBSEQUENT EVENTS

According to the Board of General Directors, in all material respects, except for the matter disclosed in Note 7.3 to the Notes to the Interim Consolidated Financial Statements, there have been no other significant events occurring after the balance sheet date, affecting the financial position and operation of the Corporation which would require adjustments to or disclosures to be made in the interim consolidated financial statements for the period 30th June 2026.

AUDITORS

The Company's interim consolidated financial statements for the period 30th June 2026 have been reviewed by CPA VIETNAM Auditing Company limited - A Member Firm of INPACT.

THE BOARD OF GENERAL DIRECTORS' RESPONSIBILITY

The Corporation's Board of General Directors is responsible for preparing the Interim consolidated financial statements, which give a true and fair view of the consolidated financial position of the Corporation as at 30/6/2026 as well as of its interim consolidated income and interim consolidated cash flows statements for the accounting period on the same day, complying with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant regulations in preparation and disclosure of financial statements. In preparing these financial statements, the Board of General Directors is required to:

- Selecting suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim consolidated Financial Statements;
- Design, execute, and maintain an effective internal control related to the appropriate preparation and presentation of Consolidated Financial Statements so as to obtain reasonable assurance that the interim consolidated Financial Statements are free of material misstatements caused by even frauds and errors;
- Prepare the interim consolidated Financial Statements on the going concern basis unless it is inappropriate to presume that the Corporation will continue its business.

The Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Corporation and to ensure that the interim consolidated Financial Statements comply with prevailing Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and relevant legal regulations relating to preparation and presentation of the Interim Consolidated Financial Statements. The Board of General Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps to prevent and detect frauds together with other irregularities.

The Board of General Directors confirms that the Corporation has complied with the above requirements in preparing the interim consolidated Financial Statements.

On behalf of the Board of General Directors,

M.S.D.N: 0100105020 C.T.C.P
TỔNG CÔNG TY THĂNG LONG CTCP
THÀNH PHỐ HÀ NỘI

Nguyen Viet Ha
General Director
Hanoi, August 25, 2026

CPA VIETNAM
CPA VIETNAM AUDITING COMPANY LIMITED
Head Office in Hanoi:
8th floor, VG Building, No. 235 Nguyen Trai Str.,
Thanh Xuan Dist., Hanoi, Vietnam
+84 (24) 3 783 2121 info@cpavietnam.vn
+84 (24) 3 783 2122 www.cpavietnam.vn

INPACT MEMBER

No: 393/2026/BCSXHN-CPA VIETNAM-NV2

REPORT ON REVIEW OF THE INTERIM CONSOLIDATED FINANCIAL POSITION

To: **Shareholders**
Boards of Management, Supervisors and General Directors
Thang Long Joint Stock Corporation

We have reviewed the accompanying Interim Consolidated Financial Statements of Thang Long Joint Stock Corporation prepared on August 25, 2026, presented from page 06 to page 52, including Interim Consolidated Statement Of Financial Position as of 30th June 2026, Interim Consolidated Income statement and Interim Consolidated Cash flows statement for the period ended on the same day, and the Notes to the Interim Consolidated Financial Statements.

Responsibility of the Board of General Directors

The Corporation's Board General of Directors is responsible for the true and fair preparation and presentation of these interim consolidated financial statements in compliance with Vietnamese Accounting Standards, Vietnamese Accounting System, and the statutory requirements relevant to the preparation and presentation of the Interim Consolidated Financial Statements, and for the internal control as the Board of General Directors determines to be necessary to enable the preparation of Interim Consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Responsibility of Auditors

Our responsibility is to express a conclusion on the Interim Consolidated Financial Statements based on the results of our review. We conducted our review in accordance with Vietnam Standards of review service contract No. 2410 - Review of interim financial information performed by the Corporation's independent auditors.

The review of interim Consolidated financial information includes the interviews of people who are responsible for the financial and accounting matters, and performance of other analytical and review procedures. Basically, a review has a narrower scope than that of an audit in accordance with the Vietnam Auditing Standards and consequently, it does not allow us to gain assurance that we will be aware of all material issues that may be discovered during an audit. Accordingly, we do not express an audit opinion.

Auditor's conclusions

Based on our review, we don't recognize any problem which causes us to believe that the accompanying Interim Consolidated Financial Statements, in all material respects, does not give a true and fair view of the financial position of the Corporation as at 30th June 2026 and the results of its operations and its cash flows for the period of then ended, in accordance with the prevailing Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the Interim Consolidated Financial Statements.

Emphasized matters

We draw the attention of readers to Notes 5.5 and 5.18 in the Notes to the Interim consolidated Financial Statements, in which describe the recognition of liabilities for Vietnam Expressway Corporation according to the conclusion in Judgment No. 466/2022/HS-PT dated 1st July 2022 of the High People's Court in Hanoi and recording the debt receivable from subcontractors regarding the responsibility to compensate the Corporation for construction that does not ensure the quality of the project related to the conclusion of Judgment No. 466/2022/HS-PT dated 1st July 2022 of the High People's Court in Hanoi mentioned above.

We draw the attention of readers to Notes 5.5 and 5.9 in the Notes to the Interim consolidated Financial Statements. At the subsidiary is Yen Lenh Bridge Bot Company Limited, as of 30th June 2025, the Company is recording the capital contribution of the owner of the Yen Lenh Bridge construction investment project in the form of a BOT contract (BOT Yen Lenh Bridge Project Phase 1) in the amount of VND 47,183,000,000; Investment assets of the BOT Yen Lenh Bridge Project Phase 1 with original cost and remaining value of VND 161,774,504,871 and VND 0, respectively; The accumulated undistributed profit after tax up to 30th June 2025 of the subsidiary Yen Lenh Bridge Bot Company Limited is VND (3,207,481,042), including the profit of the Yen Lenh Bridge construction investment project under the BOT contract form (phase 1) and the National Highway 38 construction project from Yen Lenh Bridge to Vuc Vong intersection under the BOT form (phase 2). The Yen Lenh Bridge BOT project phase 1 has not been settled with the competent state agency, which is the basis for capital settlement for the Investor to hand over the project's assets to the competent state agency. Therefore, the value of the undistributed profit after tax items of phase 1 may be affected when the competent state agency approves.

Our review opinion is not modified in respect of this matter.

M.S.D.N: 0101917917
CÔNG TY
TNHH
KIỂM TOÁN
CPA VIETNAM
THÀNH PHỐ HÀ NỘI - VIỆT NAM

Vu Ngoc An
Deputy General Director
Certificate of registration of auditing practice
No. 0496-2023-137-1
Authorised paper No: 01/2026/UQ-CPA VIETNAM dated 02/01/2026 of Chairman
For and on behalf of
CPA VIETNAM AUDITING COMPANY LIMITED
A member firm of INPACT
Hanoi, August 25, 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June, 2026

	ASSETS	Code	Note	30/6/2026 VND	01/01/2026 VND
A -	**CURRENT ASSETS (100=110+120+130+140+160)**	**100**		**3,881,756,212,455**	**3,021,929,076,119**
I.	**Cash and cash equivalents**	**110**	**5.1**	**621,491,352,095**	**509,486,822,859**
1.	Cash	111		570,691,352,095	369,486,822,859
2.	Cash equivalents	112		50,800,000,000	140,000,000,000
II.	**Short - term investments**	**120**	**5.2**	**128,587,053,548**	**127,646,013,696**
3.	Short - term held to maturity Investments	123		128,587,053,548	127,646,013,696
III.	**Short- term receivables**	**130**		**2,124,592,547,112**	**1,528,450,649,857**
1.	Short-term receivables from customers	131	5.3	506,721,133,779	568,446,909,193
2.	Prepayments to sellers in short-term	132	5.4	1,396,956,983,850	825,552,792,482
4	Other short-term receivables	135	5.5	385,957,329,596	299,493,848,295
5	Short-term allowances for doubtful debts	136	5.6	(165,042,900,113)	(165,042,900,113)
IV.	**Inventories**	**140**		**866,986,261,253**	**723,829,297,200**
1.	Inventories	141	5.7	866,986,261,253	723,829,297,200
VI.	**Other current assets**	**160**		**140,098,998,447**	**132,516,292,507**
1.	Short-term deferred expenses	161	5.8	2,298,647,725	1,371,451,119
2.	Deductible value added tax	162		84,276,919,891	81,612,555,202
3.	Tax and other receivables from government budget	163	5.15	53,523,430,831	49,532,286,186
B -	**LONG-TERM ASSETS (200=210+220+260+270)**	**200**		**568,371,574,768**	**502,622,189,635**
I.	**Long-term receivables**	**210**		**91,842,767,057**	**256,430,000**
3.	Other long-term receivables	215	5.5	91,842,767,057	256,430,000
II.	**Fixed assets**	**220**		**133,280,298,578**	**185,401,386,978**
1.	Tangible fixed assets	221	5.9	110,934,392,456	178,445,143,971
	- *Historical Costs*	*222*		*861,123,170,161*	*858,555,566,166*
	- *Accumulated depreciation*	*223*		*(750,188,777,705)*	*(680,110,422,195)*
2.	Finance lease fixed assets	224	5.10	17,041,531,122	1,651,868,007
	- *Historical Costs*	*225*		*17,060,240,741*	*2,407,580,909*
	- *Accumulated depreciation*	*226*		*(18,709,619)*	*(755,712,902)*
3.	Intangible fixed assets	227	5.11	5,304,375,000	5,304,375,000
	- *Historical Costs*	*228*		*5,529,845,000*	*5,529,845,000*
	- *Accumulated amortization*	*229*		*(225,470,000)*	*(225,470,000)*
VI.	**Long-term investments**	**260**	**5.2**	**217,659,316,050**	**206,008,541,993**
2.	Investments in joint ventures and associates	262		184,838,247,711	182,187,473,654
3.	Investments in equity of other entities	263		3,821,068,339	3,821,068,339
5.	Long - term held to maturity Investments	265		29,000,000,000	20,000,000,000
VII.	**Other Long-term assets**	**270**		**125,589,193,083**	**110,955,830,664**
1.	Long-term deferred expenses	271	5.8	125,589,193,083	110,955,830,664
	TOTAL ASSETS (280 = 100+200)	**280**		**4,450,127,787,223**	**3,524,551,265,754**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June, 2026

		Code	Note	30/6/2026 VND	01/01/2026 VND
C-	**LIABILITIES (300=310+330)**	**300**		**3,770,452,523,729**	**2,852,457,302,378**
I.	**Short-term liabilities**	**310**		**3,362,600,147,617**	**2,633,310,194,789**
1.	Short-term trade payables	311	5.12	567,978,668,710	646,608,458,767
2.	Short-term prepayments from customers	312	5.13	1,725,904,574,757	922,832,848,936
3.	Dividends and profit payables	313	5.14	603,148,680	603,148,680
4.	Short-term Taxes and other payables to State budget	314	5.15	9,296,796,663	14,879,082,422
5.	Payables to employees	315		13,916,105,804	13,526,275,155
6.	Short-term accrued expenses	316	5.16	91,448,569,498	44,751,587,043
8.	Short-term unearned revenue	319	5.17	1,720,999,798	1,938,071,543
9.	Other short-term payments	320	5.18	98,195,753,647	99,355,745,909
10.	Short-term borrowings and finance lease liabilities	321	5.19	852,897,668,046	888,117,514,320
11.	Short-term provisions	322		-	-
12.	Bonus and welfare funds	323		637,862,014	697,462,014
II.	**Long-term liabilities**	**330**		**407,852,376,112**	**219,147,107,589**
6.	Other long-term payables	338	5.18	206,462,431,049	16,462,431,049
7.	Long-term borrowings and finance lease liabilities	339	5.19	201,389,945,063	202,684,676,540
D-	**OWNERS' EQUITY**	**400**	**5.20**	**679,675,263,494**	**672,093,963,376**
1.	Contributed capital	411		419,080,000,000	419,080,000,000
	- *Ordinary shares with voting rights*	*411a*		*419,080,000,000*	*419,080,000,000*
2.	Capital surplus	412		52,625,676,545	52,625,676,545
5.	Treasury shares	415		(543,000,000)	(543,000,000)
7.	Exchange rate differences	417		403,328,217	411,983,098
8.	Development and investment funds	418		24,954,816,575	24,954,816,575
10.	Undistributed profit after tax	420		106,103,859,659	96,704,503,094
	- *Undistributed profit after tax brought forward*	*420a*		*96,704,503,094*	*46,456,357,955*
	- *Undistributed profit after tax for the current period*	*420b*		*9,399,356,565*	*50,248,145,139*
11.	Non-controlling interests	*429*		*77,050,582,498*	*78,859,984,064*
TOTAL RESOURCES (440=300+400)		**440**		**4,450,127,787,223**	**3,524,551,265,754**

Hanoi, August 25, 2026

Preparer	**Chief Accountant**	**General Director**
Vu Quang Hoa	**Nguyen Thi Diu**	**Nguyen Viet Ha**

