

BLUEMARQ Group Joint Stock Company
(formerly known as Dat Xanh Group Joint Stock Company)

Interim separate financial statements

For the six-month period ended 30 June 2026



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BLUEMARQ Group Joint Stock Company
(formerly known as Dat Xanh Group Joint Stock Company)

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BLUEMARQ Group Joint Stock Company

(formerly known as Dat Xanh Group Joint Stock Company)

GENERAL INFORMATION

THE COMPANY

BLUEMARQ Group Joint Stock Company (formerly known as Dat Xanh Group Joint Stock Company) ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate ("ERC") No. 0303104343 issued by the Department of Finance (previously known as the Department of Planning and Investment) of Ho Chi Minh City on 23 November 2007, as subsequently amended.

On 6 May 2026, the Company obtained the 32th ERC issued by the Department of Finance of Ho Chi Minh City, accordingly, the Company changed its name from Dat Xanh Group Joint Stock Company to BLUEMARQ Group Joint Stock Company.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange ("HOSE") in accordance with Decision No. 161/QĐ-SGDHCM dated 14 December 2009.

The current principal activities of the Company are to provide trade real estate properties, real estate brokerage and other services.

The Company's registered head office is located at 2W Ung Van Khiem Street, Thanh My Tay Ward, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

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

Mr Bui Ngoc Duc	Chairman	appointed on 16 April 2026
Mr Luong Ngoc Huy	Chairman	resigned on 16 April 2026
Mr Luong Ngoc Huy	Member	appointed on 16 April 2026
Mr Luong Tri Thin	Member	
Mr Nguyen Huy Hoang	Independent Member	appointed on 17 April 2026
Mr Nguyen Pham Anh Tai	Independent Member	resigned on 17 April 2026
Mr Ha Duc Hieu	Member	

AUDIT COMMITTEE

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

Mr Nguyen Huy Hoang	Chairman	appointed on 17 April 2026
Mr Nguyen Pham Anh Tai	Chairman	resigned on 17 April 2026
Mr Ha Duc Hieu	Member	

MANAGEMENT

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

Mr Nguyen Truong Son	General Director	appointed on 16 April 2026
Mr Bui Ngoc Duc	General Director	resigned on 16 April 2026
Ms Do Thi Thai	Deputy General Director	resigned on 13 April 2026
Mr Luong Ngoc Huy	Deputy General Director	
Ms Bui Thanh Thao	Chief accountant	

LEGAL REPRESENTATIVES

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

Mr Nguyen Truong Son	General Director	appointed on 16 April 2026
Mr Bui Ngoc Duc	General Director	resigned on 16 April 2026

AUDITOR

The auditor of the Company is Ernst & Young Vietnam Limited.

BLUEMARQ Group Joint Stock Company

(formerly known as Dat Xanh Group Joint Stock Company)

REPORT OF THE MANAGEMENT

The Management of BLUEMARQ Group Joint Stock Company (formerly known as Dat Xanh Group Joint Stock Company) ("the Company") is pleased to present this report and the interim separate financial statements of the Company for the six-month period ended 30 June 2026.

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

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

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

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

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

STATEMENT BY THE MANAGEMENT

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

Company has subsidiaries as disclosed in the interim separate financial statements. The Company prepared these interim separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and the relevant legal regulations on the preparation and presentation of interim separate financial statements. In addition, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries for the six-month period ended 30 June 2026 ("interim consolidated financial statements") dated 27 August 2026 in accordance with the above prevailing regulations on the preparation and presentation of interim consolidated financial statements.

Users of the interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information on the interim consolidated financial position, interim consolidated results of operations and interim consolidated cash flows of the Company and its subsidiaries.

For and on behalf of Management:

27 August 2026

GENERAL DIRECTOR

BLUEMARQ GROUP

Nguyễn Trương Sơn





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Reference: 11755202/E-69496414/LR

REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS

To: The Shareholders of BLUEMARQ Group Joint Stock Company
(formerly known as Dat Xanh Group Joint Stock Company)

We have reviewed the accompanying interim separate financial statements of BLUEMARQ Group Joint Stock Company (formerly known as Dat Xanh Group Joint Stock Company) ("the Company"), as prepared on 27 August 2026 and set out on pages 5 to 46 which comprise the interim separate statement of financial position as at 30 June 2026, the interim separate income statement and the interim separate cash flow statement for the six-month period then ended and the notes thereto.

