Mẫu số 01-A

TỔNG CÔNG TY THĂNG LONG - CTCP

Số: 400 /TLG - HCNS

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự do - Hạnh phúc

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 kề 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

Signature Not Verified
Ký bởi: TỔNG CÔNG TY THĂNG LONG - CTCP
Ký ngày: 27/8/2026 10:03:01

+ 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)

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

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

THANG LONG JOINT STOCK CORPORATION

REVIEWED SEPARATE FINANCIAL STATEMENTS

For the period ended 30th June 2026

Hanoi, August 2026

TABLE OF CONTENTS

STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Thang Long Joint Stock Corporation presents this report together with the Company's reviewed interim separate 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 13th 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. Nguyen Viet Ha	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 from 06/02/2026)
Mr. Pham Manh Han	Deputy Director (Appointed from 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 7.2 to the Notes to the Interim Separate Financial Statements, there have been no other significant events occurring after the Statement Of Financial Position date, affecting the financial position and operation of the Corporation which would require adjustments to or disclosures to be made in the interim separate financial statements for the period 30th June 2026.

AUDITORS

The Company's interim separate 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 separate financial statements, which give a true and fair view of the financial position of the Corporation as at 30/6/2026 well as of its income and interim separate 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 interim separate financial statements, the Board of General Directors is required to:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates prudently;
- State clearly whether the Accounting Standards applied to the Corporation are followed or not, and all the material differences from these standards are disclosed and explained in the Separate Financial Statements;
- Design and implement effectively the internal control system in order to ensure that the preparation and presentation of the Interim Separate Financial Statements are free from material misstatements due to frauds or errors;
- Prepare the Interim Separate Financial Statements of the Company on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate.

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

The Board of General Directors confirms that the Corporation has complied with the above requirements in preparing the interim separate financial statements.

For and on behalf of the Board of General Directors,

M.S.D.N: 0100109020-C.T.C.P
TỔNG CÔNG TY THĂNG LONG CTCP
THÀNH PHỐ HÀ NỘI

Nguyen Viet Ha
General Director
Ha Noi, 25th August 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: 392/2026/BCSX-CPA VIETNAM-NV2

REPORT ON REVIEW OF THE INTERIM FINANCIAL POSITION

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

We have reviewed the accompanying interim separate financial statements of Thang Long Joint Stock Corporation, prepared on 25/8/2026, pages 06 to page 48, including the Interim Separate Statement Of Financial Position as at 30/6/2026, and the Interim Separate Income Statement, and Interim Separate Cash flows Statement for the period ended on the same day, and Notes to the interim separate financial statements of the Corporation.

Responsibility of the Board of General Directors

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

Responsibility of Auditors

Our responsibility is to express an opinion on these interim separate financial statements based on our audit. 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 Separate 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.

Auditors' conclusions

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements of the Corporation do not present fairly, in all material respects, the separate financial position of the Corporation as at 30th June 2026, and its interim separate financial performance and interim separate cash flows for the period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant statutory requirements relating to the preparation and presentation of interim separate financial statements.

Emphasized matters

We would like to draw readers' attention to Note 5.5 and 5.18 - Notes to the Interim Separate Financial Statements, which describes the recognition a payables amount for Vietnam Expressway Corporation according to Judgment Execution Decision No. 466/2022/HS-PT on 1st July, 2022 issued by High People's Court in Hanoi and the recognition a receivable from subcontractors for the compensation liability to the Corporation due to poor construction quality related to the conclusion of Judgment No. 466/2022/HS-PT on 1st July, 2022 of the High People's Court in Hanoi mentioned above.

Our audit 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
No: 0496-2023-137-1
Authorised: 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
Ha Noi, 25th August 2026

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30th June 2026

ASSETS		Code	Note	30/6/2026 VND	01/01/2026 VND
A -	**CURRENT ASSETS (100=110+120+130+140+160)**	**100**		**3,393,297,250,530**	**2,689,790,852,169**
I.	**Cash and cash equivalents**	**110**	**5.1**	**566,475,329,688**	**486,081,867,996**
1.	Cash	111		528,675,329,688	359,081,867,996
2.	Cash equivalents	112		37,800,000,000	127,000,000,000
II.	**Short - term investments**	**120**	**5.2**	**112,587,053,548**	**111,646,013,696**
3.	Short - term held to maturity Investments	123		112,587,053,548	111,646,013,696
III.	**Short- term receivables**	**130**		**1,920,180,486,007**	**1,450,977,287,677**
1.	Short-term receivables from customers	131	5.3	488,847,754,244	553,312,423,249
2.	Prepayments to sellers in short-term	132	5.4	1,374,555,505,430	900,905,591,589
5.	Other short-term receivables	135	5.5	218,280,134,917	158,262,181,423
6.	Short-term allowances for doubtful debts	136	5.6	(161,502,908,584)	(161,502,908,584)
IV.	**Inventories**	**140**	**5.7**	**666,001,244,849**	**519,806,837,691**
1.	Inventories	141		666,001,244,849	519,806,837,691
VI.	**Other current assets**	**160**		**128,053,136,438**	**121,278,845,109**
1.	Short-term deferred expenses	161	5.8	1,870,230,982	791,072,811
2.	Deductible value added tax	162		72,659,474,625	70,955,486,112
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**		**654,563,063,269**	**454,888,510,627**
I.	**Long-term receivables**	**210**		**90,590,915,205**	**256,430,000**
5.	Other long-term receivables	215	5.5	90,590,915,205	256,430,000
II.	**Fixed assets**	**220**		**12,098,487,282**	**15,719,690,648**
1.	Tangible fixed assets	221	5.9	12,098,487,282	14,067,822,641
	- Historical Costs	*222*		*57,557,148,435*	*59,096,552,175*
	- Accumulated depreciation	*223*		*(45,458,661,153)*	*(45,028,729,534)*
2.	Finance lease fixed assets	224	5.10	-	1,651,868,007
	- Historical Costs	*225*		-	*2,407,580,909*
	- Accumulated depreciation	*226*		-	*(755,712,902)*
3.	Intangible fixed assets	227	5.11	-	-
	- Historical Costs	*228*		*225,470,000*	*225,470,000*
	- Accumulated amortization	*229*		*(225,470,000)*	*(225,470,000)*
VI.	**Long-term investments**	**260**	**5.2**	**547,368,731,383**	**436,838,731,383**
1.	Investments in subsidiaries	261		457,902,000,000	348,622,000,000
2.	Investments in joint ventures and associates	262		19,094,300,000	17,844,300,000
3.	Investments in equity of other entities	263		3,821,068,339	3,821,068,339
5.	Long - term held to maturity Investments	265		66,551,363,044	66,551,363,044
VII.	**Other Long-term assets**	**270**		**4,504,929,399**	**2,073,658,596**
1.	Long-term deferred expenses	271	5.8	4,504,929,399	2,073,658,596
	TOTAL ASSETS (280 = 100+200)	**280**		**4,047,860,313,799**	**3,144,679,362,796**

THANG LONG JOINT STOCK CORPORATION
72 Nguyen Chi Thanh Street, Lang Ward,
Ha Noi City, Vietnam

Form B 01a - DN
Accompanied by Circular No. 99/2025/TT-BTC
Dated October 27, 2025 of the Minister of Finance

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (CONTINUED)
As at 30th June 2026

RESOURCES	Code	Note	30/6/2026 VND	01/01/2026 VND
C- LIABILITIES (300=310+330)	**300**		**3,461,338,854,855**	**2,568,432,046,955**
I. Short-term liabilities	**310**		**2,975,396,819,068**	**2,291,481,279,691**
1. Short-term trade payables	311	5.12	515,873,568,667	525,450,972,751
2. Short-term prepayments from customers	312	5.13	1,581,352,778,896	888,616,793,014
3. Dividends and profit payables	313	5.14	400,521,280	400,521,280
4. Short-term Taxes and other payables to State budget	314	5.15	6,596,096,845	5,923,634,532
5. Payables to employees	315		5,624,741,580	9,266,280,080
6. Short-term accrued expenses	316	5.16	82,420,982,200	41,948,080,104
9. Short-term deferred revenues	319	5.17	1,720,999,798	1,938,071,543
10. Other short-term payments	320	5.18	89,836,072,494	80,538,965,034
11. Short-term borrowings and finance lease liabilities	321	5.19	691,014,032,234	736,840,936,279
13. Bonus and welfare funds	323		557,025,074	557,025,074
II. Long-term liabilities	**330**		**485,942,035,787**	**276,950,767,264**
8. Other long-term payables	338	5.18	299,762,090,724	74,266,090,724
9. Long-term borrowings and finance lease liabilities	339	5.19	186,179,945,063	202,684,676,540
D- OWNERS' EQUITY	**400**	**5.20**	**586,521,458,944**	**576,247,315,841**
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		22,934,839,382	22,934,839,382
10. Undistributed profit after tax	420		92,020,614,800	81,737,816,816
- *Undistributed profit after tax brought forward*	*420a*		*81,737,816,816*	*45,262,900,181*
- *Undistributed profit after tax for the current year*	*420b*		*10,282,797,984*	*36,474,916,635*
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300+400)	**440**		**4,047,860,313,799**	**3,144,679,362,796**