M.S.D.N:0100105020 C.T.C.P TỔNG CÔNG TY THĂNG LONG CTCP THÀNH PHỐ HÀ NỘI

INTERIM CONSOLIDATED INCOME STATEMENT

For period ended as at 30/6/2026

	ITEMS	Code	Note	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
1.	Revenues from sales and services rendered	01	6.1	885,121,730,979	716,310,975,679
2.	Revenue deductions	02		-	-
3.	Net revenues from sales and services rendered (10 = 01-02)	10		885,121,730,979	716,310,975,679
4.	Cost of goods	11	6.2	785,448,385,330	638,041,198,107
5.	**Gross revenues from sales and services rendered (20 = 10-11)**	**20**		**99,673,345,649**	**78,269,777,572**
7.	Financial income	22	6.3	7,788,072,472	3,420,191,355
8.	Financial expenses	23	6.4	51,606,674,902	28,505,573,474
	In which: interest expenses	*24*		*37,955,536,738*	*28,505,573,474*
10.	General administrative expenses	26	6.5	42,012,494,006	29,661,700,899
11.	Share of profit or loss of joint ventures and associates	27		1,400,774,056	3,258,763,227
				-	-
12.	**Net profits from operating activities {30 = 20+21+(22-23)-(25+26)+27}**	**30**		**15,243,023,269**	**26,781,457,781**
13.	Other income	31	6.6	1,455,863,514	752,141,189
14.	Other expenses	32	6.6	1,387,672,285	3,001,753,666
15.	**Other profits (40 = 31-32)**	**40**	**6.6**	**68,191,229**	**(2,249,612,477)**
16.	**Total net profit before tax(50 = 30+40)**	**50**		**15,311,214,498**	**24,531,845,304**
17.	Current corporate income tax expenses	51	6.7	7,721,259,499	3,992,942,384
19.	**Profits after coporation income tax (60 = 50-51-52)**	**60**		**7,589,954,999**	**20,538,902,920**
20.	**Profit after tax of Parent Company**	**61**		**9,399,356,565**	**11,607,758,877**
21.	**Profit after tax attributable to Non-controlling interests**	**62**		**(1,809,401,566)**	**8,931,144,043**
22	**Basic earnings per share**	**70**	**6.8**	**225**	**277**

Hanoi, August 25, 2026

Preparer	**Chief Accountant**	**General Director**
Vu Quang Hoa	**Nguyen Thi Diu**	**Nguyen Viet Ha**

M.S.D.N: 0100105020-C.T.C.P
TỔNG CÔNG TY THĂNG LONG CTCP
THÀNH PHỐ HÀ NỘI

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)
For period ended as at 30/6/2026

	ITEMS	Code	Note	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
I.	**Net cash flows from operating activities**				
1.	***Profit before tax***	***01***		***15,311,214,498***	***24,531,845,304***
2.	***Adjustments for***				
	- Depreciation of fixed assets and investment properties	02		73,168,643,712	36,992,867,754
	- Gains (losses) on investing activities	05		(7,735,915,488)	(6,678,954,582)
	- Interest expenses	06		37,955,536,738	28,505,573,474
3.	***Operating profit before changes in working capital***	***08***		***118,699,479,460***	***83,351,331,950***
	- Increase (decrease) in receivables	09		(696,818,001,519)	(198,249,824,196)
	- Increase (decrease) in inventories	10		(143,156,964,053)	(18,845,711,415)
	- Increase (decrease) in payables	11		955,376,805,944	(101,523,937,429)
	- Increase (decrease) defered expenses	12		(15,560,559,025)	(1,078,029,061)
	- Interest paid	14		(33,036,269,687)	(27,328,952,185)
	- Corporate income tax paid	15		(12,549,476,895)	(2,301,003,763)
	- Other payments on operating activities	17		(59,600,000)	(9,000,000)
	Net cash flows from operating activities	***20***		***172,895,414,225***	***(265,985,126,099)***
II.	**Cash flows from investing activities**				
1.	Expenditures on purchase and construction of fixed assets and long-term assets	21		(7,057,993,849)	(50,000,000)
2.	Proceeds from disposal or transfer of fixed assets and other long-term assets	22		3,018,727,273	-
3.	Expenditures on loans and purchase of debt instruments from other entities	23		(9,941,039,852)	(30,000,000,000)
5.	Expenditures on equity investments in other entities	25		(2,650,774,057)	-
7.	Proceeds from interests, dividends and distributed profits	27		10,222,330,345	3,210,495,849
	Net cashflow from investing activities	**30**		**(6,408,750,140)**	**(26,839,504,151)**

INTERIM CONSOLIDATED CASH FLOW STATEMENT (CONTINUED)

(Indirect method)
For period ended as at 30/6/2026

ITEMS	Code	Note	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
III. Cash flows from financing activities				
3. Proceeds from borrowings	33		507,256,043,423	590,762,446,507
4. Repayment of financial principal	34		(560,830,861,915)	(544,986,723,394)
5. Payment for finance leasing debts	35		(907,316,357)	(181,463,274)
Net cashflow from financing activities	**40**		**(54,482,134,849)**	**45,594,259,839**
Net cashflow during the period (50 = 20+30+40)	**50**		**112,004,529,236**	**(247,230,370,411)**
Cash and cash equivalents at beginning of period	**60**	**5.1**	**509,486,822,859**	**479,374,861,214**
Effect of exchange rate fluctuations	61		-	-
Cash and cash equivalents at end of period (70 = 50+60+61)	**70**	**5.1**	**621,491,352,095**	**232,144,490,803**

Hanoi, August 25, 2026

Preparer	Chief Accountant	General Director
Vu Quang Hoa	Nguyen Thi Diu	Nguyen Viet Ha

M.S.D.N: 0100106020-C.T.C.P TỔNG CÔNG TY THĂNG LONG CTCP THÀNH PHỐ HÀ NỘI

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period ended 30th June 2026

1. COMPANY INFORMATION

1.1. Structure of ownership

Thang Long Joint Stock Corporation is a business operating under the joint-stock company model. It was formerly Thang Long Construction Corporation and changed its ownership structure to a joint-stock company through equitization of a State-owned enterprise in accordance with Decision No. 23/QD-TTg dated January 6, 2014, issued by the Prime Minister. The Corporation operates under Business Registration Certificate No. 0100105020 issued on May 28, 2014, with subsequent amendments, the 13th of which was on April 13, 2026, issued by the Business Registration and Corporate Finance Department - Hanoi Department of Finance, to add a legal representative.

Foreign name: Thang Long Joint Stock Corporation.

Abbreviation name: TLG.

Charter capital according to the 13rd Business Registration Certificate 13/04/2026 is: VND 419,080,000,000 (In words: Four hundred and nineteen billion, eighty million Vietnam dong).

Registered Address: No. 72, Nguyen Chi Thanh Street, Lang Ward, Hanoi City.

Transaction address: 5th Floor, Tasco Building, Lot HH2-2, Pham Hung Street, Tu Liem Ward, Hanoi City.

The Corporation's stock is currently listed on the HNX Stock Exchange with stock code TTL.

1.2. Business Activities

The main activities of the Corporation during the accounting period include:

- Construction of railways and road projects;
- Construction of other civil works;
- House and office rental;
- Trading in construction materials;
- Providing road surface repair services, machinery and equipment rental and other services.

1.3. Normal operating cycle

The main production and business activities of Thang Long Joint Stock Corporation are construction. Therefore, the normal production and business cycle of the Corporation depends on the time of contract performance with the investor

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

1.4. The Corporation structure

As at 30/6/2026, The Corporation has subsidiaries, associates as follows:

Name	Address	Major business lines	Capital contribution ratio	Benefit ratio	Voting Ratio
Subsidiaries					
Thang Long No1 Bridge Joint stock Company	Ha Noi	Construction build	82.65%	82.65%	82.65%
Thang Long 35 Bridge Joint stock Company	Ha Noi	Construction build	65.00%	65.00%	65.00%
Yen Lenh Bridge Bot Company Limited	Hung Yen	Construction investment - Business - Transfer of bridge and road projects	(*)	(*)	(*)
Thang Long Industrial Real Estate Company Limited	Ha Noi	Real estate business	100.00%	100.00%	100.00%
Thang Long Machinery Company Limited	Ha Noi	Leasing of machinery and equipment	100.00%	100.00%	100.00%
Thang Long Infrastructure & Civil Construction Company Limited	Ha Noi	Constructing other civil engineering works	100.00%	100.00%	100.00%
Associates					
No 188 Road B.O.T Company Limited (**)	Hai Duong	Construction investment - Business - Transfer of bridge and road projects	22.03%	22.03%	22.03%
Eha Hai Phong Industrial Development Joint Stock Company *(Indirectly owned through Thang Long Industrial Real Estate Company Limited)*	Hai Phong	Real estate business	0.00 %	50.00%	50.00%
Can Tho – Phung Hiep BOT Limited Company (***)	Ninh Binh	Construction investment - Business - Transfer of bridge and road projects	50,00%	50,00%	50,00%

(*):Yen Lenh Bridge BOT Company Limited implements 2 specific joint venture contracts as follows:

According to the Build - Operate - Transfer Contract applied to domestic investment on the investment project to build Yen Lenh Bridge - National Highway 38 in Hung Yen and Ha Nam provinces between the competent State Agency, the Ministry of Transport and Joint Venture of Thang Long Construction Corporation (now Thang Long Joint Stock Corporation) and Transport Construction Corporation 4 on May 11th, 2002. Capital contribution of the Corporation to project is VND 23,313,000,000 equivalent to 49.41%.

According to the Build - Operate - Transfer Contract (BOT Contract) on the investment project to build National Highway 38 from Yen Lenh bridge to the middle round intersection, the competent State agency is the Ministry of Transport. and the Joint Venture of Thang Long Joint Stock Corporation and Transport Construction Corporation 4 on February 27th, 2015. The Corporation's capital contribution to the project is VND 86,331,000,000 equivalent to 70%.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

1.4. The Corporation structure (Continued)

(**): According to the Build - Operate - Transfer Contract for the Road 188 project, An Thai - Mao Khe section between Hai Duong Department of Transport and the Joint Venture of Thang Long Joint Stock Corporation and Corporation Nam Cuong Ha Noi Group Joint Stock Company. The Corporation's capital contribution to the project is VND 17,884,300,000 equivalent to 22.03%.

(***): According to the Build-Operate-Transfer (BOT) contract for the investment project to expand National Highway 1, section Can Tho - Phung Hiep, between the Ministry of Transport and the Joint Venture of Thi Son Production and Construction Co., Ltd. and Construction Investment Consulting and Trading Company No. 9, the project enterprise is Can Tho - Phung Hiep BOT Co., Ltd. As of June 30, 2026, the investors (Construction Investment Consulting and Trading Company No. 9 and Thi Son Production and Construction Co., Ltd.) have transferred their entire capital contribution to the project to a new investor, the Joint Venture of Thang Long Corporation - JSC and TNG Investment and Construction Co., Ltd. (Thang Long Corporation - JSC 50% and TNG Investment and Construction Co., Ltd. 50%).

1.5. Number of employees at the end of the reporting period

The number of employees of the Corporation and its subsidiaries as at 30/6/2026 is 384 people (as at 31st December 2025: 306 people)

1.6. Statement of information comparability on the consolidated financial statements

On 27/10/2025, the Ministry of Finance issued Circular No. 99/2025/TT/BTC guiding the Corporate Accounting Regime. This circular replaces the corporate accounting regime issued with Circular No. 200/2014/TT-BTC dated 22/12/2014 and Circular No. 53/2016/TT-BTC dated 21/3/2016 of the Ministry of Finance. Circular 99/2025/TT-BTC applies to financial years starting on or after 01/01/2026.
The Corporation has applied the guidelines of Circular No. 99/2025/TT-BTC from 01/01/2026. If applying this circular changes the presentation of the Financial Statements, the Corporation will restate or reclassify the comparative data as required. Therefore, the information and accounting figures presented in the interim Financial Statements are comparable as they have been calculated and presented consistently.

2. FISCAL YEAR AND ACCOUNTING CURRENCY

Accounting period

The Corporation's fiscal year applicable for the preparation of its financial statements starts on 1st January and ends on 31st December of solar year.

The Company's interim consolidated financial statements have been prepared for the period ended 30 June 2026.

Currency used in accounting

The accompanying consolidated financial statements, are expressed in Vietnam Dong (VND).

3. ACCOUNTING STANDARDS AND SYSTEM

3.1 Accounting System

The Corporation applied to Vietnamese Accounting System promulgated under the Circular No.99/2025/TT-BTC dated 27/10/2025 issued by the Ministry of Finance.