The Management's responsibility

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

Auditors' responsibility

Our responsibility is to express a conclusion on the interim separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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



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Conclusion

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

Ho Chi Minh City, Vietnam

27 August 2026

Ernst & Young Vietnam Limited



Tran Nam Dung
Deputy General Director
Audit Practicing Registration Certificate
No. 3021-2024-004-1

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

VND

ASSETS	Code	Notes	Ending balance	Beginning balance
A. CURRENT ASSETS	100		3,980,534,091,795	4,100,691,181,654
I. Cash and cash equivalents	110	5	355,953,727,312	1,519,759,117,748
1. Cash	111		77,553,727,312	153,359,117,748
2. Cash equivalents	112		278,400,000,000	1,366,400,000,000
II. Current investments	120		722,589,991,784	199,179,586,890
1. Held-to-maturity investments	123	15.1	623,676,807,784	100,266,402,890
2. Other short-term investment	125	15.2	98,913,184,000	98,913,184,000
III. Current receivables	130		634,061,568,595	298,389,881,392
1. Short-term trade receivables	131	6	151,368,668,203	146,425,523,642
2. Short-term advances to suppliers	132	7	587,822,631,908	261,817,960,792
3. Other short-term receivables	135	8	131,629,247,099	156,905,375,573
4. Provision for doubtful short-term receivables	136	9	(236,758,978,615)	(266,758,978,615)
IV. Inventory	140	10	2,267,362,005,079	2,077,227,658,004
1. Inventories	141		2,267,362,005,079	2,077,227,658,004
V. Other current asset	160		566,799,025	6,134,937,620
1. Short-term deferred expenses	161		566,799,025	6,134,937,620

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

VND

ASSETS	Code	Notes	Ending balance	Beginning balance
B. NON-CURRENT ASSETS	200		18,813,493,850,014	17,966,065,056,055
I. Non-current receivable	210		9,393,827,950	9,393,827,950
1. Other long-term receivables	215	8	9,393,827,950	9,393,827,950
II. Fixed assets	220		8,231,294,298	5,489,892,533
1. Tangible fixed assets	221	11	4,791,949,966	1,489,091,201
Cost	222		29,754,549,547	26,142,397,022
Accumulated depreciation	223		(24,962,599,581)	(24,653,305,821)
2. Intangible assets	227	12	3,439,344,332	4,000,801,332
Cost	228		17,859,032,007	17,538,932,007
Accumulated amortisation	229		(14,419,687,675)	(13,538,130,675)
III. Investment properties	240	13	96,764,624,568	98,066,030,081
1. Cost	241		110,848,773,812	110,848,773,812
2. Accumulated depreciation	242		(14,084,149,244)	(12,782,743,731)
IV. Long-term asset in progress	250		89,659,636,023	87,237,331,023
1. Construction in progress	252	14	89,659,636,023	87,237,331,023
V. Long-term investments	260		16,862,328,804,863	16,449,713,804,863
1. Investments in subsidiaries	261	15.3	16,872,937,308,699	16,460,322,308,699
2. Provision for long-term investments	264	15.3	(10,608,503,836)	(10,608,503,836)
VI. Other long-term assets	270		1,747,115,662,312	1,316,164,169,605
1. Long-term deferred expenses	271	16	1,670,454,189,332	1,261,497,301,024
2. Deferred tax assets	272	30.3	76,661,472,980	54,666,868,581
TOTAL ASSETS (280 = 100 + 200)	280		22,794,027,941,809	22,066,756,237,709

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

VND

RESOURCES	Code	Notes	Ending balance	Beginning balance
C. LIABILITIES	300		9,478,311,940,119	8,721,762,489,866
I. Current liabilities	310		9,476,234,551,119	8,598,564,061,450
1. Short-term trade payables	311	17	340,313,417,053	668,141,341,654
2. Advances from customers	312	18	6,983,529,610,105	4,982,139,244,680
3. Dividends and profits payables	313		80,034,700	80,034,700
4. Short-term statutory obligations	314	19	112,551,236,556	255,695,586,789
5. Payables to employees	315		5,413,773,132	7,146,343,317
6. Short-term accrued expenses	316	20	26,468,703,797	28,575,120,988
7. Other short-term payables	320	21	1,970,164,760,624	2,468,662,983,578
8. Short-term loans	321	22	-	139,000,000,000
9. Bonus and welfare fund	323		37,713,015,152	49,123,405,744
II. Non-current liability	330		2,077,389,000	123,198,428,416
1. Other long-term liabilities	338	21	2,077,389,000	123,198,428,416
D. OWNERS' EQUITY	400		13,315,716,001,690	13,344,993,747,843
I. Capital	410	23.1	13,315,716,001,690	13,344,993,747,843
1. Owner's contributed capital	411		12,698,524,510,000	11,141,316,750,000
- Shares with voting rights	411a		12,698,524,510,000	11,141,316,750,000
2. Share premium	412		5,726,834,322	1,105,726,834,322
3. Treasury shares	415		(2,500,560,000)	(2,500,560,000)
4. Investment and development fund	418		107,828,707,986	107,828,707,986
5. Undistributed earnings	420		506,136,509,382	992,622,015,535
- Undistributed earnings by the end of prior period	420a		530,796,635,282	1,113,398,071,691
- Loss of current period	420b		(24,660,125,900)	(120,776,056,156)
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	440		22,794,027,941,809	22,066,756,237,709