Ha Noi, 25th August 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

THANG LONG JOINT STOCK CORPORATION
72 Nguyen Chi Thanh Street, Lang Ward,
Ha Noi City, Vietnam

Form B 02a - DN
Accompanied by Circular No. 99/2025/TT-BTC
Dated October 27, 2025 of the Minister of Finance

INTERIM SEPARATE INCOME STATEMENT
For the period ended 30th June 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	796,527,238,957	628,657,965,486
2.	Revenue deductions	02		-	-
3.	Net revenues from sales and services rendered (10 = 01-02)	10		796,527,238,957	628,657,965,486
4.	Cost of goods	11	6.2	708,646,060,201	597,676,018,737
5.	**Gross revenues from sales and services rendered (20 = 10-11)**	**20**		**87,881,178,756**	**30,981,946,749**
7.	Financial income	22	6.3	8,039,172,008	22,479,838,315
8.	Financial expenses	23	6.4	44,910,952,337	21,701,311,815
	In which: interest expenses	*24*		*31,337,806,598*	*21,701,311,815*
9.	Selling expenses	25		-	-
10.	General administrative expenses	26	6.5	33,612,867,373	23,042,815,501
11.	**Net profits from operating activities {30 = 20+21+22-(23+25+26)}**	**30**		**17,396,531,054**	**8,717,657,748**
12.	Other income	31	6.6	466,792,115	377,447,812
13.	Other expenses	32	6.6	1,272,104,057	2,981,666,296
14.	**Other profits (40 = 31-32)**	**40**	**6.6**	**(805,311,942)**	**(2,604,218,484)**
15.	**Total net profit before tax (50 = 30+40)**	**50**		**16,591,219,112**	**6,113,439,264**
16.	Current corporate income tax expenses	51	6.7	6,308,421,128	-
17.	Deferred corporate income tax expenses	52		-	-
18.	**Profits after corporate income tax (60 = 50-51-52)**	**60**		**10,282,797,984**	**6,113,439,264**

Ha Noi, 25th August 2026

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

M.S.D.N: 0100...-C.T.C.P
TỔNG CÔNG TY THĂNG LONG CTCP
THÀNH PHỐ HÀ NỘI

THANG LONG JOINT STOCK CORPORATION
72 Nguyen Chi Thanh Street, Lang Ward,
Ha Noi City, Vietnam

Form B 03a - DN
Accompanied by Circular No. 99/2025/TT-BTC
Dated October 27, 2025 of the Minister of Finance

INTERIM SEPARATE CASH FLOW STATEMENT

(Indirect method)

For the period ended 30th June 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***		***16,591,219,112***	***6,113,439,264***
2. *Adjustments for*				
- Depreciation of fixed assets and investment properties	02		1,305,274,488	1,375,114,707
- Gains (losses) on investing activities	05		(7,095,560,479)	(22,479,838,315)
- Interest expenses	06		31,337,806,598	21,701,311,815
3. *Operating profit before changes in working capital*	***08***		***42,138,739,719***	***6,710,027,471***
- Increase (decrease) in receivables	09		(566,560,274,006)	(180,840,203,511)
- Increase (decrease) in inventories	10		(146,194,407,158)	(909,690,715)
- Increase (decrease) in payables	11		951,410,417,819	(120,953,354,311)
- (Increase) decrease defered expenses	12		(3,510,428,974)	377,594,081
- Interest paid	14		(27,378,695,514)	(21,572,339,212)
- Corporate income tax paid	15		(5,541,050,112)	-
- Other payments on operating activities	17		-	(9,000,000)
Net cash flows from operating activities	***20***		***244,364,301,774***	***(317,196,966,197)***
II. Cash flows from investing activities				
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		(754,750,400)	-
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22		2,127,272,728	-
3. Expenditures on loans and purchase of debt instruments from other entities	23		(3,141,039,852)	(30,000,000,000)
4. Proceeds from lending or repurchase of debt instruments from other entities	24		2,200,000,000	-
5. Expenditures on equity investments in other entities	25		(110,530,000,000)	-
7. Proceeds from interests, dividends and distributed profits	27		9,366,629,321	22,496,871,577
Net cashflow from investing activities	***30***		***(100,731,888,203)***	***(7,503,128,423)***
III. Cash flows from financing activities				
3. Proceeds from borrowings	33		388,310,248,318	470,739,062,039
4. Repayment of financial principal	34		(450,641,883,840)	(400,431,111,542)
5. Payment for finance leasing debts	35		(907,316,357)	(181,463,274)
Net cashflow from financing activities	***40***		***(63,238,951,879)***	***70,126,487,223***
Net cashflow during the period (50 = 20+30+40)	50		80,393,461,692	(254,573,607,397)
Cash and cash equivalents at beginning of period	60	5.1	486,081,867,996	456,686,143,715
Effect of exchange rate fluctuations	61		-	-
Cash and cash equivalents at end of period (70 = 50+60+61)	70	5.1	566,475,329,688	202,112,536,318

Ha Noi, 25th August 2026

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

TỔNG CÔNG TY THĂNG LONG CTCP

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
For the period ended 30th June 2026

1. CORPORATION INFORMATION

1.1. Structure of ownership

Thang Long Corporation 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 13th 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.

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. Operating industries and principle activities

Principle activities of the Corporation during the period include:

- Construction of railway and road;

- Construction of other civil works;

- Renting house and office;

- Trading building materials;

- Providing road repair services, machinery and equipment rental and other services.

1.3. Normal operating cycle

The most important activities of the Corporation are construction. Therefore, the Corporation's normal production and business cycle depends on the time of contract implementation with the investor.

NOTES TO THE INTERIM SEPARATE 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 and dependent units as follows:

Dependent branches:

Name	Address	Major business line
Thang Long Joint Stock Corporation Branch - Thang Long Enterprise 5	Ha Noi	Construction
Thang Long Joint Stock Corporation Branch	Ho Chi Minh	Construction
Thang Long Joint Stock Corporation - Cambodia Branch	Cambodia	Construction

The Corporation's investments in subsidiaries and associates are as follows:

Name	Address	Major business line	Capital contribution ratio	Benefit ratio	Voting ratio
Subsidiaries					
Thang Long Bridge Joint Stock Company N01	Ha Noi	Construction	82.65%	82.65%	82.65%
Thang Long Bridge Joint Stock Company N35	Ha Noi	Construction	65.00%	65.00%	65.00%
Yen Lenh Bridge BOT Company Limited	Hung Yen	Construction investment - Trading - Transferring road bridge construction	(*)	(*)	(*)
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	Machinery and equipment rental	100.00%	100.00%	100.00%
Thang Long Civil And Infrastructure 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 Phong	Construction investment - Trading - Transferring road bridge construction	22.03%	22.03%	22.03%
Can Tho – Phung Hiep Bot Limited Company (***)	Ninh Binh	Investment in the construction, operation and transfer of bridge and road infrastructure projects.	50.00%	50.00%	50.00%

1.4. The Corporation structure (Continued)

(*): Yen Lenh Bridge BOT Company Limited implemented 2 joint venture agreements as follows:

Under the Build - Operate - Transfer (BOT) contract for domestic investment in the Yen Lenh Bridge construction project on National Highway 38, located in Hung Yen and Ha Nam provinces. This contract was signed on May 11, 2002, between the Competent Authority, the Ministry of Transport, and the Joint Venture Thang Long Construction Corporation (now: Thang Long Joint Stock Corporation) and Civil Engineering Construction Joint Stock Corporation No. 4. The Corporation's capital contribution to the project amounted to VND 23,313,000,000, equivalent to 49.41%.

Under the Build-Operate-Transfer (BOT) contract for the investment project on National Highway 38, from Yen Lenh Bridge to the Vuc Vong intersection. This contract was signed on February 27, 2015, between the Competent Authority, the Ministry of Transport, and the Joint Venture Joint Venture Thang Long Construction Corporation and Civil Engineering Construction Joint Stock Corporation No. 4. The Corporation's capital contribution to the project amounted to VND 86,331,000,000, equivalent to 70%.

(**): Under the Build-Operate-Transfer (BOT) contract for the An Thai - Mao Khe section of Road 188, between the Hai Duong Department of Transport and the Joint Venture Thang Long Construction Corporation and Corporation Nam Cuong Ha Noi Joint Stock Company. The Corporation's capital contribution to the project amounted to 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 accounting period

The total number of Corporation's employees as at 30/6/2026 is 212 employees (as at 31/12/2025 is 161 employees).