3.2 Statements for the compliance with Accounting Standards and System

The Board of General Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued to guide the preparation and presentation of the Consolidated Financial Statements.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following are the main accounting policies applied by the Corporation in preparing the Consolidated Financial Statements:

Basis of preparation of the Consolidated financial statements

The consolidated interim financial statements of the Corporation are prepared in accordance with Circular No. 202/2014/TT-BTC dated December 22, 2014, and Circular No. 43/2026/TT-BTC dated April 20, 2026, which amends and supplements certain provisions of Circular No. 202/2014/TT-BTC issued by the Ministry of Finance guiding the methods of preparing and presenting consolidated financial statements:

The attached interim Consolidated financial statements are expressed in Vietnam Dong (VND), under the historical cost convention and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and legal regulations relevant to the preparation and presentation of interim Consolidated financial statements.

The interim Consolidated financial statements include the Corporation's separate financial statements and the financial statements of companies controlled by the Corporation (subsidiaries) prepared up as at 30/6/2026. This control is achieved when the Corporation has the power to govern the financial and operating policies of the investee companies so as to obtain benefits from their activities. The accompanying interim consolidated financial statements are prepared for the period ended as at 30/6/2026.

The results of subsidiaries acquired or sold during the year are included in the interim Consolidated Income Statement from the date of acquisition or until the date of sale of the investments in that Subsidiary.

Where necessary, the financial statements of the Subsidiaries are adjusted so that the accounting policies applied at the Corporation and the Subsidiaries are the same.

All transactions and balances between Companies within the same Company are eliminated upon interim consolidation of the Financial Statement.

Non-controlling interests include the amount of non-controlling interests at the date of the initial business combination and the non-controlling interest's share in changes in total equity as of the date of the business combination from the date of the business combination. Loss incurred at a Subsidiary must be distributed proportionally to the share of the non-controlling shareholder, even if such loss is greater than the non-controlling shareholder's share of the subsidiary's net assets.

The interim Consolidated financial statements are consolidated on the basis of The Corporation's interim separate financial statements have been reviewed and interim Financial statements of Subsidiaries are Thang Long No1 Bridge Joint Stock Company, Thang Long 35 Bridge Joint Stock Company, Yen Lenh Bridge Bot Company Limited, Thang Long Industrial Real Estate Company Limited, Thang Long Machinery Company Limited, Thang Long Infrastructure & Civil Construction Company Limited.

The accompanying interim consolidated financial statements are not intended to reflect the financial position, results of operations, and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

Accounting estimates

The preparation of the interim Consolidated financial statements in conformity with Vietnamese Standards on Accounting, Vietnamese Enterprise Accounting System and other prevailing accounting regulations in Vietnam requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent assets and liabilities at the date of the interim Consolidated financial statements and the reported amounts of revenues and expenses during the fiscal year. Actual results may differ from those estimates and assumptions.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash and cash equivalents

Cash comprises cash on hand, bank deposits.

Cash equivalents comprise short-term deposits and highly liquid investments with an original maturity of less than 3 months that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value.

Financial investments

Held to maturity investments

Held to maturity investments includes: term bank deposits with original maturities of more than 3 months and held-to-maturity loans for the purpose of earning periodic interest.

Held-to-maturity investments are recognized from the purchase date and initially measured at cost, including related transaction costs. After initial recognition, held-to-maturity investments are measured at amortized cost, which includes principal and accrued interest up to the reporting date, less any impairment provisions (if applicable). Interest from held-to-maturity investments earned after the purchase date is recognized in the income statement on an accrual basis. The interest earned before the company holds the investments is deducted from the original cost at the time of purchase.

Provisions for doubtful debts related to held-to-maturity investments are made in accordance with current accounting regulations..

Investments in associates and other investments

Investments in associates and joint ventures over which the Corporation has significant influence are stated at equity method in the consolidated financial statements.

Other investments: Recognized at cost, including the purchase price and directly related purchase costs. After initial recognition, these investments are measured at cost less any impairment provisions.

Allowance for loss of investments

Provision for losses on investments in other entities and investments in equity instruments of other entities is made when there is conclusive evidence indicating a decline in the value of these investments as of the end of the accounting period.

For entities invested in as parent companies, the basis for setting up investment loss provisions is the consolidated financial statements of the invested entity.

Receivables

The receivables comprise the customer receivables and other receivables. Receivables are recognized at the carrying amounts less allowances for doubtful debts.

Allowance for doubtful debts is assessed and made for overdue receivables that are difficult to be collected, or the debtor is unable to pay due to dissolution, bankruptcy or similar difficulties.

Inventories

Inventories are measured at the lower of cost and net realizable value. Cost of inventories comprise costs of direct materials, direct labor, and general operation (if any) incurred in bringing the inventories to their present location and conditions.

Net realizable value is the estimated selling price of inventory items less all estimated costs of completion and costs of marketing, selling and distribution. The Corporation uses the perpetual inventory method and the inventory cost is calculated using the specific method.

The Corporation's allowance for impairment of inventories is made when there is reliable evidence of impairment of the net realizable value compared to the history cost of inventories.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Tangible fixed assets and Depreciation

Property, plant, and equipment are reflected at original cost, presented at cost less accumulated depreciation. The original cost of fixed assets includes all expenses that the Corporation must incur to acquire the fixed asset up to the point when the asset is in the necessary position and condition for it to operate as intended by the Corporation.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

	Years
Buildings, structures	06 - 25
Machinery and equipment	06 - 10
Office equipment	03 - 10
Motor vehicles	05 - 08

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

Intangible fixed assets and Amortization

Land use rights: are all actual expenses the Corporation has paid that are directly related to the land area used, including: money spent to have land use rights, compensation costs, site clearance, site levelling, registration fees...

Intangible fixed assets are land use rights for definite term, which are amortized on a straight-line basis over the validity period of the land use right certificates. Land use rights are amortized over a period of 32 years.

The Corporation does not depreciate land use rights with an indefinite term.

Construction in progress

Assets under construction for the purpose of production, leasing, management, or any other purpose are recognized at cost. This cost includes service expenses and related interest expenses in accordance with the company's accounting policies. The depreciation of these assets is calculated similarly to other assets, starting from the time the asset is in the position and condition necessary for it to operate as intended by the company.

Deferred income tax assets

Deferred income tax assets

Deferred income tax assets is the amount of corporate income tax refundable due to temporary differences.

Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used. Carrying values of deferred corporate income tax assets are considered as of the Statement of Financial Position date and will be reduced to the rate that ensures enough taxable income against which the benefits from part of or all of the deferred income tax can be used.

Deferred income tax assets are determined at the estimated rate to be applied in the year when the assets are recovered based on the effective tax rates as of the Statement of Financial Position date.

Deferred income tax assets and deferred income tax liabilities are offset on the Statement of Financial Position at the reporting date.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred income tax liabilities

Deferred income tax liabilities are the amounts of income taxes payable in future periods in respect of taxable temporary differences. Deferred income tax liabilities are recognized for all the temporary taxable differences.

Deferred income tax liabilities are determined at the prevailing non-resident tax rate: 20%.

Deferred expenses

Deferred expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. The Company's deferred expenses includes:

Tools and supplies

Tools and supplies are recorded to expenses and depreciated to on a straight-line basis with useful life of not exceeding 3 years.

Fixed assets major repairs expenses

Fixed assets major repairs expenses which have significant value incurring one time which are recorded to expenses and amortized on a straight-line basis no more than 3 years.

Payables

The account payables are monitored in details by payable terms, payable parties, original currency and other factors depending on the Corporation's management requirement.

The account payables include payables as trade payables, loans payable, intercompany payable and other payables which are determined almost certainly about the recorded value and term, which is not carried less than amount to be paid. They are classified as follows:

- Trade payables: reflect payables of commercial nature arising from the purchase of goods, services, or assets, payables for import through trustees of which the seller is an independent entity with the Corporation (is an independent unit of the Corporation, including payables between the Corporation and joint ventures and affiliates).
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

Dividends and profit distribution

Dividends are recognised as liabilities when there is a notice of dividend distribution issued by the Board of Directors under the authorisation of the General Meeting of Shareholders and a notice of the record date for entitlement to dividends issued by the Vietnam Securities Depository and Clearing Corporation

Accrued expenses

Accrued expenses are those already recorded in operating expenses in the period/year but not actually paid to ensure that when these expenses actually occur, they will not have a significant influence on operating expenses based on matching principle between income and expenses.

The Corporation recognizes Accrued expenses as follows:

- Costs of labor, materials and fuel: deducted in advance according to the estimate dossier based on the completed work volume;
- Financial expenses;
- Others accrued expenses.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred revenues

Deferred revenues includes: revenue received in advance such as: the amount of money collected in advance from customers in many accounting periods for leasing assets and infrastructure); does not include: money received in advance from buyers for which the Corporation has not yet provided products, goods and services; Uncollected revenue from property leasing activities and provision of services for multiple periods.

Revenue received in advance is allocated using the straight-line method based on the number of periods in which payment has been collected in advance.

Loans and finance lease liabilities

Loans and finance lease liabilities include loans, financial leases, excluding loans in the form of bonds or preference shares with terms that the issuer is required to repurchase at a certain point in the future.

The Corporation monitors loan amounts and financial liabilities in details by each type and classifies them into short-term and long-term according to repayment term.

Expenses directly related to the loan are recognized to financial expenses, except for expenses incurred from a separate loan for investment, construction or production in progress, which are capitalized according to Accounting Standard "Borrowing costs".

Recognition, and capitalization of Borrowing costs

All other borrowing costs are recognised in the Income statement when incurring, except for the borrowing cost capitalized under Vietnamese Accounting Standards "Borrowing cost".

Owners' equity

Capital is recorded according to the actual amounts invested by owner.

Capital surplus is recorded in accordance with the difference between the issuance price and face value upon the IPO, additional issue, or re-issuance of treasury shares.

Undistributed profits are determined on the basis of business results after corporate income tax and profit distribution.

The post-tax profit of the Corporation is distributed as dividends to shareholders after being approved by the Shareholders' Council at the Annual General Meeting of the Corporation and after provisions have been made for reserves as stipulated in the Corporation's Charter.

Dividends are recognized as accounts payable when approved by the Shareholders' Council.

Revenue and other income

Construction contract

In cases where the construction contract stipulates that the Corporation is to be paid based on the actual completed work, when the results of the construction contract are reliably determined and confirmed by the customer, the revenue and related expenses pertaining to the contract are recognized corresponding to the portion of the work completed as confirmed by the customer in the period reflected on the invoice issued.

When the results of the contract cannot be reliably estimated, and there is a possibility for the Corporation to recover the expenses incurred for the contract, revenue recognized is limited to the extent of the expenses incurred that are recoverable. In this case, no profit is recognized, even if the total expenses incurred for the contract may exceed the total contract revenue.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue and other income (Continued)

Revenue from sale of goods

Revenue from sale of goods shall be recognized when it satisfies all the five (5) conditions below:

(a) The Corporation has transferred to the buyer the significant risks and reward of ownership of the goods;

(b) The Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;

(c) The amount of revenue can be measured reliably;

(d) It is probable that the economic benefits associated with the transaction will flow to the Corporation; and

(e) Costs related to transactions can be determined.

Revenue from services

Revenue from services is recognized when the outcome of that transaction can be reliably determined. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognized in the year by reference to the percentage of completion of the transaction at the Statement of Financial Position date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

(a) The amount of revenue can be measured reliably;

(b) It is probable that the economic benefits associated with the transaction will flow to the Company;

(c) Identify the completed work as at the Statement of Financial Position date; and

(d) Determine the costs incurred for the transaction as well as the cost to complete the transaction to provide that service.

Revenue from the sale of real estate

The Corporation's revenue from sale of real estate is recognized when it satisfies all following conditions:

The real estate is totally completed and handed over to the buyer. The Corporation has transferred the significant risks and rewards of ownership of the real estate to the buyer.

- The Corporation does not retain managerial right over the real estate as the owners or control involvement with the real estate.
- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Corporation.
- The costs incurred in respect of the transaction can be measured reliably.

For interest, dividends and divided profits and other income: Revenue is recognized when the Corporation is able to derive economic benefits from the above activity and is determined with relative certainty.

Cost of goods sold

Cost of goods sold or services rendered including the cost of products, goods, services, production cost of construction products sold during the period is recorded corresponding to revenue of the period. For cost which is over the normal level of inventories is recorded directly into the cost of goods sold.

Financial expenses

Financial expenses mainly reflect the costs incurred during the period, including:

Borrowing costs: Recognized monthly based on the loan amount, loan interest rate, and actual number of days borrowed.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Current corporate income tax expense

Corporate income tax expenses (or corporate income tax income): is total current and deferred income tax expenses (or total current and deferred tax) in determining profit or loss of a period.

- Current income tax expenses: are corporate income tax payable calculated on taxable profit during the year and current corporate income tax rate. Current income tax is calculated on taxable income and applicable tax rate during the tax period. Difference between taxable income and accounting profit is from adjustment of differences between accounting profit and taxable income in accordance with current tax policies.