27 August 2026

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Tran Thi Anh



Bui Thanh Thao



Nguyen Truong Son

INTERIM SEPARATE INCOME STATEMENT

for the six-month period ended 30 June 2026

VND

ITEMS	Code	Notes	Current period	Previous period
1. Net revenues from sale of goods and rendering of services	10	24.1	6,886,115,049	71,182,765,074
2. Cost of goods sold and services rendered	11	25	5,203,657,011	22,725,266,845
3. Gross profits from sale of goods and rendering of services (20 = 10 - 11)	20		1,682,458,038	48,457,498,229
4. Finance income	22	24.2	27,880,678,095	3,221,202,916
5. Finance expenses <i>In which: Interest expenses</i>	23 24	26	1,893,787,857 1,306,438,357	18,733,743,790 18,122,878,940
6. Selling expenses	25	27	39,030,450,929	14,228,566,555
7. General and administrative expenses	26	27	33,307,521,804	37,587,447,885
8. Operating loss {30 = 20 + 22 - (23 + 25 + 26)}	30		(44,668,624,457)	(18,871,057,085)
9. Other income	31	28	26,539,668,048	168,546,214
10. Other expenses	32	28	6,531,169,491	1,713,372,810
11. Other (profit) losses (40 = 31 - 32)	40	28	20,008,498,557	(1,544,826,596)
12. Accounting loss before tax (50 = 30 + 40)	50		(24,660,125,900)	(20,415,883,681)
13. Current corporate income tax expense	51	30.1	21,994,604,399	-
14. Deferred tax income	52	30.3	(21,994,604,399)	-
15. Net loss after tax (60 = 50 - 51 - 52)	60		(24,660,125,900)	(20,415,883,681)

27 August 2026

PREPARER



Tran Thi Anh

CHIEF ACCOUNTANT



Bui Thanh Thao

GENERAL DIRECTOR



Nguyen Truong Son

INTERIM SEPARATE CASH FLOW STATEMENT

for the six-month period ended 30 June 2026

VND

ITEMS	Code	Notes	Current period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Accounting loss before tax	01		(24,660,125,900)	(20,415,883,681)
2. Adjustments for:				
- Depreciation and amortisation of fixed assets and investment properties	02	11, 12, 13	2,492,256,273	2,645,474,307
- (Reversal of provision) provision	03		(30,000,000,000)	5,000,000,000
- Foreign exchange loss arising from revaluation of monetary accounts denominated in foreign currency	04		587,349,500	325,440,500
- Profits from investing and finance activities	05		(27,880,678,095)	(3,221,202,916)
- Borrowing and bond issuance expenses	06	26	1,306,438,357	18,201,947,126
3. Operating (loss) profit before changes in working capital	08		(78,154,759,865)	2,535,775,336
- Increase, decrease in receivables	09		(305,671,687,203)	515,217,097,866
- Increase in inventories	10		(190,134,347,075)	(92,486,556,358)
- Increase, decrease in payables	11		923,730,304,602	(418,545,145,886)
- Increase in prepaid expenses	12		(403,388,749,713)	(22,551,928,412)
- Interest paid	14		(3,254,246,576)	(10,564,953,001)
- Corporate income tax paid	15	19	(37,404,609,437)	(21,100,372,213)
- Other cash outflows for operating activities	17		(16,028,010,845)	(5,273,363,627)
Net cash flows from operating activities	20		(110,306,106,112)	(52,769,446,295)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase of fixed assets	21		(6,354,557,525)	(8,841,426,508)
2. Payment for lending and bank term deposits	23		(705,556,980,236)	-
3. Collections from borrowers	24		190,000,000,000	-
4. Payment for investments in other entities	25		(412,615,000,000)	(1,559,930,000,000)
5. Interest received	27		20,027,253,437	3,254,306,642
Net cash flows from investing activities	30		(914,499,284,324)	(1,565,517,119,866)