1.6. Statement of information comparability on the interim separate 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

Fiscal years

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 separate financial statements have been prepared for the period ended 30 June 2026.

Accounting currency

The accompanying interim separate financial statements are expressed in Vietnam Dong (VND).

3. ACCOUNTING STANDARDS AND SYSTEM

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.

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 Separate Financial Statements.

4. SUMMARY OF APPLIED ACCOUNTING POLICIES

Below are the major accounting policies adopted by the Corporation in the preparation of the separate financial statements:

Basis for the preparation of the separate financial statements

The attached interim separate financial statements for the fiscal year ended December 31st, 2025 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 separate financial statements.

The interim separate financial statements of the Corporation are prepared on the basis of the summary of the financial statements of the dependent units and the financial statements in the Head Office of the Corporation. All transactions and balances between the Head Office of the Corporation and its dependent units as well as between the dependent units have been eliminated when preparing and presenting the Corporation's interim separate financial statements.

The accompanying interim separate financial statements are the Corporation's ones, therefore, they do not include the financial statements of subsidiaries. Users of the interim separate financial statements should read them together with the Corporation's consolidated financial statements for the year ended 31st December, 2025 to obtain full information of the Corporation's financial position as well as the results of operations and cash flows during the year.

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

Accounting Estimates

The preparation of interim separate 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 separate financial statements and the reported amounts of revenues and expenses during the financial year. Actual results could differ from those estimates and assumptions.

4. SUMMARY OF APPLIED ACCOUNTING POLICIES (CONTINED)

Basis for Preparing the Converted Financial Statements of Dependent Accounting Units

For the purpose of preparing the interim separate financial statements of the Corporation, the interim financial statements of the Cambodia Branch, prepared in United States Dollars (USD), have been converted into Vietnamese Dong (VND) following these principles:

- Assets and liabilities are converted into Vietnamese Dong at the average end-of-period transfer buying and selling exchange rate of the Cambodia Investment and Development Bank on the reporting date;
- Exchange differences and revaluation differences of assets are converted into VND using the actual exchange rate at the revaluation date;
- Retained earnings after tax, and funds deducted from retained earnings generated after the investment date, are converted into Vietnamese Dong by calculating according to the items in the Income Statement; the remaining retained earnings after tax must be converted into Vietnamese Dong at the book exchange rate of the retained earnings account;
- Items in the Statement of Profit or Loss and Cash Flow Statement are converted into VND using the actual exchange rate at the transaction date.

Exchange differences arising from the conversion of the financial statements prepared in foreign currency into VND are recorded in the "Exchange Rate Differences" account (Code 417) under the Owner's Equity section of the separate Statement Of Financial Position.

Foreign exchange rates applied in accounting

Actual exchange rates for foreign currency transactions arising during the period:

- The actual exchange rate for foreign currency purchases or sales is the rate specified in the foreign currency purchase or sale contract between the Parent Company and the commercial bank;
- The exchange rate used for recognizing receivables is the buying rate of the commercial bank designated by the Parent Company for customer payments at the transaction date;
- The exchange rate used for recognizing payables is the selling rate of the commercial bank where the Parent Company anticipates transactions at the transaction date.

The exchange rate applied when revaluing monetary items with foreign currency at the time of preparing the interim separate financial:

- For foreign currency deposits, the exchange rate applied is the average transfer buying and selling rate of the bank where the Corporation opens the foreign currency account;
- For monetary items with foreign currency principal, the average transfer buying and selling exchange rates of commercial banks where the Corporation regularly conducts transactions at the time of preparing the separate financial statements are applied. The Corporation does not perform conversion for part or all of the receivables with foreign currency principal that have been provisioned for doubtful debts.

All actual exchange differences arising during the period and differences from revaluing balances of monetary items denominated in foreign currency at the end of the period are recognized in the results of operations for the accounting period.

Accounting Policy for 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 03 months that are readily convertible to known amounts of cash and that are subject to an insignificant risk of changes in value.

4. SUMMARY OF APPLIED ACCOUNTING POLICIES (CONTINED)

Financial investments held to maturity

Held-to-maturity investments

Held-to-maturity investments include bank deposits with original terms exceeding three months and loans held to maturity 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 subsidiaries, associates and other entities

Investments in Subsidiaries: Investments in Subsidiaries over which the Corporation holds control are presented at cost method in the Corporation's interim separate financial statements.

Profit distributions that Corporation received from the accumulated profits of its subsidiaries after the date the Company gains control are recognized in income statement of the company. Other Distributions are considered a recovery of investment and are deducted from the investment value.

Profit distributions that Corporation received from the accumulated profits of the associated companies after the date the Company has a significant impact are recognized in income statement of the company. Other Distributions are considered a recovery of investment and are deducted from the investment value.

Investments in subsidiaries, joint ventures, associates, and other investments are presented in the separate Statement Of Financial Position at cost, net of any provision for impairment (if any).

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.

4. SUMMARY OF APPLIED ACCOUNTING POLICIES (CONTINED)

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 value of inventory is determined using the weighted average cost method.

Inventory is accounted for using the periodic inventory system.

Provision for impairment of inventories of The Corporation is made when there is reliable evidence of impairment in net realizable value compared to cost of inventories.

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 straight line method over their estimated useful lives. Details are as follows:

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

When a tangible fixed asset is sold or disposed, presented at cost less accumulated depreciation, 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

Software and other intangible fixed assets are stated at history cost less accumulated amortization.

Software and other intangible fixed assets are allocated to the income statement using the straight-line method over a period of 03 to 10 years.

Accounting Policy for Finance Leases

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership of the leased asset to the lessee. All other leases are classified as operating leases.

Assets held under finance leases are recognised as assets, with corresponding finance lease liabilities recognised in the Statement of Financial Position, at the lower of the fair value of the leased assets and the present value of the minimum lease payments at the inception of the lease.

Lease payments under finance leases are apportioned between finance charges and the reduction of the outstanding lease liability. Finance charges are recognised in profit or loss over the lease term so as to produce a constant periodic rate of interest on the remaining balance of the liability.

Assets acquired under finance leases are depreciated using the straight-line method over their estimated useful lives, consistent with the depreciation policy applicable to owned assets, or over the lease term if this is shorter. Details are as follows:

	Years
Machinery and Equipment	03 - 10
Motor vehicles	06 - 08

4. SUMMARY OF APPLIED ACCOUNTING POLICIES (CONTINED)

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 expenses

Deferred expenses that have been incurred but relate to the operating results of multiple accounting periods. The Corporation's prepayments include the following:

Tools and Equipment

Tools and equipment that have been put into use are amortised on a straight-line basis over a period not exceeding three years.

Major Repairs of Property, Plant and Equipment

Major repair costs incurred on property, plant and equipment are amortised on a straight-line basis over a period not exceeding three years.

Liabilities

Liabilities are monitored in detail by maturity, creditor, original currency denomination and other information required for the Corporation's management purposes.

Liabilities, including trade payables, borrowings and other payables, represent present obligations whose amounts and settlement dates can be measured reliably. They are recognised at amounts not less than the obligations required to be settled and are classified as follows:

- **Trade payables** represent liabilities arising from the purchase of goods, services and assets in the ordinary course of business between the Corporation and its suppliers (which are independent parties, including amounts payable between the Corporation and its subsidiaries, joint ventures and associates).
- **Other payables** represent non-trade liabilities that do not arise from transactions involving the purchase or supply of goods and services.

Dividends and profit payables

Dividends are recognized as liabilities when there is a dividend declaration by the company's Board of Directors authorized by the General Meeting of Shareholders and a notice of the dividend record date issued by the Vietnam Securities Depository and Clearing Corporation.

Accrued Expenses

Accrued expenses reflect amounts payable for goods or services received from suppliers or provided to buyers but not yet paid due to the absence of invoices or incomplete accounting documents. These are recognized as production and business expenses in the reporting period.

The Corporation records accrued expenses under the following main categories:

- Labor, materials, and fuel costs: Accrued based on estimated amounts in the project records according to completed work volume;
- Interest expenses payable;
- Other accrued expenses.

4. SUMMARY OF APPLIED ACCOUNTING POLICIES (CONTINED)

Deferred revenues

Deferred revenues includes: advance receipts (e.g., prepayments from customers over multiple accounting periods for leased assets, infrastructure); excluding: advances from customers for which the Corporation has not provided products, goods, or services; uncollected revenue from leasing assets, providing services over 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

This includes borrowings, finance lease obligations, excluding borrowings in the form of bond issuance or preferred stock with a mandatory buyback clause at a specific future date.

The Corporation tracks borrowings and finance lease obligations in detail by debtor category and classifies them as current or non-current based on the repayment period.

Costs directly related to the borrowings are recognized as financial expenses, except for costs arising from borrowings used for investment, construction, or production of construction in progress, which are capitalized under the borrowing costs accounting standard.