The Corporation has an obligation to pay corporate income tax at the rate of 20% on taxable profits.

The determination of the Corporation's income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the examination results of the competent tax authorities.

Related parties

A party is considered a related party of the Company in case that party is able to control the Company or to cause material effects on the financial decisions as well as the operations of the Company. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects.

When considering the relationship of related parties, the nature of relationship is focused more than its legal form.

Basic earnings per share

Basic earnings per share is calculated by dividing net profit (loss) after tax for the year attributable to ordinary shareholders of the Company by the weighted average number of ordinary share outstanding during the period.

Segment reporting

A business segment is a distinguishable component of the Corporation that is engaged in manufacturing or providing products or related services (by business segment) or in providing products or services within a particular economic environment (geographical area) which is subject to risks and returns that are different from those of other segments. The Board of General Directors confirms that the Company operates in business segments of electricity trading, construction and installation, other activities in a single geographical segment - Vietnam. Therefore, the segment report will be prepared by business segments.

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

5.1. Cash and cash equivalents

	30/6/2026 VND	01/01/2026 VND
Cash on hand	1,190,605,303	1,534,340,287
Bank deposits (i)	569,500,746,792	367,952,482,572
Cash equivalents (ii)	50,800,000,000	140,000,000,000
Total	**621,491,352,095**	**509,486,822,859**

Term deposits ranging from 01 to 03 months with interest rates from 2.4% per year to 4,75% per year, of which VND 1,000,000,000 of the balance as at 30 June 2026 is restricted.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.1. Cash and cash equivalents (Continued)

(i) Detail of Bank deposits:

	30/6/2026 VND	01/01/2026 VND
Bank for Investment and Development of Vietnam – South Hanoi Branch	306,046,525,364	140,377,360,896
Tien Phong Commercial Joint Stock Bank – Hoan Kiem Branch	202,913,736,234	167,593,097,595
Others	60,540,485,194	59,982,024,081
Total	**569,500,746,792**	**367,952,482,572**

(ii) Detail of Cash equivalents:

	30/6/2026 VND	01/01/2026 VND
Bank for Investment and Development of Vietnam – South Hanoi Branch	1,000,000,000	51,000,000,000
Tien Phong Commercial Joint Stock Bank – Hoan Kiem Branch	36,800,000,000	70,000,000,000
An Binh Commercial Joint Stock Bank – Hanoi Branch	-	6,000,000,000
Vietnam Export Import Commercial Joint Stock Bank - Ba Dinh Branch – Hang Bong Transaction Office	13,000,000,000	13,000,000,000
Total	**50,800,000,000**	**140,000,000,000**

5.2. Financial investments

a. Held-to-maturity investments

	30/6/2026 (VND)			01/01/2026 (VND)		
	Original cost	Recoverable amount	Allowances	Original cost	Recoverable amount	Allowances
Short-term	**128,587,053,548**	**128,587,053,548**	-	**127,646,013,696**	**127,646,013,696**	-
Term deposits (i)	*128,587,053,548*	*128,587,053,548*	-	*127,646,013,696*	*127,646,013,696*	-
Joint Stock Commercial Bank for Investment and Development of Vietnam – South Hanoi Branch	112,587,053,548	112,587,053,548	-	111,646,013,696	111,646,013,696	-
Vietnam Prosperity Joint Stock Commercial Bank – Hue Branch	16,000,000,000	16,000,000,000	-	16,000,000,000	16,000,000,000	-
	-	-	-	-	-	-
Long-term	**29,000,000,000**	**29,000,000,000**	-	**20,000,000,000**	**20,000,000,000**	-
Term deposits (ii)	20,000,000,000	20,000,000,000	-	20,000,000,000	20,000,000,000	-
Borrowings	9,000,000,000	9,000,000,000	-	-	-	-
Khang Minh Infrastructure Company Limited	*9,000,000,000*	*9,000,000,000*	-	-	-	-
Total	**157,587,053,548**	**157,587,053,548**	-	**147,646,013,696**	**147,646,013,696**	-

(i) Term deposits from 6 months to 12 months at banks with interest rates ranging from 3,4% per year to 7,0%, , of which the balance as at 30/3/2026 is blocked or pledged amounting to VND 110,500,000,000 to secure the Corporation's loan at the banks, a balance of VND 16,000,000,000 is restricted and pledged as collateral to secure the borrowings of Thang Long Bridge No. 1 Joint Stock Company at banks (*details in Note 5.19)*.
(ii) These are term deposits for 13 months at various banks with interest rates ranging 4.5% per year, used to secure loans of the Corporation and its subsidiaries at banks *(details in note No. 5.19)*.

5.2. Financial investments (Continued)

b. Equity investments in other entities

	Ratio		30/6/2026 (VND)		01/01/2026 (VND)	
	Capital held	Voting Ratio	Original cost	Investment value under the equity method	Original cost	Investment value under the equity method
Investments in Associates			**169,094,300,000**	**184,838,247,711**	**167,844,300,000**	**182,187,473,654**
No 188 Road B.O.T Company Limited	22.0%	22.0%	17,844,300,000	35,573,867,641	17,844,300,000	32,654,326,076
EHA Hai Phong Industrial Development Joint Stock Company	50.0%	50.0%	150,000,000,000	148,014,380,071	150,000,000,000	149,533,147,578
Can Tho - Phung Hiep BOT Limited Company (i)	50.0%	50.0%	1,250,000,000	1,250,000,000	-	-
Total			**169,094,300,000**	**184,838,247,711**	**167,844,300,000**	**182,187,473,654**

	Ratio		30/6/2026 (VND)			01/01/2026 (VND)		
	Capital held	Voting rights	Original price	Recoverable amount	Provisions	Original price	Recoverable amount	Provisions
Other long-term investments			**3,821,068,339**	**3,821,068,339**	**-**	**3,821,068,339**	**3,821,068,339**	**-**
Thang Long No. 16 Construction Joint Stock Company	16.2%	16.2%	1,807,850,307	1,807,850,307	-	1,807,850,307	1,807,850,307	-
Thang Long No. 15 Construction Joint Stock Company	16.9%	16.9%	300,000,000	300,000,000	-	300,000,000	300,000,000	-
Thang Long Transport And Construction Joint Stock Company	15.0%	15.0%	1,713,218,032	1,713,218,032	-	1,713,218,032	1,713,218,032	-
Total			**3,821,068,339**	**3,821,068,339**	**-**	**3,821,068,339**	**3,821,068,339**	**-**

(*): The Corporation has not determined the fair value of its investments as the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting Regime currently do not provide guidance on calculating fair value using valuation techniques. The fair value of these financial instruments may differ from their book value.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.3. Receivables from customers

	30/6/2026 (VND)		01/01/2026 (VND)	
	Book value	**Provisions**	**Book value**	**Provisions**
Short-term	**506,721,133,779**	**(18,195,548,614)**	**568,446,909,193**	**(18,195,548,614)**
Receivables from the construction sector	443,555,051,481	-	504,055,462,225	-
Hanoi City Transport Construction Investment Project Management Board (Formerly: Ta Ngan Infrastructure Project Management Board)	*42,216,193,562*	-	*42,216,193,562*	-
Haiphong City Traffic Construction Investment Project Management Board (Old name Hai Phong Investment and Construction Project Management Board for Transportation and Agricultural Projects)	*12,016,794,180*	-	*11,957,187,807*	-
Project Management Board No. 85	*71,981,859,800*	-	*62,471,306,800*	-
Thang Long bridge joint stock Company N01	*35,628,688,804*	-	-	-
DEO CA Group Joint Stock Company	*24,717,829,973*	-	*52,275,482,330*	-
Receivables from other customers	*256,993,685,162*	-	*335,135,291,726*	-
Others	63,166,082,298	(18,195,548,614)	64,391,446,968	(18,195,548,614)
Total	**506,721,133,779**	**(18,195,548,614)**	**568,446,909,193**	**(18,195,548,614)**
In which: Receivables from related parties (Details in Note 7.1)	***3,509,593,200***	-	***5,080,051,742***	-

5.4. Advance to suppliers

	30/6/2026 (VND)		01/01/2026 (VND)	
	Book value	**Provisions**	**Book value**	**Provisions**
Short-term	**1,396,956,983,850**	**(145,415,236,272)**	**825,552,792,482**	**(145,415,236,272)**
Advance to suppliers from the construction sector	1,364,137,941,924	(145,415,236,272)	764,655,116,459	(145,415,236,272)
Thang Long No 12 Construction Joint Stock Company	*61,350,798,446*	*(59,454,263,365)*	*61,350,798,446*	(59,454,263,365)
VC9 - No 9 Construction Joint Stock Company	*16,959,881,629*	-	*16,438,529,359*	-
TNG Investment And Construction Company Limited	*72,012,327,958*	-	*51,337,555,277*	-
Thanh An One Member Limited Liability Corporation	*50,152,453,358*	-	*50,078,295,152*	-
VII Land Joint Stock Company	*97,589,717,383*	-	*97,589,717,383*	-
Others	*1,066,072,763,150*	*(85,960,972,907)*	*487,860,220,842*	*(85,960,972,907)*
Advance payments to suppliers in the service sector	32,819,041,926	-	60,897,676,023	-
VC9 - No 9 Construction Joint Stock Company	*20,682,329,120*	-	*53,988,727,218*	-
Others	*12,136,712,806*	-	*6,908,948,805*	-
Total	**1,396,956,983,850**	**(145,415,236,272)**	**825,552,792,482**	**(145,415,236,272)**
In which: Prepayments to related parties *(Details in Note 7.1)*	***138,621,538,637***	-	***121,764,811,854***	-

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.5. Other receivables

	30/6/2026 (VND)		01/01/2026 (VND)	
	Book value	**Provisions**	**Book value**	**Provisions**
Short-term	**385,957,329,596**	**(1,432,115,227)**	**299,493,848,295**	**(1,432,115,227)**
Dividends income and profit	10,082,626,919	-	10,082,626,919	-
Advances	100,387,620,281	-	109,422,818,873	-
Deposits	2,122,137,078	-	99,345,933,100	-
Others	273,364,945,318	(1,432,115,227)	80,642,469,403	(1,432,115,227)
+ Receivables from the project management board	*8,967,190,486*	-	*8,897,224,535*	-
+ CIENCO4 Group Joint Stock Company (i)	*59,794,334,444*	-	*44,584,334,444*	-
+ Compensation liability receivable under Judgment No. 466/2022/HS-PT dated July 1, 2022 of the High People's Court in Hanoi (ii)	*10,381,724,609*	-	*10,381,724,609*	-
+Stanley Brothers Securities Incorporation (iii)	*79,416,237,959*		-	-
+T&D Viet Nam Holdings Joint Stock Company (iv)	*100,000,000,000*	-	-	-
+ Other receivables	*14,805,457,820*	*(1,432,115,227)*	*16,779,185,815*	*(1,432,115,227)*
Long-term	**91,842,767,057**	-	**256,430,000**	-
Deposits	442,970,000	-	256,430,000	-
Other receivables	91,399,797,057	-	-	-
+ Bao Nguyen Trading Co., Ltd (v)	*90,147,945,205*	-	-	-
+ Other receivables	*1,251,851,852*	-	-	-
Total	477,800,096,653	(1,432,115,227)	299,750,278,295	(1,432,115,227)
In which: Other receivables from related parties *(Details in Note 7.1)*	***90,868,888,956***	-	***720,943,751***	-

(i): The return of capital and profit of BOT Yen Order Co., Ltd. has been spent on investors of Yen Order Bridge Construction Investment Project under BOT method (Yen Order Bridge BOT Project phase 1). The Company has completed the toll collection period for phase 1 but has not yet finalized the BOT contract for phase 1 of the Project and is still being assigned by the Ministry of Transport to the Company for management and maintenance.

(ii): According to Judgment No. 466/2022/HS-PT dated July 1st, 2022, of the Higher People's Court in Hanoi related to the responsibility of construction contractors for items of work not meeting quality standards under package No. 4 of the Danang - Quang Ngai Expressway Project Phase from July 2014 to July 2017, under the liability for compensation, the Corporation, as a contractor, is required to compensate the Vietnam Expressway Corporation in the amount of VND 33,266,862,248. Based on the aforementioned judgment, the Corporation has recognized an accounts payable to the Vietnam Expressway Corporation in the amount of VND 33,266,862,248 (details in Note 5.18). Additionally, based on the contracts signed between the Corporation and subcontractors to execute package No. 4, the Corporation is temporarily identifying subcontractors responsible for compensating the Corporation for construction works not meeting quality standards as regulated. On September 5th, 2023, the Civil Judgment Enforcement Office of Hanoi issued Decision No. 174/QD-CCTHADS regarding the deduction of VND 18,556,130,948 from account No. 1462201022200 of the Vietnam Expressway Corporation to enforce the judgment. The remaining amount will be settled partially through the debt between the Vietnam Expressway Corporation and Thang Long Joint Stock Corporation.