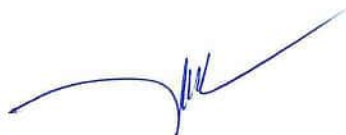
INTERIM SEPARATE CASH FLOW STATEMENT (continue)

for the six-month period ended 30 June 2026

VND

ITEMS	Code	Notes	Current period	Previous period
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Capital contribution and issuance of shares	31		-	1,801,758,576,000
2. Drawdown of borrowings	33	22	-	483,229,571,627
3. Repayment of borrowings	34	22	(139,000,000,000)	(173,003,016,313)
Net cash from financing activities	40		(139,000,000,000)	2,111,985,131,314
Net (decrease) increase in cash and cash equivalents for the period (50 = 20 + 30 + 40)	50		(1,163,805,390,436)	493,698,565,153
Cash and cash equivalents at beginning of period	60		1,519,759,117,748	93,372,601,566
Cash and cash equivalents at end of period (70 = 50 + 60)	70	5	355,953,727,312	587,071,166,719

PREPARER



Tran Thi Anh

CHIEF ACCOUNTANT



Bui Thanh Thao

GENERAL DIRECTOR



Nguyen Trung Son

27 August 2026

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

As at 30 June 2026 and for the six-month period then ended

1. CORPORATE INFORMATION

BLUEMARQ Group Joint Stock Company (formerly known as Dat Xanh Group Joint Stock Company) ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to Enterprise Registration Certificate ("ERC") No. 0303104343 issued by the Department of Finance (previously known as the Department of Planning and Investment) of Ho Chi Minh City on 23 November 2007, as subsequently amended.

On 6 May 2026, the Company obtained the 32nd ERC issued by the Department of Finance of Ho Chi Minh City, accordingly, the Company changed its name from Dat Xanh Group Joint Stock Company to BLUEMARQ Group Joint Stock Company.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange ("HOSE") in accordance with Decision No. 161/QD-SGDHCM dated 14 December 2009.

The current principal activities of the Company are to provide trade real estate properties, real estate brokerage and other services.

The Company's registered head office is located at 2W Ung Van Khiem Street, Thanh My Tay Ward, Ho Chi Minh City, Vietnam.

The number of the Company's employees as at 30 June 2026 is 260 (31 December 2025: 176).

2. BASIS OF PREPARATION

2.1 Purpose of preparing the interim separate financial statements

The Company has subsidiaries as disclosed in *Note 15.3 and Appendix 1*. The Company prepared these interim separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and the statutory requirements relevant to the preparation and presentation of interim separate financial statements. In addition, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries for the six-month period ended 30 June 2026 dated 27 August 2026 in accordance with the above prevailing regulations on the preparation and presentation of interim consolidated financial statements.

Users of the interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information on the interim consolidated financial position, the interim consolidated results of operations and the interim consolidated cash flows of the Company and its subsidiaries.

2.2 Accounting standards and system

The interim separate financial statements of the Company expressed in Vietnam dong ("VND"), are prepared in compliance and accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard No. 27 - Interim Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

2. BASIS OF PREPARATION (continued)

2.2 Accounting standards and system (continued)

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

2.3 Applied accounting documentation system

The Company's applied accounting documentation system is the General Journal system.

2.4 Reporting period

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

These interim separate financial statements are prepared for the six-month period ended 30 June 2026.

2.5 Accounting currency

The interim separate financial statements are prepared in VND which is also the Company's accounting currency.

2.6 Changes in accounting policies due to the adoption of new accounting regulations: Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the enterprise accounting system ("Circular 99"), replacing Circular No. 200/2014/TT-BTC providing guidance on the enterprise accounting regime issued by the Ministry of Finance on 22 December 2014 and several other related regulations.

The Company has applied changes in accounting policies in accordance with Circular 99, which have affected the Company on a prospective basis, as Circular 99 does not require retrospective application for these changes. The Company has also re-presented the corresponding figures of certain line items to conform with the presentation under Circular 99, as disclosed in Note 33.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Cash and cash equivalents

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.2 Inventories

Inventory properties

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

Cost includes:

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

Net realisable value is the estimated selling price in the ordinary course of the business, based on market price discounted for the time value of money if significant at the end of the period, and less the estimated cost to complete and the estimated selling price.

The cost of inventory property recognised in profit or loss on disposal is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

Other inventories

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

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

The perpetual method is used to record inventories, which are valued as follows:

- | | |
|--------------------|---|
| Merchandise | - cost of purchase on a specific identification basis |
| Tools and supplies | - cost of purchase on a weighted average basis |

Provision for diminution in value of inventories

An inventory provision represents the estimated loss to reflect the decrease in value of inventories (through diminution, damage, obsolescence, etc.) below their carrying amount, and is intended to cover actual losses incurred from the decline in value of raw materials, finished goods and other inventories. The Company recognises the inventory provision when there is evidence that the net realisable value is lower than the cost of inventories.