Recognition and capitalization of Borrowing costs

All interest costs are recognized in the income statement as incurred, unless they are capitalized under the provisions of the "Borrowing Costs" accounting standard.

Owners' equity

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

Share premium is recognized as the difference between the actual issue price and the nominal value of the shares issued during the initial offering, additional issuance, or reissue of treasury shares

Undistributed profits are determined based on after-tax earnings and profit distribution

Profit after corporate income tax is distributed to shareholders after setting up funds in accordance with The Corporation's Charter as well as the provisions of law and approved by the General Meeting of Shareholders.

Other revenue and other income

Construction Contracts

In the case of construction contracts where the Corporation is paid based on the value of the work performed, when the outcome of the contract can be reliably measured and is confirmed by the customer, revenue and related costs are recognized in proportion to the work completed, as confirmed by the customer in the period and reflected in the issued invoice.

If the outcome of the contract cannot be reliably estimated, but the Corporation can recover the contract costs incurred, revenue is recognized only to the extent of the costs incurred that are expected to be recoverable. In this case, no profit is recognized, even if the total costs incurred exceed the total revenue of the contract.

4. SUMMARY OF APPLIED ACCOUNTING POLICIES (CONTINED)

Other revenue and other income (Continued)

Revenue from sale of goods and products

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

(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 Corporation;

(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 interest income, dividends and profits received and other income: Revenue is recognized when the Corporation can obtain economic benefits from the transaction, and it is reliably measured.

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 APPLIED ACCOUNTING POLICIES (CONTINED)

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 is required to pay corporate income tax at a rate of 20% on taxable income.

The determination of the Corporation's income tax is based on the current tax regulations. However, these regulations may change over time, and the final determination of the corporate income tax depends on the results of audits by the competent tax authorities.

Related parties

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

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

5.1. Cash and cash equivalents

	30/6/2026 VND	01/01/2026 VND
Cash on hand	819,893,421	778,208,606
Bank deposits (i)	527,855,436,267	358,303,659,390
Cash equivalents (ii)	37,800,000,000	127,000,000,000
Total	566,475,329,688	486,081,867,996

(i) Details of Cash at Banks

	30/6/2026 VND	01/01/2026 VND
Joint Stock Commercial 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	18,895,174,669	3,622,400,899
Total	527,855,436,267	358,303,659,390

(ii) Details of cash and cash equivalents

	30/6/2026 VND	01/01/2026 VND
Joint Stock Commercial 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
Total	37,800,000,000	127,000,000,000

The term deposits have original maturities ranging from one to three months and bear interest at rates ranging from 2.4% to 3.4% per annum. As at 30 June 2026, deposits with a carrying amount of VND 1,000,000,000.

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	**112,587,053,548**	**112,587,053,548**	-	**111,646,013,696**	**111,646,013,696**	-
Term deposits (i)	112,587,053,548	112,587,053,548	-	111,646,013,696	111,646,013,696	-
Joint Stock Commercial Bank for Investment and Development of Vietnam - South Hanoi Branch (i)	*112,587,053,548*	*112,587,053,548*	-	*111,646,013,696*	*111,646,013,696*	-
Long-term	**66,551,363,044**	**66,551,363,044**	-	**66,551,363,044**	**66,551,363,044**	-
Term deposits (ii)	20,000,000,000	20,000,000,000	-	20,000,000,000	20,000,000,000	-
Borrowings	46,551,363,044	46,551,363,044	-	46,551,363,044	46,551,363,044	-
Yen Lenh Bridge Bot Company Limited	*46,551,363,044*	*46,551,363,044*	-	*46,551,363,044*	*46,551,363,044*	-
Total	**179,138,416,592**	**179,138,416,592**	-	**178,197,376,740**	**178,197,376,740**	-
In which: Borrowings with related parties: (Details in Note 7.1)	*46,551,363,044*	*46,551,363,044*	-	*46,551,363,044*	*46,551,363,044*	-

(i) Term deposits from 06 months to 12 months at banks with interest rates ranging from 3.4% per year to 5.0% per year, of which the balance as at 31/3/2026 is blocked or pledged amounting to VND 110,500,000,000 to secure the Corporation's loan at the banks (details in Note 5.19).

(ii) Term deposits of 13 months at banks with an interest rate ranging from 4.5% per year, used to secure the Corporation's loans at banks (details in note 5.19).

5.2 **Financial investments (Continued)**

b. *Investments in other entities*

	Ratio		30/6/2026 (VND)			01/01/2026 (VND)		
	Equity owned	Voting rights	Original cost	Recoverable amount	Provisions	Original cost	Recoverable amount	Provisions
Investments in Subsidiaries			**457,902,000,000**	**457,902,000,000**	-	**348,622,000,000**	**348,622,000,000**	-
Thang Long No1 Bridge Joint Stock Company	82.65%	82.65%	33,058,000,000	33,058,000,000	-	33,058,000,000	33,058,000,000	-
Thang Long 35 Bridge Joint Stock Company	65.00%	65.00%	5,200,000,000	5,200,000,000	-	5,200,000,000	5,200,000,000	-
Yen Lenh Bridge Bot Company Limited	64.30%	64.30%	109,644,000,000	109,644,000,000	-	109,644,000,000	109,644,000,000	-
Thang Long Industrial Real Estate Company Limited	100.00%	100.00%	200,000,000,000	200,000,000,000	-	200,000,000,000	200,000,000,000	-
Thang Long Machinery Co., Ltd (i)	100.00%	100.00%	10,000,000,000	10,000,000,000	-	720,000,000	720,000,000	-
Thang Long Infrastructure and Civil Construction Company Limited (ii)	100.00%	100.00%	100,000,000,000	100,000,000,000	-	-	-	-
Investments in Associates			**19,094,300,000**	**19,094,300,000**	-	**17,844,300,000**	**17,844,300,000**	-
Road 188 BOT Company Limited	22.03%	22.03%	17,844,300,000	17,844,300,000	-	17,844,300,000	17,844,300,000	-
Can Tho - Phung Hiep BOT Limited Company (iii)	50.00%	50.00%	1,250,000,000	1,250,000,000	-	-	-	-
Long-term other investment			**3,821,068,339**	**3,821,068,339**	-	**3,821,068,339**	**3,821,068,339**	-
Thang Long No.16 Construction JSC	16.16%	16.16%	1,807,850,307	1,807,850,307	-	1,807,850,307	1,807,850,307	-
Thang Long No.15 Construction JSC	16.89%	16.89%	300,000,000	300,000,000	-	300,000,000	300,000,000	-
Thang Long Transport And Construction Joint Stock Company	15.00%	15.00%	1,713,218,032	1,713,218,032	-	1,713,218,032	1,713,218,032	-
Total			480,817,368,339	480,817,368,339	-	370,287,368,339	370,287,368,339	-

5.2 Financial investments (Continued)

b. Investments in other entities (Continued)

(i): During the period, the Corporation contributed capital to establish a subsidiary, Thang Long Machinery Co., Ltd., with a charter capital of VND 10 billion. The Corporation's ownership stake is 100% according to Resolution No. 32/2025/NQ-HĐQT dated October 3, 2025, of the Board of Directors.

(ii): During the period, the Corporation contributed capital to establish a subsidiary, Thang Long Infrastructure and Civil Construction Co., Ltd., with a charter capital of VND 100 billion. The Corporation's ownership stake is 100% according to Resolution No. 32/2025/NQ-HĐQT dated October 3, 2025, of the Board of Directors.

(iii) During the period, the Corporation acquired the entire 100% equity interest held by Thi Son Production and Construction Company Limited in Can Tho - Phung Hiep BOT Company Limited in order to continue the implementation of the BOT project for the expansion of National Highway No. 1, Can Tho - Phung Hiep section, in accordance with Resolution No. 39/2025/NQ-HĐQT dated 16 December 2025 issued by the Corporation's Board of Directors.