5.5. Other receivables (Continued)

(iii): The proceeds from the disposal of securities were received by the Company on 1 July 2026..

(iv): Pursuant to Cooperation Agreement No. 03/2026/HĐHT/TTL-BN dated 25 June 2026 entered into between Thang Long Joint Stock Corporation and Bao Nguyen Trading and Investment Company Limited; Thang Long agreed to cooperate with Bao Nguyen in carrying out Bao Nguyen's business activities in accordance with its registered business lines and applicable laws and regulations.

(v): Investment Cooperation Agreement No. 11/2026/LC/T&D between T&D Vietnam Holding Joint Stock Company and Thang Long Infrastructure and Civil Construction Company Limited. Under the Agreement, the parties agreed to cooperate in investing in the purchase and sale of various negotiable instruments and other short-term financial instruments for the purpose of generating profits and sharing such profits in accordance with the terms and conditions of the Agreement. The investment cooperation term is 01 year from the date of capital contribution.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30th June 2026

5.6. Bad debts

	30/6/2026 (VND)			01/01/2026 (VND)		
	Principal Amount	Recoverable amount	Overdue period	Principal Amount	Recoverable amount	Overdue period
- Short-term repayments to suppliers	**145,415,236,272**	-		**145,415,236,272**	-	
Thang Long Construction Joint Stock Company No2	*12,042,306,840*	-	*Over 3 years*	*12,042,306,840*	-	*Over 3 years*
Thang Long N08 Construction Joint Stock Company	*35,587,816,315*	-	*Over 3 years*	*35,587,816,315*	-	*Over 3 years*
Thang Long No 12 Construction Joint Stock Company	*59,454,263,365*	-	*Over 3 years*	*59,454,263,365*	-	*Over 3 years*
Hung Vu Construction Company Limited	*17,649,396,088*	-	*Over 3 years*	*17,649,396,088*	-	*Over 3 years*
Thang Long Seventeen Investment and Construction JSC	*14,855,926,944*	-	*Over 3 years*	*14,855,926,944*	-	*Over 3 years*
Thang Long Construction and Mechanization JSC	*5,637,962,800*	-	*Over 3 years*	*5,637,962,800*	-	*Over 3 years*
Others	*187,563,920*	-	*Over 3 years*	*187,563,920*	-	*Over 3 years*
- Short-term receivables from customers	**18,195,548,614**	-		**18,195,548,614**	-	
Thang Long Construction Joint Stock Company No2	*1,840,430,981*	-	*Over 3 years*	*1,840,430,981*	-	*Over 3 years*
Thang Long No 12 Construction Joint Stock Company	*8,913,760,403*	-	*Over 3 years*	*8,913,760,403*	-	*Over 3 years*
Thang Long Construction and Mechanization JSC	*4,064,652,248*	-	*Over 3 years*	*4,064,652,248*	-	*Over 3 years*
798 Construction Investment Joint Stock Company	*659,499,850*	-	*Over 3 years*	*659,499,850*	-	*Over 3 years*
Others	*2,717,205,132*	-	*Over 3 years*	*2,717,205,132*	-	*Over 3 years*
- Other short-term receivables	**1,432,115,227**	-		**1,432,115,227**	-	
Thang Long Seventeen Investment and Construction JSC	*1,241,961,126*	-	*Over 3 years*	*1,241,961,126*	-	*Over 3 years*
Others	*190,154,101*	-	*Over 3 years*	*190,154,101*	-	*Over 3 years*
Total	**165,042,900,113**	-		**165,042,900,113**	-	

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.7. Inventories

	30/6/2026 (VND)		01/01/2026 (VND)	
	Original cost	**Provisions**	**Original cost**	**Provisions**
Raw materials	6,469,330,036	-	2,265,242,877	-
Tools and supplies	1,584,576,160	-	1,497,576,160	-
Work in progress	854,867,586,980	-	718,598,142,128	-
Goods	4,064,768,077	-	1,468,336,035	-
Total	**866,986,261,253**		**723,829,297,200**	

5.8. Deferred expenses

	30/6/2026 VND	01/01/2026 VND
Short-term	**2,298,647,725**	**1,371,451,119**
Tools, equipment	402,069,508	526,232,289
Others	1,896,578,217	845,218,830
Long-term	**125,589,193,083**	**110,955,830,664**
Tools, equipment	16,945,598,776	6,465,674,106
Infrastructure rental expense of the industrial zone (Duc Hoa Ha Plastic Industrial Cluster)	102,135,200,000	102,135,200,000
Others	6,508,394,307	2,354,956,558
Total	**127,887,840,808**	**112,327,281,783**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30th June 2026

5.9. Tangible fixed assets

Unit: VND

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Others	Total
HISTORICAL COST						
As at 01/01/2026	**53,560,262,078**	**119,012,368,295**	**19,461,342,741**	**2,583,009,996**	**663,938,583,056**	**858,555,566,166**
Purchase	-	4,780,304,055	2,277,689,794	-	-	7,057,993,849
Repurchase of finance lease assets	-	-	2,407,580,909	-	-	2,407,580,909
Disposal	(57,650,000)	(2,059,494,805)	(4,710,131,309)	(79,090,909)	-	(6,906,367,023)
Other increase (i)	-	4,895,000	3,501,260	-	-	8,396,260
As at 30/6/2026	**53,502,612,078**	**121,738,072,545**	**19,439,983,395**	**2,503,919,087**	**663,938,583,056**	**861,123,170,161**
ACCUMULATED DEPRECIATION						
As at 01/01/2026	**38,561,554,400**	**101,707,908,639**	**16,987,323,882**	**2,442,859,896**	**520,410,775,378**	**680,110,422,195**
Depreciation	494,405,898	4,049,734,654	412,240,696	55,481,556	68,038,591,383	73,050,454,187
Repurchase of finance lease assets	-	-	855,192,808	-	-	855,192,808
Disposal	(57,650,000)	(2,059,494,805)	(1,639,247,052)	(79,090,909)	-	(3,835,482,766)
Other increase (i)	-	4,690,021	3,501,260	-	-	8,191,281
As at 30/6/2026	**38,998,310,298**	**103,702,838,509**	**16,619,011,594**	**2,419,250,543**	**588,449,366,761**	**750,188,777,705**
NET BOOK VALUE						
At 01/01/2026	**14,998,707,678**	**17,304,459,656**	**2,474,018,859**	**140,150,100**	**143,527,807,678**	**178,445,143,971**
At 30/6/2026	**14,504,301,780**	**18,035,234,036**	**2,820,971,801**	**84,668,544**	**75,489,216,295**	**110,934,392,456**

(i) Other increases/decreases represents the conversion of foreign currency at the exchange rate for assets of the Cambodia Branch.

History cost of tangible fixed assets which are fully depreciated but still in use as at 30/6/2026 is VND 276,133,063,479 (as at 31/12/2025 is VND 276,133,063,479).

Net book value of tangible fixed assets used to secure bank loans as at 30/6/2026 is VND 99,113,911,054 (as at 31/12/2025 is VND 171,137,872,992).

5.9 Tangible fixed assets (Continued)

Historical cost and net book value of fixed assets of the Yen Lenh Bridge Construction Investment Project under the BOT method (BOT Yen Lenh Bridge Project Phase 1) (Build - Operate - Transfer Contract (B.O.T) No. 52002/GTVT-KHDT dated February 11, 2002 and attached contract appendices) are VND 161,774,504,871 and VND 0, respectively. The toll collection time for the Yen Lenh bridge construction project is expected to be from March 1, 2005 to September 2, 2019. The Company has completed the payback fee collection period for phase 1 but has not yet finalized the BOT contract for phase 1 of the Project and the Corporation is currently assigned to manage and maintain by the Ministry of Transport

Historical cost and net book value of fixed assets of the Project to build National Highway 38 from Yen Lenh Bridge to Vuc Vong intersection in the form of BOT (Yen Lenh Bridge BOT Project phase 2) are VND 502,164,078,185 and VND 75,489,216,295. The company is collecting payback fees for the Yen Lenh Bridge BOT project phase 2, expected up to 9th December 2026.

List of Tangible fixed assets as at 30 June 2026, accounts for more than 10% of total Tangible fixed assets:

		30/06/2026 (VND)			01/01/2026 (VND)		
No.	**Asset Name**	**History cost**	**Accumulated Depreciation**	**Net Book Value**	**History cost**	**Accumulated Depreciation**	**Net Book Value**
	At Yen Lenh Bridge BOT Limited Company						
1	Yen Lenh Bridge (BOT investment)	161,774,504,871	161,774,504,871	-	161,774,504,871	161,774,504,871	-
2	Yen Lenh Vuc Vong asset as of December 9, 2016 (temporarily recorded)	502,164,078,185	426,674,861,890	75,489,216,295	502,164,078,185	358,636,270,507	143,527,807,678
	Total	**663,938,583,056**	**588,449,366,761**	**75,489,216,295**	**663,938,583,056**	**520,410,775,378**	**143,527,807,678**

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For the period ended 30th June 2026

5.10 Finance lease fixed assets

Unit: VND

	Machinery, equipment	Transportation means	Total
HISTORICAL COST			
As at 01/01/2026	-	**2,407,580,909**	**2,407,580,909**
Purchase	17,060,240,741		17,060,240,741
Transferred to property, plant and equipment	-	(2,407,580,909)	(2,407,580,909)
As at 30/6/2026	**17,060,240,741**	-	**17,060,240,741**
ACCUMULATED DEPRECIATION			
As at 01/01/2026	-	**755,712,902**	**755,712,902**
Depreciation	18,709,619	99,479,906	118,189,525
Transferred to property, plant and equipment		(855,192,808)	(855,192,808)
As at 30/6/2026	**18,709,619**	-	**18,709,619**
NET BOOK VALUE			
At 01/01/2026	-	**1,651,868,007**	**1,651,868,007**
At 30/6/2026	**17,041,531,122**	-	**17,041,531,122**

5.11 Intangible fixed assets

Unit: VND

	Land use rights (*)	Software	Total
HISTORICAL COST			
As at 01/01/2026	**5,304,375,000**	**225,470,000**	**5,529,845,000**
As at 30/6/2026	**5,304,375,000**	**225,470,000**	**5,529,845,000**
ACCUMULATED AMORTIZATION			
As at 01/01/2026	-	**225,470,000**	**225,470,000**
As at 30/6/2026	-	**225,470,000**	**225,470,000**
NET BOOK VALUE			
At 01/01/2026	**5,304,375,000**	-	**5,304,375,000**
At 30/6/2026	**5,304,375,000**	-	**5,304,375,000**

The historical cost of intangible fixed assets which have been fully amortized but still in use as at 30/6/2026 VND 225,470,000 (as at 31/12/2025 is VND 225,470,000)

(*) Long-term land use rights for land plot No. 260, map sheet No. 10-E at Bui Tram, Hoa Son commune, Luong Son district, Hoa Binh province with an area of 6,900 m^2 (of which residential land is 400 m^2 and garden land is 6,500 m^2). The Corporation received the transfer from Mr. Nguyen Van Viem according to the land use rights transfer contract dated 12th March 2020. The land use rights are being mortgaged for a short-term loan at Vietnam Prosperity Joint Stock Commercial Bank - Hue Branch.