Increases or decreases to the provision balance are recognised in cost of goods sold in the interim separate income statement. When inventories expire, become obsolete, are damaged or are no longer usable, the difference between the provision previously made and the historical cost of inventories is included in the interim separate income statement.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 Receivables

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

The provision for doubtful debts represents amounts of outstanding receivables at the end of the period which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the interim separate income statement. When bad debts are determined as unrecoverable and are written off those bad debts, the difference between the provision for doubtful receivables previously made and historical cost of receivables is included in the interim separate income statement.

For overdue receivables, provision for doubtful debts is provided as follows:

<u>Overdue period</u>	<u>Provision rate (% of receivable value)</u>
From 6 months to less than 1 year	30
From 1 year to less than 2 years	50
From 2 years to less than 3 years	70
3 years or more	100

3.4 Tangible fixed assets

Tangible fixed assets comprise assets with physical substance held by the enterprise for use in production and business activities, and biological assets consisting of perennial plants for periodic outputs and working animals.

Tangible fixed assets are stated at cost less accumulated depreciation.

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

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

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

3.5 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

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

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the interim separate income statement as incurred.

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.6 Depreciation and amortisation

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

Means of transportation	5 - 10 years
Office equipment	3 - 6 years
Computer software, website	3 - 6 years
Others	3 - 6 years

Tangible fixed assets are depreciated from the time the assets are available for use. Intangible fixed assets are amortized from the time they are put into use.

3.7 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation. Investment properties held for capital appreciation are not depreciated but subject to impairment review.

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

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

Buildings and structures	30 years
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Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the interim separate income statement in the period of retirement or disposal.

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

3.8 Construction in progress

Construction in progress represents the costs of acquiring new assets that have not yet been fully installed or the costs of construction that have not yet been fully completed. Construction in progress is stated at cost, which includes all necessary costs to construct, repair, renovate, expand, or re-equip the projects with technologies, such as construction costs, tools and equipment costs, project management costs, construction consulting costs, and borrowing costs that are eligible for capitalization.

Construction in progress will be transferred to the appropriate fixed asset account when these assets are fully installed or the construction project is fully completed, and depreciation of these assets will commence when they are ready for their intended use.

Construction costs are recognized as expenses when such costs do not meet the conditions to be recognized as fixed assets.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 Borrowing costs

Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds. Borrowing costs are recorded as expense during the period in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial year of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

Costs directly related to the borrowing, excluding interest expense, such as valuation fees, audit fees, loan documentation costs, and loan arrangement fees, are allocated over the loan period using straight line method.

3.10 Deferred expenses

Deferred expenses are reported as short-term or long-term deferred expenses on the interim separate statement of financial position and are amortised over the period to which they relate or during which the related economic benefits are consumed.

The following types of expenses are recorded as long-term prepaid expense and are amortised to the interim separate income statement:

- ▶ Tools and consumables with large value issued into construction and can be used for more than one year;
- ▶ Show houses;
- ▶ Brokerage fee; and
- ▶ Interest rate support expense.

3.11 Investments

Investments in subsidiaries

Investments in subsidiaries over which the Company has control are carried at cost.

Distributions from accumulated net profits of the subsidiaries arising subsequent to the date of acquisition are recognised in the interim separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investments in other entities

Investments in other entities are stated at their acquisition costs.

Held-to-maturity investments

Held-to-maturity investments are stated at costs.

Provision for diminution in value of investments

Provision for diminution in value of the investment is made when there are reliable evidences that a part or whole of an investment (including investments held to maturity, if any) has suffered a diminution in value or is not recoverable at the end of the reporting period.

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.12 Business cooperation contracts

The Company's interest in the jointly controlled operation is recognised in the interim separate financial statements by including the amount of:

- a) the assets that the Company controls and the liabilities that the Company incurs; and
- b) the expense that the Company incurs and the Company's share of the income that the Company earns from the sale of goods or rendering of services by the jointly controlled operation.

3.13 Payables

Trade and other payables comprise obligations of the Company to suppliers of materials and goods, service providers, vendors of property, plant and equipment, investment properties and financial investments under executed economic contracts and amounts payable to main and subcontractors for construction and installation works

3.14 Accruals

Accrued expenses comprise amounts payable for goods and services that have been received from suppliers or provided to customers during the reporting period but have not yet been paid due to the absence of sufficient supporting documents, accounting records or documentation and are recognised as production and business expenses of the reporting period.

3.15 Contributed capital

Ordinary shares

Ordinary shares with voting right are recognised at par value.

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual issuance expenses incurred corresponding to the number of shares successfully issued. Issuance expense related to unsuccessful share are recognised as financial expenses.

Treasury shares

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

3.16 Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Company maintains the following reserve funds which are appropriated from the Company's net profit as approved by shareholders at the annual general meeting:

► *Investment and development fund*

This fund is set aside for use in the Company's expansion of its operation or of in-depth investment.