NOTES TO THE INTERIM SEPARATE 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	**488,847,754,244**	**(14,818,843,632)**	**553,312,423,249**	**(14,818,843,632)**
Receivables from the construction sector	425,681,671,946	-	488,920,976,281	-
Hanoi City Traffic Construction Investment Project Management Board (Old name: 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 85	*71,981,859,800*	-	*62,471,306,800*	-
Thang Long No1 Bridge Joint Stock Company	*5,472,732,191*	-	*46,724,550,697*	-
Deo Ca Group Joint Stock Company	*24,717,829,973*	-	*52,275,482,330*	-
Receivable from other objects	*269,276,262,240*	-	*273,276,255,085*	-
Receivables from services and other activities	63,166,082,298	(14,818,843,632)	64,391,446,968	(14,818,843,632)
Total	488,847,754,244	(14,818,843,632)	553,312,423,249	(14,818,843,632)
In which: Receivables from related parties *(Details in Note 7.1)*	***17,189,269,366***	-	***55,410,678,312***	-

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

5.4. Prepayments to suppliers

	30/6/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Short-term	**1,374,555,505,430**	**(145,415,236,272)**	**900,905,591,589**	**(145,415,236,272)**
Prepayments to suppliers from the construction sector	1,347,727,377,847	(145,415,236,272)	842,196,449,396	(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	*16,438,529,359*	-	*16,438,529,359*	-
TNG Investment And Construction Company Limited	*63,981,177,508*	-	*47,125,625,694*	-
Thanh An One Member Limited Liability Corporation	*50,152,453,358*	-	*50,078,295,152*	-
Others	*1,155,804,419,176*	*(85,960,972,907)*	*667,203,200,745*	*(85,960,972,907)*
Advance payments to suppliers in the service sector	26,828,127,583	-	58,709,142,193	-
VC9 - No 9 Construction Joint Stock Company	*20,682,329,120*	-	*53,988,727,218*	-
Others	*5,212,007,779*	-	*4,720,414,975*	-
Total	**1,374,555,505,430**	**(145,415,236,272)**	**900,905,591,589**	**(145,415,236,272)**
In which: Prepayments to related parties *(Details in Note 7.1)*	***343,655,794,631***	-	***224,842,892,062***	-

5.5. Other receivables

	30/6/2026 (VND)		01/01/2026 (VND)	
	Book value	Provisions	Book value	Provisions
Short-term	**218,280,134,917**	**(1,268,828,680)**	**158,262,181,423**	**(1,268,828,680)**
Dividends income and profit	10,082,626,919	-	10,082,626,919	-
Advanced	87,419,434,665	-	106,706,939,144	-
Others	120,778,073,333	(1,268,828,680)	41,472,615,360	(1,268,828,680)
+ Receivables from the project management board	*8,967,190,486*	-	*8,897,224,535*	-
+ Compensation liability receivable under Judgment No. 466/2022/HS-PT dated July 1, 2022 of the High People's Court in Hanoi (i)	*10,381,724,609*	-	*10,381,724,609*	-
+Stanley Brothers Securities Incorporation (ii)	*79,416,237,959*	-	-	-
+ Other receivables	*22,012,920,279*	*(1,268,828,680)*	*22,193,666,216*	*(1,268,828,680)*
Long-term	**90,590,915,205**	-	**256,430,000**	-
Deposits	442,970,000	-	256,430,000	-
Bao Nguyen Trading and Investment Company Limited (iii)	90,147,945,205	-	-	-
Total	**308,871,050,122**	**(1,268,828,680)**	**158,518,611,423**	**(1,268,828,680)**
In which: Other receivables from related parties (Details in Note 7.1)	***102,048,165,750***	-	***11,025,821,741***	-

(i) According to Judgment No. 466/2022/HS-PT dated July 1, 2022, issued by the High People's Court in Hanoi, concerning the responsibility of contractors for substandard construction works as stipulated in Bid Package No. 4 of the Da Nang - Quang Ngai Expressway Project during the period from July 2014 to July 2017, under the section on liability for compensation, the Corporation, as a contractor, must compensate the Vietnam Expressway Investment and Development Corporation - One Member Limited Liability Company (VEC) the amount of VND 33,266,862,248. Based on the above judgment, the Corporation has recorded a liability payable to VEC in the amount of VND 33,266,862,248. At the same time, according to the contracts signed between the Corporation and the subcontractors to implement Bid Package No. 4, the Corporation is in the process of temporarily determining the subcontractors responsible for compensating the Corporation due to poor-quality construction work as per the regulations. On September 5, 2023, the Hanoi Civil Judgment Enforcement Department issued Decision No. 174/QD-CCTHADS regarding the deduction of VND 18,556,130,948 from the account number 1462201022200 of the Vietnam Expressway Investment and Development Corporation for the enforcement of the judgment. The remaining amount will be partially settled through accounts receivable between the Vietnam Expressway Investment and Development Corporation - One Member Limited Liability Company and Thang Long Corporation - Joint Stock Company. So far, the execution of the sentence is still underway.

(ii) The Corporation received the proceeds from the sale of securities on 1 July 2026.

(iii) Pursuant to Cooperation Agreement No. 03/2026/HĐHT/TTL-BN dated 25 June 2026 entered into between Thang Long Corporation – JSC and Bao Nguyen Trading and Investment Company Limited, the Corporation cooperates with Bao Nguyen in carrying out Bao Nguyen's business activities in accordance with its registered business lines and the applicable laws and regulations.

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 prepayments 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	**14,818,843,632**	-		**14,818,843,632**	-	
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*
- Other short-term receivables	**1,268,828,680**	-		**1,268,828,680**	-	
Thang Long Seventeen Investment and Construction JSC	*1,241,961,126*	-	*Over 3 years*	*1,241,961,126*	-	*Over 3 years*
Others	*26,867,554*	-	*Over 3 years*	*26,867,554*	-	*Over 3 years*
Total	**161,502,908,584**	-		**161,502,908,584**	-	

NOTES TO THE INTERIM SEPARATE 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
Work in progress	662,794,357,084	-	518,338,501,656	-
Goods	3,206,887,765	-	1,468,336,035	-
Total	666,001,244,849	-	519,806,837,691	-

5.8. Deferred expenses

	30/6/2026 VND	01/01/2026 VND
Short-term	**1,870,230,982**	**791,072,811**
Others	1,870,230,982	791,072,811
Long-term	**4,504,929,399**	**2,073,658,596**
Tools, equipment	247,038,644	161,051,631
Others	4,257,890,755	1,912,606,965
Total	**6,375,160,381**	**2,864,731,407**

5.9. Tangible fixed assets

Unit: VND

	Buildings and Structures	Machinery, equipment	Transportation means	Office equipment	Total
HISTORICAL COST					
As at 01/01/2026	**34,086,691,910**	**16,034,778,767**	**7,680,179,270**	**1,294,902,228**	**59,096,552,175**
Purchase	-	-	754,750,400	-	754,750,400
Repurchase of finance lease assets	-	-	2,407,580,909	-	2,407,580,909
Disposal	-	-	(4,710,131,309)	-	(4,710,131,309)
Other increase (*)	-	4,895,000	3,501,260	-	8,396,260
As at 30/6/2026	**34,086,691,910**	**16,039,673,767**	**6,135,880,530**	**1,294,902,228**	**57,557,148,435**
ACCUMULATED DEPRECIATION					
As at 01/01/2026	**32,036,787,270**	**6,720,179,296**	**5,117,010,840**	**1,154,752,128**	**45,028,729,534**
Depreciation	74,616,606	735,795,784	339,900,636	55,481,556	1,205,794,582
Repurchase of finance lease assets	-	-	855,192,808	-	855,192,808
Disposal	-	-	(1,639,247,052)	-	(1,639,247,052)
Other increase (*)	-	4,690,021	3,501,260	-	8,191,281
As at 30/6/2026	**32,111,403,876**	**7,460,665,101**	**4,676,358,492**	**1,210,233,684**	**45,458,661,153**
NET BOOK VALUE					
At 01/01/2026	**2,049,904,640**	**9,314,599,471**	**2,563,168,430**	**140,150,100**	**14,067,822,641**
At 30/6/2026	**1,975,288,034**	**8,579,008,666**	**1,459,522,038**	**84,668,544**	**12,098,487,282**

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

5.9. Tangible fixed assets

(*) Other decreases are due to the revaluation of foreign currencies for the assets of the Cambodia branch.

The cost of fully depreciated tangible fixed assets still in use as at 30/06/2026 is VND 33,793,918,664 (as at 31/12/2025 is VND 33,568,448,665).

The remaining value of this assets used as collateral for loans as of March 31, 2026 is VND 8,120,332,219 (as at December 31, 2025 is VND 8,864,992,333).

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
1	Office building - 72 Nguyen Chi Thanh	21,714,418,000	21,714,418,000	-	21,714,418,000	21,714,418,000	-
	Total	**21,714,418,000**	**21,714,418,000**	**-**	**21,714,418,000**	**21,714,418,000**	**-**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30th June 2026

5.10. Finance lease fixed assets

Unit: VND

	Transportation means	Total
HISTORICAL COST		
As at 01/01/2026	**2,407,580,909**	**2,407,580,909**
Transferred to property, plant and equipment	(2,407,580,909)	(2,407,580,909)
As at 30/06/2026	-	-
ACCUMULATED DEPRECIATION		
As at 01/01/2026	**755,712,902**	**755,712,902**
Depreciation	99,479,906	99,479,906
Transferred to property, plant and equipment	(855,192,808)	(855,192,808)
As at 30/06/2026	-	-
NET BOOK VALUE		
At 01/01/2026	**1,651,868,007**	**1,651,868,007**
At 30/06/2026	-	-

5.11. Intangible fixed assets

Unit: VND

	Software	Total
HISTORICAL COST		
As at 01/01/2026	**225,470,000**	**225,470,000**
As at 30/06/2026	**225,470,000**	**225,470,000**
ACCUMULATED AMORTIZATION		
As at 01/01/2026	**225,470,000**	**225,470,000**
As at 30/06/2026	**225,470,000**	**225,470,000**
NET BOOK VALUE		
At 01/01/2026	-	-
At 30/06/2026	-	-

The cost of fully amortized intangible fixed assets still in use as at 30/06/2026 is VND 225,470,000 (as at 31/12/2025 is VND 225,470,000).