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For the period ended 30th June 2026

5.11 Intangible fixed assets

List of Intangible fixed assets as at 30 June 2026, accounts for more than 10% of total Intangible fixed assets:

	30/06/2026 (VND)			01/01/2026 (VND)		
Asset Name	**History cost**	**Accumulate Depreciation**	**Net Book Value**	**History cost**	**Accumulated Depreciation**	**Net Book Value**
At the Parent Company						
BRAVO Accounting Software	225,470,000	225,470,000	-	225,470,000	225,470,000	-
At Thang Long No1 Bridge Joint Stock Company						
Land use rights	5,304,375,000	-	5,304,375,000	5,304,375,000	-	5,304,375,000
Total	**5,529,845,000**	**225,470,000**	**5,304,375,000**	**225,470,000**	**225,470,000**	**-**

5.12 Trade payables

	30/6/2026 VND	01/01/2026 VND
Short-term	**567,978,668,710**	**646,608,458,767**
Payables to sellers in the construction sector	560,583,262,488	643,297,474,601
Vinh Hung Trading, Consulting and Construction Joint Stock Company	*41,819,472,299*	*33,010,747,597*
Tanco Consulting and Trading Joint Stock Company	*3,305,296,087*	*3,305,296,087*
TNG Investment and Construction Company Limited	*141,480,444,872*	*164,241,307,591*
Other entities	*373,978,049,230*	*442,740,123,326*
Payables to sellers in the service sector	7,395,406,222	3,310,984,166
TNG Investment and Construction Company Limited	*1,467,800,000*	-
Other entities	*5,927,606,222*	*3,310,984,166*
Total	**567,978,668,710**	**646,608,458,767**
In which:		
Trade payables are related parties	***150,627,251,560***	***166,143,781,649***
(Details in Note 7.1)		

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30th June 2026

5.13 Prepayments from customers

	30/6/2026 VND	01/01/2026 VND
Advance payments from customers in the construction sector	**1,602,904,574,757**	**922,832,848,936**
Da Nang Transport and Agricultural Construction Investment Project Management Board	23,811,784,159	36,674,102,289
Khanh Hoa Province Agriculture and Transport Construction Investment Project Management Board	88,574,432,000	88,574,432,000
Khanh Hoa Province Economic Zone and Industrial Park Management Board	87,993,172,720	119,232,097,720
Hai Phong Transport and Agriculture Construction Investment Project Management Board	696,660,270,556	102,835,192,385
Vietnam expressway corporation	81,853,951,000	197,158,000,000
Hanoi City Transport Construction Investment Project Management Board	183,247,274,000	70,149,921,000
Others	440,763,690,322	308,209,103,542
Advance payments from customers in the other sector	**123,000,000,000**	**-**
EHA Hai Phong Industrial Development Joint Stock Company	123,000,000,000	
Total	**1,725,904,574,757**	**922,832,848,936**
In which:		
Prepayments from customers are related parties	***128,200,000,000***	***5,200,000,000***
(Details in Note 7.1)		

5.14 Dividends and profit payable

	30/6/2026 VND	01/01/2026 VND
Dividends and profit payables	603,148,680	603,148,680

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.15 Taxes and receivables, payables to the State Budget

	01/01/2026 VND	Additions VND	Paid VND	30/6/2026 VND
Payables	**14,879,082,422**	**21,429,529,169**	**27,011,814,928**	**9,296,796,663**
VAT	2,302,552,608	8,728,038,094	9,730,461,489	1,300,129,213
Corporate income tax	11,765,077,306	7,721,259,499	12,549,476,895	6,936,859,910
- Arising during the period	*11,765,077,306*	*7,482,308,191*	*12,310,525,587*	*6,936,859,910*
- Retrospective collection for 2023	-	*238,951,308*	*238,951,308*	-
Personal income tax	570,653,927	1,864,706,068	1,617,103,615	818,256,380
Land tax, Land rental charges	17,826,682	3,114,833,079	3,114,772,929	17,886,832
Others	17,756,117	-	-	17,756,117
Fee, charges and other payables	205,215,782	692,429	-	205,908,211
Receivables	**49,532,286,186**	-	**3,991,144,645**	**53,523,430,831**
VAT	49,532,286,186	-	3,672,350,934	53,204,637,120
Land tax, Land rental charges	-	-	318,793,711	318,793,711

5.16 Accrued expenses

	30/6/2026 VND	01/01/2026 VND
Short-term	**91,448,569,498**	**44,751,587,043**
Interest payable	960,155,967	931,710,834
Accrued construction costs	35,599,109,867	43,747,901,980
Others	54,889,303,664	71,974,229
Total	91,448,569,498	44,751,587,043

5.17 Deferred revenues

	30/6/2026 VND	01/01/2026 VND
Short-term	**1,720,999,798**	**1,938,071,543**
Revenue from leasing offices and assets	1,720,999,798	1,938,071,543
Total	**1,720,999,798**	**1,938,071,543**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.18 Other payments

	30/6/2026 VND	01/01/2026 VND
Short-term	**98,195,753,647**	**99,355,745,909**
Trade Union fees	322,252,408	567,516,807
Social insurance	730,744,065	296,250,792
Health insurance	26,506,587	-
Unemployment insurance	10,501,354	23,912
Others	97,105,749,233	98,491,954,398
Interest payable	*5,019,794,521*	*128,972,603*
Construction project team	*65,016,351,626*	*75,574,570,772*
Vietnam expressway corporation (i)	*10,281,724,610*	*10,381,724,610*
CII Services and investment one member limited liability company (iii)	*7,477,205,480*	-
Others	*9,310,672,996*	*12,406,686,413*
Long-term	**206,462,431,049**	**16,462,431,049**
Long-term deposits received	1,609,382,000	1,609,382,000
Others	204,853,049,049	14,853,049,049
No 188 Road B.O.T Company Limited (ii)	*14,853,049,049*	*14,853,049,049*
CII Services and investment one member limited liability company (iii)	*190,000,000,000*	-
Total	**304,658,184,696**	**115,818,176,958**
In which:		
Payables are related parties	***14,982,021,652***	***14,982,021,652***
(Details in Note 7.1)		

(i) According to Judgment No. 466/2022/HS-PT dated July 1st, 2022, of the Higher People's Court in Hanoi related to the responsibility of construction contractors for items of work not meeting quality standards under package No. 4 of the Danang - Quang Ngai Expressway Project Phase from July 2014 to July 2017, under the liability for compensation, the Corporation, as a contractor, is required to compensate the Vietnam Expressway Corporation in the amount of VND 33,266,862,248. Based on the aforementioned judgment, the Corporation has recognized an accounts payable to the Vietnam Expressway Corporation in the amount of VND 33,266,862,248 (details in Note 5.18). Additionally, based on the contracts signed between the Corporation and subcontractors to execute package No. 4, the Corporation is temporarily identifying subcontractors responsible for compensating the Corporation for construction works not meeting quality standards as regulated. On September 5th, 2023, the Civil Judgment Enforcement Office of Hanoi issued Decision No. 174/QD-CCTHADS regarding the deduction of VND 18,556,130,948 from account No. 1462201022200 of the Vietnam Expressway Corporation to enforce the judgment. The remaining amount will be settled partially through the debt between the Vietnam Expressway Corporation and Thang Long Joint Stock Corporation.

(ii) The refund of investment capital from the BOT projects on Highway 188 awaits settlement with project partners and competent state authorities.

(iii) Cooperation Agreement No. 310/2026/HĐHT/CII Service dated 27 March 2026 between CII Service and Investment One Member Co., Ltd. (Party A) and Thang Long Corporation – JSC (Party B), whereby the parties agree to cooperate in carrying out Party B's business activities in accordance with its registered business lines and applicable laws.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30th June 2026

5.19 Borrowings and finance lease liabilities

	30/6/2026 VND	Increase VND	Decrease VND	01/01/2026 VND
a.Short-term borrowings	**852,897,668,046**	**510,066,625,832**	**545,286,472,106**	**888,117,514,320**
Short-term bank loans	784,247,943,642	508,936,592,800	543,963,203,890	819,274,554,732
Others	66,729,041,068	169,691,364	-	66,559,349,704
	-	-	-	-
Long-term debt due	1,920,683,336	960,341,668	1,323,268,216	2,283,609,884
Long-term bank debt due	*1,920,683,336*	*960,341,668*	*960,341,668*	*1,920,683,336*
Long-term financial lease debt due	-	-	*362,926,548*	*362,926,548*
b.Long-term borrowings	**201,389,945,063**	**15,210,000,000**	**16,504,731,477**	**202,684,676,540**
Long-term loans from banks and institutions	186,179,945,063	-	15,960,341,668	202,140,286,731
Finance lease liabilities	15,210,000,000	15,210,000,000	544,389,809	544,389,809
Total	**1,054,287,613,109**	**525,276,625,832**	**561,791,203,583**	**1,090,802,190,860**

c. ***Finance lease liabilities:***

	For the period ended 30/6/2026 (VND)			For the period ended 30/6/2025 (VND)		
	Total finance lease payments	**Payment of lease interest**	**Repayment of principal**	**Total finance lease payments**	**Payment of lease interest**	**Repayment of principal**
From 1 year to 5 years	**927,109,014**	**19,792,657**	**907,316,357**	**233,191,699**	**51,728,425**	**181,463,274**
Bidv - Sumi Trust Leasing Co.,Ltd - Ha Noi Branch	927,109,014	19,792,657	907,316,357	233,191,699	51,728,425	181,463,274
Total	**927,109,014**	**19,792,657**	**907,316,357**	**233,191,699**	**51,728,425**	**181,463,274**

5.19 Borrowings and finance lease liabilities (Continued)

	30/6/2026 VND	01/01/2026 VND
a.Short-term borrowings	**852,897,668,046**	**888,117,514,320**
Short-term bank loans	**784,247,943,642**	**819,274,554,732**
Joint Stock Commercial Bank for Investment and Development of Vietnam – South Hanoi Branch (1)	*176,512,573,891*	*240,538,668,917*
Tien Phong Joint Stock Commercial Bank – Hoan Kiem Branch (2)	*415,732,700,928*	*415,427,901,034*
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ha Thanh Branch (3)	*18,707,135,700*	*19,166,212,583*
Joint Stock Commercial Bank for Investment and Development – Tay Ho Branch (4)	*60,945,537,537*	*66,410,057,309*
Vietnam Prosperity Joint Stock Commercial Bank – Hue Branch (5)	*63,997,239,178*	*50,569,642,665*
An Binh Joint Stock Commercial Bank – Hanoi Branch (6)	*43,487,669,589*	*22,021,756,139*
National Citizen Joint Stock Commercial Bank – Hanoi Branch (7)	*4,865,086,819*	*5,140,316,085*
Others	**66,729,041,068**	**66,559,349,704**
Loans from employees (8)	*49,373,995,946*	*49,207,960,791*
Ilsung & Cienco1 Joint Venture Co. Ltd	*1,087,258,450*	*1,083,602,241*
Cienco4 Group Joint Stock Company (10)	16,267,786,672	16,267,786,672
Long-term debt due	***1,920,683,336***	***2,283,609,884***
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ha Thanh Branch (9)	1,920,683,336	1,920,683,336
Current portion of long-term finance lease liabilities	-	362,926,548
b.Long-term borrowings	**201,389,945,063**	**202,684,676,540**
Long-term loans from banks and institutions	***186,179,945,063***	***202,140,286,731***
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ha Thanh Branch (9)	2,179,945,063	*3,140,286,731*
New Energy Holdings Company Limited (11)	184,000,000,000	199,000,000,000
Finance lease liabilities	***15,210,000,000***	***544,389,809***
Bidv - Sumi Trust Leasing Co.,Ltd - Ha Noi Branch (12)	-	544,389,809
Vietnam International Leasing Company Limited (13)	15,210,000,000	-
Total	**1,054,287,613,109**	**1,090,802,190,860**

5.19 Borrowings and finance lease liabilities (Continued)

(1) Loan under Contract No. 01/2026/161762/HĐTD dated 5 February 2026 entered into between the Bank for Investment and Development of Vietnam JSC – Nam Ha Noi Branch and Thang Long Corporation – JSC. The maximum credit facility is VND 1,500,000,000,000, comprising: (i) a maximum sub-limit of VND 400,000,000,000 for loans, payment guarantees and letters of credit (L/Cs); and (ii) a guarantee sub-limit (excluding payment guarantees) of VND 1,500,000,000,000. The facility is intended to finance working capital requirements, provide guarantees and issue letters of credit. The availability period of the credit facility is from the signing date of the Agreement until 31 October 2026. The applicable interest rate shall be determined under each specific credit agreement.

(2) Loan under Contract No. 559/2025/HDTD/NHN signed on December 9, 2025 between Tien Phong Commercial Joint Stock Bank - Hoan Kiem Branch and Thang Long Joint Stock Corporation. Credit limit does not exceed VND 2,200,000,000,000 (In which the loan limit is VND 700,000,000,000, guarantee limit is VND 1,800,000,000,000 or equivalent foreign currency). Loan purpose is to supplement working capital for production and business. Credit limit term is 12 months from the date of signing this Credit Agreement. The collateral assets are all rights to claim the principal debt, interest, and other penalties that have been incurred and will be incurred in the future from construction contracts between the General Corporation and the investors.

Credit limit contract No. 373/2025/HDTD/NHN dated August 28, 2025, between Tien Phong Commercial Joint Stock Bank (TPbank) and Thang Long Bridge 35 Joint Stock Company. Maximum credit limit value: VND 45,000,000,000 (Forty-five billion Vietnamese Dong), of which the loan limit is VND 25,000,000,000 and the guarantee limit is VND 20,000,000,000. Credit limit term: 12 months. The above credit limit value includes the outstanding balance under credit limit agreement No. 149/2024/HDTD/NHN dated July 24, 2024, and its amendments. Purpose of loan: To supplement working capital for construction activities. The term for each loan is specified in each promissory note but does not exceed 9 months. The interest rate is flexible and specified in each promissory note

(3) Loan under Contract No. 25/2321351-CTD/056 dated October 29, 2025, between the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) - Ha Thanh Branch and Thang Long Joint Stock Corporation. The credit limit is VND 35,000,000,000 (including a short-term loan limit of VND 35,000,000,000 and a medium-term loan limit of VND 5,282,000.000). The purpose of the loan is to provide short-term financing for working capital to support production and business activities, excluding short-term needs for fixed asset investment. The credit facility term is 12 months from the contract signing date. The loan is secured by certain assets, including machinery and equipment, transportation vehicles of the Corporation, and third-party real estate.