► *Bonus and welfare fund*

This fund is set aside for employee reward, incentives, common benefits and welfare improvements, and presented as a liability on the interim separate statement of financial position.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Revenue recognition

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

Rendering of real estate brokerage and other services

Revenue is recognised when services have been rendered and completed.

Transferring apartment sale and purchase contracts

Revenue from transferring apartment sale and purchase contracts is recognized when substantially all the risks and rewards associated with the apartment contracts have been transferred to the transferee, usually coinciding with transfer confirmation from the apartment investor.

Rental income

Rental income arising from operating leases is recognised in interim separate income statement on a straight-line basis over the terms of the lease.

Interest income

Revenue is recognised on an accrual basis based on the time and actual interest rate for each period.

Dividends

Dividend income is recognised when the Company is entitled to receive dividends.

3.18 Selling expenses

Selling expenses reflect actual costs incurred in connection with the sale of goods and the provision of services.

3.19 General and administrative expenses

General and administrative expenses reflect actual costs incurred in the course of the general management of the Company.

3.20 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior period are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the end of the reporting period.

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

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.20 Taxation (continued)

Deferred tax

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

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

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

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

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

The carrying amount of deferred tax assets is reviewed at each the end of the reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at each the end of the reporting period and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

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

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

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on the same taxable entity or when the Company intends either to settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future year in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 Related parties

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

3.22 Significant estimates

The preparation of the interim separate financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and the statutory requirements relevant to the preparation and presentation of the interim separate financial statements requires management to make estimates and assumptions that affect the carrying amounts of assets and liabilities, the disclosure of contingent assets and liabilities as at the reporting date, as well as the reported amounts of revenue and expenses during the reporting period.

Such estimates and assumptions are continually evaluated based on past experience and other factors, including expectations of future events that are believed to be reasonable and have a significant impact on the Company's interim separate financial statements. Although accounting estimates are made based on management's best knowledge and judgement, actual results may differ from those estimates and assumptions.

4. SIGNIFICANT EVENT DURING PERIOD

Issuance of 155,720,776 shares to increase contributed capital from owners' equity

In accordance with the Resolution of the General Meeting of Shareholders 02/2026/NQ-DXG/ĐHĐCĐ dated 17 April 2026, the General Meeting of Shareholders approved the plan to issue 155,720,776 shares to increase charter capital from owners' equity.

On 18 May 2026, the Company received an Official Letter No. 4128/UBCK-QLCB issued by the State Securities Commission of Vietnam for approval on the aforementioned share issuance. Accordingly, the Company's registered charter capital has been increased from VND 11,141,316,750,000 to VND 12,698,524,510,000, which was approved by the Department of Finance of Ho Chi Minh City via issuance of the 33th amended ERC dated 18 June 2026.

5. CASH AND CASH EQUIVALENTS

	VND	
	Ending balance	Beginning balance
Cash and cash equivalents held by the Company that are not restricted as to use		
Cash on hand	215,013,446	86,531,484
Cash in banks (i)	77,338,713,866	153,272,586,264
Military Commercial Joint Stock Bank		
- Ho Chi Minh City Branch	74,464,986,174	70,367,748,923
Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 4	817,791,114	82,130,562,569
Other banks	2,055,936,578	774,274,772
Cash equivalents (ii)	278,400,000,000	1,366,400,000,000
TOTAL	355,953,727,312	1,519,759,117,748

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

5. CASH AND CASH EQUIVALENTS (continued)

(i) Detail cash equivalents as follows:

	Ending balance (VND)	Term	Applicable interest (%)
Tien Phong Commercial Joint Stock Bank	150,000,000,000	1 month	4,75%
Military Commercial Joint Stock Bank	-		
Ho Chi Minh City Branch	50,000,000,000	1 month	4,75%
Loc Phat Vietnam Commercial Joint Stock Bank	50,000,000,000	1 month	4,75%
Military Commercial Joint Stock Bank	-		
Head Office	25,000,000,000	1 month	4,75%
Other banks	3,400,000,000	1 month	4 %
TOTAL	278,400,000,000		

Additional information regarding the interim separate cash flow statement:

Details of significant non-cash transactions are as follows:

	VND	
	Current period	Previous period
Netting off payables to suppliers	63,816,495,102	-
Netting off other payables	-	7,783,744,458
Deposits received by netting off with other payables	-	600,000,000
TOTAL	63,816,495,102	8,383,744,458