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)		
No.	Asset Name	History cost	Accumulated Depreciation	Net Book Value	History cost	Accumulated Depreciation	Net Book Value
1	BRAVO Accounting Software	225,470,000	225,470,000	-	225,470,000	225,470,000	-
	Total	225,470,000	225,470,000	-	225,470,000	225,470,000	-

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

5.12 Trade Payables

	30/6/2026 VND	01/01/2026 VND
Short-term	**515,873,568,667**	**525,450,972,751**
Payables to sellers in the construction sector	512,589,321,342	522,139,988,585
Thang Long No1 Bridge Joint Stock Company	*53,168,843,562*	*44,985,427,619*
Vinh Hung Trading, Consulting and Construction Joint Stock Company	*68,148,092,750*	*33,010,747,597*
Tanco Consulting and Trading Joint Stock Company	*3,305,296,087*	*3,305,296,087*
Thang Long 35 Bridge Joint Stock Company	*70,055,365,098*	*62,148,960,787*
Others	*317,911,723,845*	*378,689,556,495*
Payables to sellers in the service sector	3,284,247,325	3,310,984,166
Total	**515,873,568,667**	**525,450,972,751**
In which:		
Trade payables are related parties *(Details in Note 7.1)*	***134,852,493,391***	***113,500,793,141***

5.13. Prepayment from customers

	30/6/2026 VND	01/01/2026 VND
Advance payments from customers in the construction sector	**1,581,352,778,896**	**888,616,793,014**
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	95,287,104,000	88,574,432,000
Khánh 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	412,499,222,461	273,993,047,620
Total	**1,581,352,778,896**	**888,616,793,014**
In which:		
Prepayments from customers are related parties *(Details in Note 7.1)*	***5,200,000,000***	***5,200,000,000***

5.14. Dividends and profit distribution payable

	30/6/2026 VND	01/01/2026 VND
Dividends and profit payables	400,521,280	400,521,280

5.15. Taxes and receivables, payables to the State Budget

	01/01/2026 VND	Additions VND	Paid VND	30/6/2026 VND
Payables	**5,923,634,532**	**10,305,811,305**	**9,633,348,992**	**6,596,096,845**
Corporate income tax	5,325,245,954	6,308,421,128	5,541,050,112	6,092,616,970
- Arising during the period	*5,325,245,954*	*6,069,469,820*	*5,302,098,804*	*6,092,616,970*
- Retrospective collection for 2023	-	*238,951,308*	*238,951,308*	-
Personal income tax	357,589,997	1,120,596,040	1,216,257,322	261,928,715
Land tax, Land rental charges	17,826,682	2,876,101,708	2,876,041,558	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	**82,420,982,200**	**41,948,080,104**
Interest payable	-	931,710,834
Accrued construction costs	82,420,982,200	41,016,369,270
Total	**82,420,982,200**	**41,948,080,104**
In which:		
Accrued expenses are related parties (Details in Note 7.1)	*703,575,000*	*7,475,950,294*

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**

5.18. Other payables

	30/6/2026 VND	01/01/2026 VND
Short-term	**89,836,072,494**	**80,538,965,034**
Trade Union fees	165,147,064	294,245,058
Social insurance	597,110,312	296,250,792
Others	89,073,815,118	79,948,469,184
Interest payable	*5,019,794,521*	*128,972,603*
Construction project team	*59,695,978,180*	*59,287,492,534*
Vietnam expressway corporation (i)	*10,281,724,610*	*10,381,724,610*
CII Services and investment one member limited liability company (iv)	*7,477,205,480*	-
Others	*6,599,112,327*	*10,150,279,437*
Long-term	**299,762,090,724**	**74,266,090,724**
Long-term deposits received	1,569,382,000	1,569,382,000
Others	298,192,708,724	72,696,708,724
No 188 Road B.O.T Company Limited (ii)	*14,853,049,049*	*14,853,049,049*
Yen Lenh Bridge Bot Company Limited (iii)	*93,339,659,675*	*57,843,659,675*
CII Services and investment one member limited liability company (iv)	*190,000,000,000*	-
Total	**389,598,163,218**	**154,805,055,758**
In which:		
Payables are related parties (Details in Note 7.1)	***108,321,681,327***	***72,825,681,327***

(i) According to Judgment No. 466/2022/HS-PT dated July 1, 2022, by the Supreme People's Court in Hanoi, regarding the responsibility of contractors in failing to ensure the quality of construction works under Package 4 of the Da Nang - Quang Ngai Expressway Project during the period from July 2014 to July 2017, under the section of liability for compensation, the Corporation, as a contractor, is required to compensate the Vietnam Expressway Investment and Development Corporation - One Member Limited Liability Company for the amount of VND 33,266,862,248. Based on the above judgment, the Corporation has recognized a payable to the Vietnam Expressway Investment and Development Corporation - One Member Limited Liability Company in the amount of VND 33,266,862,248. In addition, based on contracts signed between the Corporation and subcontractors to implement Package 4, the Corporation is temporarily identifying subcontractors responsible for compensating the Corporation for failing to meet quality standards in the construction work. On September 5, 2023, the Civil Judgment Enforcement Department of Hanoi issued Decision No. 174/QD-CCTHADS regarding the deduction of VND 18,556,130,948 from the account number 1462201022200 of the Vietnam Expressway Investment and Development Corporation for judgment enforcement. The remaining amount will be settled partially through accounts receivable between the Vietnam Expressway Investment and Development Corporation - One Member Limited Liability Company and the Thang Long Corporation - Joint Stock Company; Up to date, the execution of the sentence is still underway.

(ii) Investment recovery funds for the BOT project of Road 188 are awaiting settlement with the project partners and relevant State authorities;

(iii) Investment recovery funds and profits from the Yen Lenh Bridge Construction Investment Project under the BOT method (Yen Lenh Bridge BOT Project, Phase 1) are awaiting settlement with the project partners and relevant State authorities. These include recovery funds of VND 65,395,000,000 and Phase 1 profit awaiting settlement of VND 11,348,659,675.

(iv) Pursuant to Cooperation Agreement No. 310/2026/HĐHT/CII Service dated 27 March 2026 entered into between CII Service and Investment One Member Company Limited ("Party A") and Thang Long Corporation - JSC ("Party B"), the parties cooperate in carrying out Party B's business activities in accordance with its registered business lines and the applicable laws and regulations.

5.19. Borrowings and finance lease liabilities

	30/6/2026 (VND)		During the period (VND)		01/01/2026 (VND)	
	Carrying value	Repayable amount	Increase	Decrease	Carrying value	Repayable amount
a. Short-term borrowings	**691,014,032,234**	**691,014,032,234**	**389,270,589,986**	**435,097,494,031**	**736,840,936,279**	**736,840,936,279**
Short-term loans from banks	638,632,094,502	638,632,094,502	388,140,556,954	433,774,225,815	684,265,763,363	684,265,763,363
Others	50,461,254,396	50,461,254,396	169,691,364	-	50,291,563,032	50,291,563,032
Long-term loan due to be repaid	1,920,683,336	1,920,683,336	960,341,668	1,323,268,216	2,283,609,884	2,283,609,884
Long-term bank loan due	*1,920,683,336*	*1,920,683,336*	*960,341,668*	*960,341,668*	*1,920,683,336*	*1,920,683,336*
Long-term finance lease liabilities is due for payment	-	-	-	*362,926,548*	*362,926,548*	*362,926,548*
b. Long-term loans and financial lease debt	**186,179,945,063**	**186,179,945,063**	-	**16,504,731,477**	**202,684,676,540**	**202,684,676,540**
Long-term loans	186,179,945,063	186,179,945,063	-	15,960,341,668	202,140,286,731	202,140,286,731
Finance lease liabilities	-	-	-	544,389,809	544,389,809	544,389,809
Total	**877,193,977,297**	**877,193,977,297**	**389,270,589,986**	**451,602,225,508**	**939,525,612,819**	**939,525,612,819**