(4) Credit limit contract No. 01/2025/134637/HĐTD dated October 6, 2025, between Joint Stock Commercial Bank for Investment and Development of Vietnam - Tay Ho Branch and Thang Long Bridge 1 Joint Stock Company; Credit limit is 110 billion VND, of which the maximum limit for short-term loans, issuance of payment guarantees, and opening of L/C is 70 billion VND; Credit limit period: from the date of signing this contract to September 30, 2026; Purpose of using the credit limit: Supplementing working capital, guarantee, opening L/C; Interest rate: determined according to each specific Credit Contract, specific Guarantee Contract, and issued L/C. Collateral is the assets and debt claims of the value of the construction volume formed in the future, specifically in each mortgage contract.

5.19 Borrowings and finance lease liabilities (Continued)

(5) Credit limit contract No. CLC-51301-01 dated 21 July 2025 between Vietnam Prosperity Joint Stock Commercial Bank – Hue Branch and Thang Long Bridge No. 1 Joint Stock Company provides for a credit limit of VND 100,000,000,000, of which up to VND 40,000,000,000 is secured by receivables to be formed in the future. The facility term is 12 months from the signing date of the Agreement. The purpose of the facility is to finance bridge and road construction activities and the trading of construction materials. The interest rate is determined in accordance with each drawdown agreement and/or other relevant agreements signed between the parties. The facility is secured by a mortgage over real estate located at Bui Tram Hamlet, Hoa Son Commune, Luong Son District, Hoa Binh Province (now Bui Tram Hamlet, Luong Son Commune, Phu Tho Province), a pledge over the entire bank deposit balances, a mortgage over receivables arising from construction contracts, a mortgage over the Company's inventories, and other security assets and measures as agreed between the parties.

(6) Loan under Contract No. 1308/25/TD/SME/011 dated November 21, 2025, between An Binh Commercial Joint Stock Bank (ABBANK) – Hanoi Branch and Thang Long Joint Stock Corporation. Credit limit: VND 200,000,000,000 (Loan limit: VND 50,000,000,000; Guarantee limit: VND 150,000,000,000). The credit limit period is 12 months. The purpose of the credit provision is to supplement working capital for business operations. The interest rates and fees for each type of credit provision are specified in the respective appendices to this contract and/or other documents related to the credit provision and/or ABBANK's published fee schedule. Security measures: All repayment obligations of the Borrower arising under this contract are secured by assets under the security agreements entered into between the Guarantor and ABBANK.

(7) Credit facility under Credit Facility Agreement No. 1894/26/HDHM/HDG dated 4 May 2026 entered into between National Citizen Commercial Joint Stock Bank – Ha Noi Branch and Cau 35 Thang Long Joint Stock Company. The maximum credit facility is VND 30,000,000,000, comprising a loan sub-limit of VND 10,000,000,000 and a guarantee sub-limit of VND 30,000,000,000. The credit facility includes any outstanding credit exposures, if any, arising from credit agreements or arrangements entered into with National Citizen Commercial Joint Stock Bank prior to the execution of this Agreement. The credit facility is available for a period of 12 months, with the initial availability period expiring on 23 July 2026. The loan proceeds are to be used for supplementing working capital to finance construction activities. The term of each drawdown shall be specified in the relevant debt acknowledgement document but shall not exceed nine months. The applicable interest rate is flexible and shall be specified in each debt acknowledgement document and/or agreed under this Agreement in accordance with the regulations of National Citizen Commercial Joint Stock Bank in effect from time to time.

(8) Personal loans under contracts:

- Loan from Mr. Phan Duc The under Contract No. 002/2021 dated May 19, 2021, loan amount: USD 400,000, interest rate: 0%/year. Outstanding principal as at 30/6/2026 is: USD 400,000.
- Loan from Mr. Nguyen Anh Van under the contract dated September 30, 2021, loan amount: USD 3,000,000, interest rate: 0%/year. Outstanding principal as at 30/6/2026 is: USD 1,442,689.

(9) Loan under Contract No. 22/2321351-CTD/003 dated February 23, 2022, between the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) - Ha Thanh Branch and Thang Long Joint Stock Corporation. Credit limit: VND 40,000,000,000. The purpose of the loan is to invest in fixed assets under goods procurement contracts. Loan term: 72 months, with interest rates specified in disbursement notes. The loan is secured by the machinery and equipment of the Corporation.

5.19 Borrowings and finance lease liabilities (Continued)

(10) Loan from CIENCO4 Group Joint Stock Company under Loan Agreement No. 01/2017/HĐVV/CIENCO4-BOT dated 26 December 2017 with a credit limit of VND 30,000,000,000. The loan was used to supplement funding for payment obligations during the investment and operation of the National Highway 38 construction project from Yen Lenh Bridge to Vuc Vong Interchange. The loan term is 8 years from the date of the first drawdown. The applicable interest rate is based on that of Asia Commercial Joint Stock Bank – Nghe An Branch and is capitalised once annually at year-end. The loan is unsecured.

In addition, under Loan Agreement No. 01/2024/HĐVV/CIENCO4-BOT dated 16 January 2024 with a credit limit of VND 8,400,000,000, the loan is used to supplement funds for payment of construction contractors for the BOT project of National Highway 38 from Yen Lenh Bridge to Vuc Vong Interchange and to partially repay the principal of the loan from Thang Long Corporation – JSC under Loan Agreement No. 08/2019/HĐVV-TLG-BOTYL dated 10 December 2019. The maximum loan term is 24 months. During the period when the Company has outstanding borrowings from Asia Commercial Joint Stock Bank – Nghe An Branch, the interest rate is equivalent to the rate applied by such bank; otherwise, the interest rate is fixed at 10% per year.

(11) Loan under Contract No. 2612/2025/HĐHTTC/NEH-TTL dated December 26, 2025, between Thang Long Joint Stock Corporation and New Energy Holdings Company Limited. Outstanding principal is VND 199,000,000,000 with loan purpose is to supplement capital for business operations.. Loan term: 36 months, with interest rate: 5%/year.

(12) Finance lease liability with BIDV - SuMi TRUST Leasing Company Limited – Ha Noi Branch under Finance Lease Agreement No. 21723000240/HĐCTTC dated 14 June 2023 for the lease of a five-seat imported Volvo S90L Ultimate passenger vehicle (license plate No. 29LD-04148). The lease term is 60 months. The lease interest rate is applied from the date on which BIDV - SuMi TRUST Leasing Company Limited – Ha Noi Branch disburses the lease financing to the supplier.

(13) Finance lease liability with Vietnam International Leasing Company Limited under Finance Lease Agreement No. 2026-00288-000 dated 30 June 2025 entered into with Thang Long Machinery Company Limited. The estimated purchase price of the leased equipment is VND 16,900,440,000. The lease term is 61 months, and the lease interest rate is 7.94% per year.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.20 Owners' equity

a. Changes of owners' equity

Unit: VND

	Contributed capital of owners	Capital surplus	Treasury shares	Foreign exchange rate	Development investment fund	Undistributed profit after tax	Non-controlling interests	Total
Balance as at 01/01/2025	**419,080,000,000**	**52,625,676,545**	**(543,000,000)**	**484,459,399**	**24,954,816,575**	**46,456,357,955**	**77,357,538,597**	**620,415,849,071**
Profit in the previous year	-	-	-	-	-	50,248,145,139	15,452,445,467	65,700,590,606
Profit distribution during the year at subsidiaries	-	-	-	-	-	-	(13,950,000,000)	(13,950,000,000)
Other decreases (i)	-	-	-	(72,476,301)	-	-	-	(72,476,301)
Balance as at 01/01/2026	**419,080,000,000**	**52,625,676,545**	**(543,000,000)**	**411,983,098**	**24,954,816,575**	**96,704,503,094**	**78,859,984,064**	**672,093,963,376**
Profit in this period	-	-	-	-	-	9,399,356,565	(1,809,401,566)	7,589,954,999
Other decreases (i)	-	-	-	(8,654,881)	-	-	-	(8,654,881)
Balance as at 30/6/2026	**419,080,000,000**	**52,625,676,545**	**(543,000,000)**	**403,328,217**	**24,954,816,575**	**106,103,859,659**	**77,050,582,498**	**679,675,263,494**

(i) Exchange rate differences arising from converting the financial statements of Thang Long Joint Stock Company's branch in Cambodia from the foreign currency USD to Vietnam dong and other increases and decreases upon consolidation.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.20 Owners' equity (Continued)

b. Details of owners' equity

	30/6/2026 VND	01/01/2026 VND
TNG Investment and Construction Company Limited	211,589,080,000	211,589,080,000
Mr. Pham Tuan Vu	105,000,000,000	105,000,000,000
Others	102,490,920,000	102,490,920,000
Total	**419,080,000,000**	**419,080,000,000**

c. Capital transactions with shareholders

	Cumulative for QII 2026 (VND)	Cumulative for QII 2025 (VND)
Shareholders' capital		
Opening balance	419,080,000,000	419,080,000,000
Increased during the year	-	-
Decreased during the year	-	-
Closing balance	419,080,000,000	419,080,000,000
Dividend, Profit distribution	-	-

d. Shares

	30/6/2026 Shares	01/01/2026 Shares
Number of shares registered for issuance	**41,908,000**	**41,908,000**
Number of shares sold to the public	**41,908,000**	**41,908,000**
Ordinary shares	41,908,000	41,908,000
Number of shares repurchased	**54,300**	**54,300**
Ordinary shares	54,300	54,300
Number of shares outstanding	**41,853,700**	**41,853,700**
Ordinary shares	41,853,700	41,853,700
Par value of outstanding shares (VND/share)	10,000	10,000

e. The Corporation's funds

	30/6/2026 VND	01/01/2026 VND
Development and investment funds	24,954,816,575	24,954,816,575
Total	**24,954,816,575**	**24,954,816,575**

5.21 Off Interim Consolidated Statement of Financial Position Items

a. Foreign currencies

	30/6/2026	01/01/2026
Foreign currencies of various kinds		
Bank deposits		
USD	14,377	14,377
JPY	24,109.00	24,109.00

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.21 Off Interim Consolidated Statement of Financial Position Items (Continued)

b. Assets used as collateral or mortgage as of June 30, 2026

Fixed assets:

Type of asset	Items	History cost at 30/6/2026 VND	Net Book Value at 30/6/2026 VND	The subject receiving the mortgage or pledge	Purpose of guarantee	Duration
At the Parent Company						
Buildings and Structures	Tangible fixed assets	21,714,418,000	-	Joint Stock Commercial Bank for Investment and Development of Vietnam – South Hanoi Branch	Short-term Borrowings	Until the debt obligations are fulfilled
Transportation means		1,203,652,727	295,897,979	Vietnam Joint Stock Commercial Bank for Industry and Trade - Ha Thanh Branch	Short-term and Long-term Borrowings	
Machinery, equipment		13,388,636,360	7,824,434,240			
At Thang Long No1 Bridge Joint stock Company						
Buildings and Structures	Tangible fixed assets	16,382,726,856	11,635,532,948	Joint Stock Commercial Bank for Investment and Development of Vietnam – Tay Ho Branch	Short-term Borrowings	Until the debt obligations are fulfilled
Transportation means		1,600,556,038	840,291,919	Vietnam Prosperity Joint Stock Commercial Bank – Hue Branch	Short-term Borrowings	
Machinery, equipment		20,007,545,094	329,954,570	Joint Stock Commercial Bank for Investment and Development of Vietnam – Tay Ho Branch	Short-term Borrowings	

5.21 Off Interim Consolidated Statement of Financial Position Items (Continued)

b. Assets used as collateral or mortgage as of June 30, 2026 (Continued)

Other assets:

Type of asset	Items	Net Book Value VND	The subject receiving the mortgage or pledge	Purpose of guarantee	Duration
At the Parent Company					
Term deposits	Short - term held to maturity Investments	110,500,000,000	Vietnam Joint Stock Commercial Bank for Investment and Development - South Hanoi Branch	Short-term Borrowings	12 months
Term deposits	Long - term held to maturity Investments	20,000,000,000	Vietnam Joint Stock Commercial Bank for Investment and Development - South Hanoi Branch	Short-term Borrowings	12 months
At Thang Long No1 Bridge Joint Stock Company					
Term deposits	Short - term held to maturity Investments	16,000,000,000	Vietnam Prosperity Joint Stock Commercial Bank - Hue Branch	Short-term Borrowings	12 months

6. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM CONSOLIDATED INCOME STATEMENT

6.1 Revenue from sales of goods and provision of services

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Revenue from construction services	766,731,688,193	598,271,481,872
Revenue from road toll collection of BOT projects	71,107,781,485	75,303,532,410
Others	47,282,261,301	42,735,961,397
Total	**885,121,730,979**	**716,310,975,679**
In which:		
Revenue from related parties (Details in Note 7.1)	***179,502,740***	***2,524,910,767***