6. SHORT-TERM TRADE RECEIVABLES

	VND			
	Ending balance		Beginning balance	
	Carrying amount	Provision (Note 9)	Carrying amount	Provision (Note 9)
Due from other parties	143,807,568,243	(38,463,114,371)	143,802,423,681	(38,463,114,371)
Customers buying apartments	102,678,159,873	-	102,678,159,873	-
Dong Nam Bo Services and Investment Joint Stock Company ("Dong Nam Bo")	38,115,689,031	(38,115,689,031)	38,115,689,031	(38,115,689,031)
Other customers	3,013,719,339	(347,425,340)	3,008,574,777	(347,425,340)
Due from a related party (Note 31)	7,561,099,960	-	2,623,099,961	-
TOTAL	151,368,668,203	(38,463,114,371)	146,425,523,642	(38,463,114,371)

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

7. SHORT-TERM ADVANCES TO SUPPLIERS

	Ending balance		Beginning balance		VND
	Carrying amount	Provision (Note 9)	Carrying amount	Provision (Note 9)	
Advance from other parties	587,509,631,908	(97,330,063,921)	261,504,960,792	(97,330,063,921)	
Hoa Binh Construction Group Joint Stock Company	196,612,030,049	-	140,106,386,076	-	
TDI Group Joint Stock Company	139,952,894,000	-	-	-	
China Construction (S.E.A) Corporation Ltd	100,788,499,315	-	-	-	
Hydraulics Construction Corporation No.4 Joint Stock Company	91,490,048,921	(91,490,048,921)	91,490,048,921	(91,490,048,921)	
Hau Giang Provincial Land Fund Development Center	6,000,000,000	-	6,000,000,000	-	
Others	52,666,159,623	(5,840,015,000)	23,908,525,795	(5,840,015,000)	
Advance from a related party (Note 31)	313,000,000	-	313,000,000	-	
TOTAL	587,822,631,908	(97,330,063,921)	261,817,960,792	(97,330,063,921)	

8. OTHER SHORT-TERM RECEIVABLES

	Ending balance		Beginning balance		VND
	Carrying amount	Provision (Note 9)	Carrying amount	Provision (Note 9)	
Short-term	131,629,247,099	(100,965,800,323)	156,905,375,573	(130,965,800,323)	
Advances for investments	70,930,914,000	(70,930,914,000)	70,930,914,000	(70,930,914,000)	
Capital contribution for Business Corporation					
Contracts ("BCC")	35,733,193,826	(21,000,000,000)	35,733,193,826	(21,000,000,000)	
Deposits	9,672,449,323	(7,924,886,323)	39,562,349,323	(37,924,886,323)	
Advances to employees	8,152,825,211	-	8,070,595,503	-	
Others	7,139,864,739	(1,110,000,000)	2,608,322,921	(1,110,000,000)	
Long-term					
Deposits	9,393,827,950	-	9,393,827,950	-	
TOTAL	141,023,075,049	(100,965,800,323)	166,299,203,523	(130,965,800,323)	
In which:					
Due from other parties	134,009,075,049	(100,965,800,323)	159,285,203,523	(130,965,800,323)	
Due from related parties (Note 31)	7,014,000,000	-	7,014,000,000	-	

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

9. PROVISION FOR DOUBTFUL SHORT-TERM RECEIVABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Provision for other receivables (Note 8)	100,965,800,323	130,965,800,323
Provision for advance to suppliers (Note 7)	97,330,063,921	97,330,063,921
Provision for receivables (Note 6)	38,463,114,371	38,463,114,371
TOTAL	236,758,978,615	266,758,978,615

Details of movements of provision for doubtful short-term receivables are as follows:

	VND	
	<i>Current period</i>	<i>Previous period</i>
Beginning balance	266,758,978,615	213,158,978,615
Add: Provision created during the period	-	5,000,000,000
Less: Reversal of provision during the period	(30,000,000,000)	-
Ending balance	236,758,978,615	218,158,978,615

10. INVENTORIES

	VND			
	<i>Ending balance</i>		<i>Ending balance</i>	
	<i>Cost</i>	<i>Provision</i>	<i>Cost</i>	<i>Provision</i>
Inventory properties in progress (*)	2,243,071,868,712	-	2,054,624,071,748	-
Completed inventory properties	21,629,164,024	-	21,629,164,024	-
Tools and supplies	2,504,532,684	-	716,880,073	-
Merchandise	156,439,659	-	257,542,159	-
TOTAL	2,267,362,005,079	-	2,077,227,658,004	-

(*) Included land use fees, land clearance costs, construction and development costs for The Prive and other projects.