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**

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

5.19 Borrowings and finance lease liabilities (Continued)

	30/6/2026 VND	01/01/2026 VND
Short-term	**691,014,032,234**	**736,840,936,279**
Short-term bank loans	**638,632,094,502**	**684,265,763,363**
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)	*399,924,715,322*	*402,539,125,724*
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ha Thanh Branch (3)	*18,707,135,700*	*19,166,212,583*
An Binh Joint Stock Commercial Bank - Hanoi Branch (4)	*43,487,669,589*	*22,021,756,139*
Others	**50,461,254,396**	**50,291,563,032**
Loans from employees (5)	*49,373,995,946*	*49,207,960,791*
Ilsung & Ciencol Joint Venture Co. Ltd	*1,087,258,450*	*1,083,602,241*
Long-term loans and financial lease liabilities are due for repayment	***1,920,683,336***	***2,283,609,884***
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ha Thanh Branch (6)	1,920,683,336	1,920,683,336
Bidv - Sumi Trust Leasing Co.,Ltd - Ha Noi Branch (7)	-	362,926,548
Long-term borrowings and financial lease liabilities	**186,179,945,063**	**202,684,676,540**
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ha Thanh Branch (6)	2,179,945,063	3,140,286,731
New Energy Holdings Company Limited (8)	184,000,000,000	199,000,000,000
Bidv - Sumi Trust Leasing Co.,Ltd - Ha Noi Branch (7)	-	544,389,809
Total	**877,193,977,297**	**939,525,612,819**

5.19 Borrowings and finance lease liabilities (Continued)

(1) Credit Facility Agreement No. 01/2026/161762/HĐTD dated 5 February 2026 between Joint Stock Commercial Bank for Investment and Development of Vietnam – Nam Ha Noi Branch and Thang Long Joint Stock Corporation provides for a maximum credit limit of VND 1,500,000,000,000, including a sub-limit of up to VND 400,000,000,000 for loans, payment guarantees and issuance of letters of credit (L/Cs), and a guarantee sub-limit (excluding payment guarantees) of VND 1,500,000,000,000. The purpose of the facility is to supplement working capital, provide guarantees and issue L/Cs. The availability period is from the signing date of the Agreement until 31 October 2026. The lending interest rate is 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 700,000,000000, 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 collect 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.

(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) 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.

(5) 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 of March 31, 2026: 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 of March 31, 2026: USD 1,442,689.

(6) Loan under Contract No. 22/2321351-CTD/003 dated February 23, 2022, between Vietcombank - Ha Thanh Branch and Thang Long Joint Stock Corporation. Credit limit: VND 40,000,000,000. Purpose: To invest in fixed assets under Purchase Contracts No. 009/2022/HĐMSHH/TLG-TQEq dated February 15, 2022, and No. 010/2022/HĐMSHH/TLG-BM dated February 15, 2022, signed with Thang Long Joint Stock Corporation and Binh Minh Investment Equipment JSC, respectively. Loan term: 72 months, with interest rates specified in disbursement notes. The loan is secured by the Corporation's machinery and equipment.

5.19 Borrowings and finance lease liabilities (Continued)

(7) Financial lease liabilities under Lease Agreement No. 21723000240/HĐCTTC dated June 14, 2023, with BIDV-Sumi Trust Leasing Co., Ltd - Hanoi Branch, for leasing a Volvo S90L Ultimate sedan (license plate 29LD-04148). Lease term: 60 months, with lease interest applied from the disbursement date by the leasing company.

(8) 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.

5.20. Owners' equity

a. Changes of owners' equity

Unit: VND

	Contributed capital of owners	Capital surplus	Treasury shares	Foreign exchange rate differences	Development investment fund	Undistributed profit after tax	Total
Balance as at 01/01/2025	**419,080,000,000**	**52,625,676,545**	**(543,000,000)**	**484,459,399**	**22,934,839,382**	**45,262,900,181**	**539,844,875,507**
Profit in the previous year	-	-	-	-	-	36,474,916,635	36,474,916,635
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**	**22,934,839,382**	**81,737,816,816**	**576,247,315,841**
Profit in this period	-	-	-	-	-	10,282,797,984	10,282,797,984
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**	**22,934,839,382**	**92,020,614,800**	**586,521,458,944**

(i) Exchange rate differences arising from the conversion of the financial statements of Thang Long Joint Stock Company's branch in Cambodia from USD to VND.

5.20 Owners' equity (Continued)

b. Details of owners' equity

	30/6/2026 VND	01/01/2026 VND
TNG Investment and Construction Company Limited (formerly TNG Investment and Construction Joint Stock Company)	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

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Shareholders' capital		
Opening balance	419,080,000,000	419,080,000,000
Increased during the period	-	-
Decreased during the period	-	-
Closing balance	419,080,000,000	419,080,000,000

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	22,934,839,382	22,934,839,382
Total	22,934,839,382	22,934,839,382

5.21. Off Interim Separate 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 SEPARATE FINANCIAL STATEMENTS (CONTINUED)
For the period ended 30th June 2026

5.21. Off Interim Separate 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 VND	Net Book Value VND	The subject receiving the mortgage or pledge	Purpose of guarantee	Duration
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			

Other assets:

Type of asset	Items	Net Book Value VND	The subject receiving the mortgage or pledge	Purpose of guarantee	Duration
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	Until the debt obligations are fulfilled
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	

6. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM SEPARATE 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	765,053,863,838	588,848,919,919
Others	31,473,375,119	39,809,045,567
Total	796,527,238,957	628,657,965,486
In which:		
Revenue from related parties (Details in Note 7.1)	*8,740,034,538*	*14,526,272,447*

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 contracts	686,059,332,572	567,103,214,114
Others	22,586,727,629	30,572,804,623
Total	**708,646,060,201**	**597,676,018,737**

6.3 Financial income

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Interest income from deposits	4,191,885,144	3,866,238,315
BOT project profits	-	18,613,600,000
Dividends received from trading securities	3,847,286,864	-
Total	**8,039,172,008**	**22,479,838,315**
In which:		
Financial income with related parties: (Details in Note 7.1)	***1,296,097,708***	***19,403,499,555***

6.4 Financial expenses

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Interest expenses	31,337,806,598	21,701,311,815
Other financial expenses	13,573,145,739	-
Total	**44,910,952,337**	**21,701,311,815**
In which:		
Financial costs with related parties: (Details in Note 7.1)	-	***128,972,603***

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

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	**33,612,867,373**	**23,042,815,501**
Employee expenses	17,487,584,137	11,619,078,788
Office supplies expenses	188,333,306	37,890,961
Amortization and Depreciation expenses	382,157,449	411,132,618
Charges and fee	4,685,186	49,472,000
Outsourcing expenses	3,770,089,865	3,897,922,344
Other cash expense	11,780,017,430	7,027,318,790
Total	**33,612,867,373**	**23,042,815,501**

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	-	-
Disposal of tools and equipment	-	872,727
Gains from fine, Penalty received	418,792,115	297,719,808
Others	48,000,000	78,855,277
Total	**466,792,115**	**377,447,812**
Other expense		
Net book value of fixed assets and costs of liquidation and disposal of fixed assets	943,611,529	-
Tax penalties and late payment	160,130,026	
VAT adjustment according to the tax finalization report	43,804,417	-
Contract price difference deposited into the temporary holding account of the Quang Ninh Provincial Inspectorate for Project Package No. 12 – Van Don–Tien Yen Expressway.	-	2,919,353,100
Others	124,558,085	62,313,196
Total	**1,272,104,057**	**2,981,666,296**
Other profits	**(805,311,942)**	**(2,604,218,484)**
In which:		
Financial costs with related parties: (Details in Note 7.1)	*48,123,101*	*14,835,000*

6.7 Current corporate income tax expense

	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Total net profit before tax	**16,591,219,112**	**6,113,439,264**
In which, Profit before tax of Cambodia Branch	(60,680,830)	(105,921,750)
Adjustments increase	13,695,449,157	9,691,775,042
- Loan interest expenses are not deductible	*13,404,582,460*	*9,456,938,088*
- Invalid costs	*215,266,354*	*62,313,150*
- Depreciation expenses are not deducted	*45,600,343*	*92,523,804*
- Remuneration of non-executive members of the Board of Directors	*30,000,000*	*80,000,000*
Adjustments decrease	-	18,613,600,000
- Profits of Road BOT project	-	*18,613,600,000*
Taxable income	**30,347,349,099**	**(2,702,463,944)**
Corporate Income Tax rate	20%	20%
Current corporate income tax expense	6,069,469,820	-
Additional CIT assessed	238,951,308	-
Current corporate income tax expense	**6,308,421,128**	-

6.8 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	190,385,869,967	172,305,274,867
Employee expenses	17,904,752,257	13,408,390,644
Amortization and Depreciation expenses	1,305,274,488	1,375,114,707
Outsourcing expenses	513,893,702,027	397,304,506,685
Other cash expenses	18,769,328,835	7,114,681,751
Total	**742,258,927,574**	**591,507,968,654**

7. OTHER INFORMATION

7.1 Information of related parties

The Corporation has transactions with related parties as follows:

Related parties	Relationship
TNG Investment And Construction Company Limited (Formerly TNG Investment and Construction Joint Stock Company)	Parent company
Thang Long No1 Bridge Joint Stock Company	Subsidiaries
Thang Long 35 Bridge Joint Stock Company	Subsidiaries
Yen Lenh Bridge Bot Company Limited	Subsidiaries
Thang Long Industrial Real Estate Company Limited	Subsidiaries
Thang Long Machinery Co., Ltd	Subsidiaries
Thang Long Infrastructure Co., Ltd	Subsidiaries
Road 188 BOT Company Limited	Associated Company
Can Tho - Phung Hiep BOT Limited Company	Associated Company
EHA Hai Phong Industrial Development Joint Stock Company	Indirect affiliate company
VC9 - No. 9 Contruction Joint Stock Company	Related company of internal persons
Bao Nguyen Trading Co., Ltd	Related company of internal persons
Members of the Administrative Council, Board of Supervisors, Board of General Directors, other managers and close individuals in the families of these members	Significant Influence

Remuneration for Boards of Management, Supervisors and General Directors

Salaries and remuneration of the Board of Directors, Board of Management, and Chief Accountant.