6.2 Cost of goods sold

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Cost of construction services	674,364,595,161	567,302,235,672
Cost of road toll collection of BOT projects	74,174,832,130	38,652,507,328
Others	36,908,958,039	32,086,455,107
Total	**785,448,385,330**	**638,041,198,107**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

6.3 Financial income

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Interest income from deposits	3,940,785,608	3,420,191,355
Dividends received	3,847,286,864	-
Total	**7,788,072,472**	**3,420,191,355**
In which:		
Financial income with related parties:	***147,945,205***	-
(Details in Note 7.1)		

6.4 Financial expenses

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Interest expenses	37,955,536,738	28,505,573,474
Realized exchange difference loss	77,992,425	
Other financial expenses	13,573,145,739	-
Total	**51,606,674,902**	**28,505,573,474**
In which:		
Financial costs with related parties:	-	***128,972,603***
(Details in Note 7.1)		

6.5 General and administrative expenses

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
General administrative expenses	**42,012,494,006**	**29,661,700,899**
Employee expenses	23,055,982,367	16,305,906,907
Materials expenses	44,217,671	40,776,344
Office supplies expenses	431,935,705	246,361,521
Amortization and Depreciation expenses	709,918,939	792,374,106
Charges and fee	279,384,176	83,079,268
Outsourcing expenses	4,518,980,426	4,540,510,448
Other cash expense	12,972,074,722	7,652,692,305
Total	**42,012,494,006**	**29,661,700,899**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

6.6 Other income/ Other expenses

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Others income		
Disposals of fixed assets	891,454,545	-
Disposal of tools and equipment	-	323,863,063
Gains from fine, Penalty received	418,792,115	297,719,808
Others	145,616,854	130,558,318
Total	**1,455,863,514**	**752,141,189**
Other expense		
Tax penalties and late payment	275,230,900	-
VAT adjustment according to the tax finalization report	43,804,417	43,339,649
Net book value of fixed assets and costs of liquidation and disposal of fixed assets	943,611,529	-
Contract penalty	-	2,919,353,100
Others	125,025,439	39,060,917
Total	**1,387,672,285**	**3,001,753,666**
Other profits	**68,191,229**	**(2,249,612,477)**

6.7 Current corporate income tax expense

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Current corporate income tax expense	**7,721,259,499**	**3,992,942,384**

6.8 Basic earnings per share

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Profit/(Loss) after corporate income tax	**7,589,954,999**	**20,538,902,920**
Non-controlling shareholders' after-tax profits	(1,809,401,566)	8,931,144,043
Increase adjustment	-	-
Decrease adjustment	-	-
Profit allocated to Parent Company owns common shares shareholders	**9,399,356,565**	**11,607,758,877**
Average common stock for calculating basic interest per share (shares)	41,853,700	41,853,700
Basic earnings per share (VND/ share)	**225**	**277**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

6.9 Production and business expenses by factors

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Raw material expenses	116,258,038,927	213,932,010,812
Employee expenses	46,291,926,583	34,318,839,580
Amortization and Depreciation expenses	73,168,643,712	36,992,867,754
Outsourcing expenses	568,638,335,181	449,023,631,575
Other cash expenses	23,103,934,933	11,887,954,734
Other profits	**827,460,879,336**	**746,155,304,455**

7. OTHER INFORMATION

7.1 Information of related parties

List of related parties of the Corporation:

Related Parties	Relationship
TNG Investment and Construction Company Limited (formerly TNG Investment and Construction Joint Stock Company)	Parent company
No 188 Road B.O.T Company Limited	Direct associate
Can Tho - Phung Hiep BOT Limited Company	Direct associate
EHA Hai Phong Industrial Development Joint Stock Company	Indirect associate company
VC9 - No 9 Construction Joint Stock Company	Related company of internal persons
Bao Nguyen Trading Co., Ltd	Related company of internal persons
Members of the Board of Management, Supervisory Board, General Director Board, other managers and close individuals in the family of these members	Significant influence

Remuneration for Boards of Management, Supervisors and General Directors

Related parties	Narute of transactions	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Administrative Council, Board of Supervisors, Board of General Directors and Chief Accountant	Salary and remuneration	5,107,000,000	2,366,000,000

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30th June 2026

7.1 Information of related parties (Continued)

Transactions with related parties

Related Parties	Relationship	Nature of transaction	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Purchase of goods			**66,623,037,899**	**61,545,294,741**
TNG Investment and Construction Company Limited	Parent company	Construction and installation	16,424,643,759	59,168,482,258
VC9 - No 9 Construction Joint Stock Company	Related company of internal persons	Services	9,189,442,870	2,376,812,483
Bao Nguyen Trading Co., Ltd	Related company of internal persons	Trading	41,008,951,270	-
Sale of goods			**179,502,740**	**2,524,910,767**
TNG Investment and Construction Company Limited	Parent company	Services	179,502,740	2,524,450,377
VC9 - No 9 Construction Joint Stock Company	Related company of internal persons	Services	-	460,390
Financial income			**147,945,205**	-
Bao Nguyen Trading Co., Ltd	Related company of internal persons	Partnership profi	147,945,205	-
Other income			**47,123,101**	-
TNG Investment and Construction Company Limited	Parent company	Contract penalty	47,123,101	-
Borrowings			-	**10,000,000,000**
TNG Investment and Construction Company Limited	Parent company	Borrowings	-	**10,000,000,000**
Repayment of loan principal			-	**10,000,000,000**
TNG Investment and Construction Company Limited	Parent company	Repayment of borrowings	-	10,000,000,000
Loan interest			-	**128,972,603**
TNG Investment and Construction Company Limited	Parent company	Loan interest	-	128,972,603

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

7.1 Information of related parties (Continued)

Related Party Balance

Related Parties	Relationship	Nature of transaction	30/6/2026 VND	01/01/2026 VND
Short-term receivables from customers			**3,509,593,200**	**5,080,051,742**
TNG Investment and Construction Company Limited	Parent company	Construction	3,509,593,200	5,080,051,742
Short-term Prepayment to suppliers			**138,621,538,637**	**121,764,811,854**
TNG Investment and Construction Company Limited	Parent company	Construction	72,012,327,958	51,337,555,277
VC9 - No 9 Construction Joint Stock Company	Related company of internal persons	Construction and others	37,120,858,479	70,427,256,577
Bao Nguyen Trading Co., Ltd	Related company of internal persons	Partnership profit	29,488,352,200	-
Other receivables			**90,868,888,956**	**720,943,751**
No 188 Road B.O.T Company Limited	Associate	Other payables	720,943,751	720,943,751
Bao Nguyen Trading Co., Ltd	Related company of internal persons	Trading	90,147,945,205	-
Short-term payables to suppliers			**150,627,251,560**	**166,143,781,649**
TNG Investment and Construction Company Limited	Parent company	Construction	142,948,244,872	164,241,307,591
VC9 - No 9 Construction Joint Stock Company	Related company of internal persons	Services	606,996,456	1,902,474,058
Bao Nguyen Trading Co., Ltd	Related company of internal persons	Trading	7,072,010,232	-
Prepayment from buyers			**128,200,000,000**	**5,200,000,000**
TNG Investment and Construction Company Limited	Parent company	Construction	5,200,000,000	5,200,000,000
EHA Hai Phong Industrial Development Joint Stock Company	Associate	Other	123,000,000,000	-
Other payables			**14,982,021,652**	**14,982,021,652**
No 188 Road B.O.T Company Limited	Associate		14,853,049,049	14,853,049,049
TNG Investment and Construction Company Limited	Parent company	Loan interest	128,972,603	128,972,603

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

7.2 Segment reporting

Unit: VND

Reported segment results for the period ended 30th June 2026 are as follows:

	Construction	Others	BOT Project Business	Total
Net revenue	766,731,688,193	47,282,261,301	71,107,781,485	885,121,730,979
Costs of goods sold	674,364,595,161	36,908,958,039	74,174,832,130	785,448,385,330
Gross profit	**92,367,093,032**	**10,373,303,262**	**(3,067,050,645)**	**99,673,345,649**
OPERATING PROFIT/ LOSS				
Internal Profit/ Loss	92,367,093,032	10,373,303,262	(3,067,050,645)	99,673,345,649
Financial income	-	-	-	7,788,072,472
Financial expenses	-	-	-	(51,606,674,902)
Profit or loss share in joint venture or association company	-	-	-	1,400,774,056
General and administrative expenses	-	-	-	(42,012,494,006)
Other income	-	-	-	68,191,229
Corporate income tax	-	-	-	(7,721,259,499)
Profit after tax				**7,589,954,999**

Reported segment results for the period ended 30th June 2025 are as follows:

	Construction	Others	BOT Project Business	Total
Net revenue	598,271,481,872	42,735,961,397	75,303,532,410	716,310,975,679
Costs of goods sold	567,302,235,672	32,086,455,107	38,652,507,328	638,041,198,107
Gross profit	**30,969,246,200**	**10,649,506,290**	**36,651,025,082**	**78,269,777,572**
OPERATING PROFIT/ LOSS				
Internal Profit/ Loss	30,969,246,200	10,649,506,290	36,651,025,082	78,269,777,572
Financial income	-	-	-	3,420,191,355
Financial expenses	-	-	-	(28,505,573,474)
Profit or loss share in joint venture or association company	-	-	-	3,258,763,227
Selling expenses and General and administrative expenses	-	-	-	(29,661,700,899)
Other income	-	-	-	(2,249,612,477)
Corporate income tax	-	-	-	(3,992,942,384)
Profit after tax				**20,538,902,920**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30th June 2026

7.2 Segment reporting (Continued)

Unit: VND

Segment assets and segment liabilities as of June 30th, 2026 are as follows:

	Construction	Others	BOT Project Business	Total
ASSETS				
Receivables	1,807,692,993,405	95,985,124,224	64,549,453,434	1,968,227,571,063
Fixed assets	-	-	75,489,216,295	75,489,216,295
Investments	-	-	1,250,000,000	1,250,000,000
Assets cannot be allocated	-	-	-	2,405,160,999,865
Total assets				**4,450,127,787,223**
LIABILITIES				
Payables	2,163,487,837,245	7,395,406,222	32,817,896,023	2,203,701,139,490
Liabilities cannot be allocated				1,566,751,384,239
Total liabilities				**3,770,452,523,729**

Segment assets and segment liabilities as of January 1st, 2026 are as follows:

	Construction	Others	BOT Project Business	Total
ASSETS				
Receivables	1,268,710,578,684	125,289,122,991	38,950,443,747	1,432,950,145,422
Fixed assets	-	-	143,527,807,678	143,527,807,678
Assets cannot be allocated				1,948,073,312,654
Total assets				**3,524,551,265,754**
LIABILITIES				
Payables	1,566,130,323,537	3,310,984,166	25,302,310,362	1,594,743,618,065
Liabilities cannot be allocated				1,257,713,684,313
Total liabilities				**2,852,457,302,378**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

7.3 Other information

Increase in Charter Capital

According to Resolution No. 01/NQ-ĐHĐCĐ dated March 31, 2026, of the 2026 Annual General Meeting of Shareholders of Thang Long Corporation - JSC, the Board of Directors has been authorized to consider and decide on certain rights and obligations within the authority of the General Meeting of Shareholders, including continuing to implement the plan for a private placement of shares to increase the charter capital of Thang Long Corporation - JSC.

7.4 Comparative figures

Comparative information presented in the Interim Consolidated Statement of Financial position and the related notes is based on the Consolidated financial statements for the year ended 31st December 2025 which have been audited by CPA VIETNAM Auditing Company Limited - A Member of INPACT.

Comparative information presented in the Interim Consolidated Income Statement; the Interim Consolidated Cash flows Statement and the related notes is based on the figures for the 6-month accounting period ended as at 30/06/2025 which have been reviewed by CPA VIETNAM Auditing Company Limited - A Member of INPACT.

The Corporation has applied the guidance under Circular No. 99/2025/TT-BTC since 01/01/2026. To ensure comparability of the information presented in the Interim Consolidated Statement of Financial Position, the Company has restated or reclassified certain items in the Consolidated Statement of Financial Position for the financial year ended 31/12/2025 as follows:

	Code	As at 01/01/2026 Re-stated) VND	As at 31/12/2025 (Stated) VND	Difference VND
Dividends and profits payable	313	603,148,680	-	603,148,680
Other short-term payables	320	99,355,745,909	99,958,894,589	(603,148,680)

Hanoi, August 25,2026

Preparer	Chief Accountant	General Director
Vu Quang Hoa	Nguyen Thi Diu	Nguyen Viet Ha

TỔNG CÔNG TY THĂNG LONG CTCP
M.S.D.N: 0100105020-C.T.C.P
THÀNH PHỐ HÀ NỘI