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 SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30th June 2026

7.1 Information of related parties (Continued)

The Corporation has trans actions with related parties as follows:

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			**191,987,922,341**	**141,804,681,672**
TNG Investment and Construction Company Limited	Parent company	Construction and installation	11,288,156,417	49,323,674,382
Thang Long No1 Bridge Joint Stock Company	Subsidiaries	Construction and installation	59,496,031,084	57,140,239,896
Thang Long 35 Bridge Joint Stock Company	Subsidiaries	Construction and installation	49,834,609,032	33,058,766,236
	Subsidiaries	Provision for expenses	2,092,460,621	
VC9 - No 9 Construction Joint Stock Company	Related company of internal persons	Services	9,098,832,771	2,282,001,158
Thang Long Machinery Co., Ltd	Subsidiaries	Construction and	18,465,306,146	-
	Subsidiaries	Provision for expenses	703,575,000	-
Bao Nguyen Trading Co., Ltd	Related company of internal persons	Trading	41,008,951,270	-
Sale of goods			**8,740,034,538**	**14,526,272,447**
TNG Investment and Construction Company Limited	Parent company	Services	33,193,380	719,450,376
Thang Long No1 Bridge Joint Stock Company	Subsidiaries	Service, sell supplies	1,142,439,111	13,110,843,145
Thang Long 35 Bridge Joint Stock Company	Subsidiaries	Service, sell supplies	6,897,551,965	695,518,536
VC9 - No 9 Construction Joint Stock Company	Related company of internal persons	Services	-	460,390
Thang Long Machinery Co., Ltd	Subsidiaries	Services	666,850,082	-
Finance income			**1,296,097,708**	**19,403,499,555**
Yen Lenh Bridge Bot Company Limited	Subsidiaries	BOT profit	-	18,613,600,000
Yen Lenh Bridge Bot Company Limited	Subsidiaries	Interests of borrowing	874,398,804	661,187,226
Thang Long No1 Bridge Joint Stock Company	Subsidiaries	Interests of borrowing	273,753,699	128,712,329
Bao Nguyen Trading Co., Ltd	Related company of internal persons	Partnership profit	147,945,205	-
Other income			**48,123,101**	**14,835,000**
TNG Investment and Construction Company Limited	Parent company	Contract penalty	47,123,101	-
Thang Long 35 Bridge Joint Stock Company	Subsidiaries	Contract penalty	1,000,000	14,835,000

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30th June 2026

7.1 Information of related parties (Continued)

Transactions with related parties (Continued)

Related Parties	Relationship	Nature of transaction	For the period ended 30/6/2026 VND	For the period ended 30/6/2025 VND
Other transactions				
TNG Investment and Construction Company Limited	Parent company	Borrowings	-	10,000,000,000
TNG Investment and Construction Company Limited	Parent company	Repayment of borrowings	-	10,000,000,000
Thang Long No1 Bridge Joint Stock Company	Parent company	Lending	2,200,000,000	-
Thang Long No1 Bridge Joint Stock Company	Parent company	Collection of loans	2,200,000,000	-
Interest expense			-	**128,972,603**
Thang Long No1 Bridge Joint Stock Company	Parent company	Loan interest	-	128,972,603

Balance with Related parties

Related Parties	Relationship	Nature of transaction	30/6/2026 VND	01/01/2026 VND
Short-term receivables from customers			**17,189,269,366**	**55,410,678,312**
TNG Investment and Construction Company Limited	Parent company	Construction	3,501,579,091	3,495,231,742
Thang Long No1 Bridge Joint stock Company	Subsidiaries	Construction	5,472,732,191	46,724,550,697
Thang Long 35 Bridge Joint Stock Company	Subsidiaries	Construction	6,719,690,538	4,428,455,876
Yen Lenh Bridge Bot Company Limited	Subsidiaries	Construction	762,439,997	762,439,997
Thang Long Machinery Co., Ltd	Subsidiaries	Service	732,827,549	-
Prepayments to sellers in short-term			**343,655,794,631**	**224,842,892,062**
Thang Long No1 Bridge Joint stock Company	Subsidiaries	Construction	112,634,284,225	62,004,280,181
TNG Investment and Construction Company Limited	Parent company	Construction	63,981,177,508	47,125,625,694
Thang Long 35 Bridge Joint Stock Company	Subsidiaries	Construction	82,218,570,445	39,585,729,610
VC9 - No 9 Construction Joint Stock Company	Related company of internal persons	Construction and others	37,120,858,479	70,427,256,577
Thang Long Infrastructure Co., Ltd	Subsidiaries	Construction	5,200,000,000	5,200,000,000
Thang Long Machinery Co., Ltd	Subsidiaries	Construction	13,012,551,774	500,000,000
Bao Nguyen Trading Co., Ltd	Related company of internal persons	Trading	29,488,352,200	-

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (CONTINUED)

For the period ended 30th June 2026

7.1 Information of related parties (Continued)

Balance with Related parties (Continued)

Related Parties	Relationship	Nature of transaction	30/6/2026 VND	01/01/2026 VND
Long- terrm loan receivables			**46,551,363,044**	**46,551,363,044**
Yen Lenh Bridge BOT Company	Subsidiaries	Loans	46,551,363,044	46,551,363,044
Other receivables			**102,048,165,750**	**11,025,821,741**
Yen Lenh Bridge Bot Company Limited	Subsidiaries	Loan interest	11,179,276,794	10,304,877,990
No 188 Road B.O.T Company Limited	Associate	Other payables	720,943,751	720,943,751
Related company of internal persons	Related company of internal persons	Other receivables	90,147,945,205	-
Short-term trade payables			**134,852,493,391**	**113,500,793,141**
TNG Investment and Construction Company Limited	Parent company	Construction	105,896,574	5,966,759,293
Thang Long No1 Bridge Joint Stock Company	Subsidiaries	Construction	53,168,843,562	44,985,427,619
Thang Long 35 Bridge Joint Stock Company	Subsidiaries	Construction	70,055,365,098	62,148,960,787
VC9 - No 9 Construction Joint Stock Company	Related company of internal persons	Services	399,645,442	399,645,442
Thang Long Machinery Co., Ltd	Subsidiaries	Services	4,050,732,483	-
Bao Nguyen Trading Co., Ltd	Related company of internal persons	Trading	7,072,010,232	-
Prepayment from buyers			**5,200,000,000**	**5,200,000,000**
TNG Investment and Construction Company Limited	Parent company	Construction	5,200,000,000	5,200,000,000
Other payables			**108,321,681,327**	**72,825,681,327**
Yen Lenh Bridge Bot Company Limited	Subsidiaries	Return on invesment	93,339,659,675	57,843,659,675
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
Short-term accrued expenses			**703,575,000**	**7,475,950,294**
Thang Long No1 Bridge Joint Stock Company	Subsidiaries	Construction	-	7,475,950,294
Thang Long Machinery Co., Ltd	Subsidiaries	Construction and	703,575,000	-

7.2 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.

7.3 Comparative figures

Comparative figures in the Interim Separate Statement Of Financial Position and the related notes are taken from the separate financial statements for the year ended 31st December 2025 which have been audited by CPA VIETNAM Auditing Company Limited - A Member of INPACT.

The comparative information presented in the Interim Separate Statement of Profit or Loss, the Interim separate Statement of Cash Flows and the related separate notes thereto represents the corresponding figures for the six-month period ended 30 June 2025, which were reviewed by CPA VIETNAM Auditing Company Limited – A Member of INPACT International.

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 Separate Statement of Financial Position, the Company has restated or reclassified certain items in the Separate 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
Long-term held-to-maturity investments	123	66,551,363,044	20,000,000,000	46,551,363,044
Long-term loan receivables		-	46,551,363,044	(46,551,363,044)
Dividends and profits payable	313	400,521,280	-	400,521,280
Other short-term payables	320	80,538,965,034	80,939,486,314	(400,521,280)

Ha Noi, 25th August 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