Capitalised borrowing costs

During the period, the Company capitalised borrowing costs amounting to nil VND (previous period: 47,591,602,470 VND). These costs related to borrowings taken to finance development and construction cost of on-going The Prive project of the Company.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

11. TANGIBLE FIXED ASSETS

	Means of transportation	Office equipment	Others	Total	VND
Cost:					
Beginning balance	13,640,924,625	11,535,978,177	965,494,220	26,142,397,022	
New purchases	3,513,252,525	98,900,000	-	3,612,152,525	
Ending balance	17,154,177,150	11,634,878,177	965,494,220	29,754,549,547	
<i>In which:</i>					
Fully depreciated	11,555,570,080	10,315,855,177	965,494,220	22,836,919,477	
Accumulated depreciation:					
Beginning balance	(13,093,234,263)	(10,594,577,338)	(965,494,220)	(24,653,305,821)	
Depreciation for the period	(131,811,037)	(177,482,723)	-	(309,293,760)	
Ending balance	(13,225,045,300)	(10,772,060,061)	(965,494,220)	(24,962,599,581)	
Net carrying amount:					
Beginning balance	547,690,362	941,400,839	-	1,489,091,201	
Ending balance	3,929,131,850	862,818,116	-	4,791,949,966	

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

12. INTANGIBLE FIXED ASSETS

	Computer software	Others	VND Total
Cost:			
Beginning balance	16,165,031,402	1,373,900,605	17,538,932,007
New purchases	320,100,000	-	320,100,000
Ending balance	16,485,131,402	1,373,900,605	17,859,032,007
<i>In which:</i>			
Fully amortised	7,509,511,402	1,373,900,605	8,883,412,007
Accumulated amortisation:			
Beginning balance	(12,164,230,070)	(1,373,900,605)	(13,538,130,675)
Amortisation for the period	(881,557,000)	-	(881,557,000)
Ending balance	(13,045,787,070)	(1,373,900,605)	(14,419,687,675)
Net carrying amount:			
Beginning balance	4,000,801,332	-	4,000,801,332
Ending balance	3,439,344,332	-	3,439,344,332

13. INVESTMENT PROPERTIES

	VND Buildings and structures
Cost:	
Beginning and ending balance	110,848,773,812
Accumulated depreciation:	
Beginning balance	(12,782,743,731)
Depreciation for the period	(1,301,405,513)
Ending balance	(14,084,149,244)
Net carrying amount:	
Beginning balance	98,066,030,081
Ending balance	96,764,624,568

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

13. INVESTMENT PROPERTIES (continued)

Additional disclosures:

The rental income and operating expenses relating to investment properties were presented as follows:

	VND	
	Current period	Previous period
Rental income from investment properties	2,853,550,998	2,382,584,236
Direct operating expenses of investment properties that generated rental income during the period	1,315,857,113	1,036,244,377

The future annual rental receivable under the operating leases is disclosed in Note 31.

The fair value of the investment property had not yet been formally assessed and determined as at 30 June 2026. However, based on the current occupancy rate and the market value of these properties, management believes that these properties' fair values are higher than their carrying values at the end of the reporting period.

14. CONSTRUCTION IN PROGRESS

	VND	
	Ending balance	Beginning balance
Software system development costs	89,456,911,028	87,034,606,028
Others	202,724,995	202,724,995
TOTAL	89,659,636,023	87,237,331,023

15. INVESTMENTS

15.1 Held-to-maturity investments

	Ending balance			Beginning balance			VND
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision	
Short-term lending (i) (Note 31)	511,000,000,000	511,000,000,000	-	-	-	-	-
Term deposits (ii)	104,786,980,236	104,786,980,236	-	100,230,000,000	100,230,000,000	-	-
Interest receivable (Note 31)	7,889,827,548	7,889,827,548	-	36,402,890	36,402,890	-	-
TOTAL	623,676,807,784	623,676,807,784	-	100,266,402,890	100,266,402,890	-	-

(i) Detail short-term lending as follows:

	Ending balance (VND)	Maturity date	Interest
BLUEMARQ Development Joint Stock Company	300,000,000,000	9 July 2026	5%
Ha Thuan Hung Construction Trade Services Company Limited	211,000,000,000	20 October 2026	5%
TOTAL	511,000,000,000		

(*) On 2 July 2026, the loan with BLUEMARQ Development was extended, with the repayment date revised to 9 December 2026.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

15. INVESTMENTS (continued)

15.1 Held-to-maturity investment (continued)

(ii) Detail term deposits as follows:

	Ending balance (VND)	Term	Applicable interest (%)
Loc Phat Vietnam Commercial Joint Stock Bank	50,000,000,000	6 months	8,1%
Tien Phong Commercial Joint Stock Bank	50,000,000,000	6 months	6,5%
Other banks	4,786,980,236	12 months	4% - 7,9 %
TOTAL	104,786,980,236		

15.2 Other short-term investment

	Ending balance			Beginning balance			VND
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision	
Other short-term investment (Note 31)	98,913,184,000	98,913,184,000	-	98,913,184,000	98,913,184,000	-	

15.3 Investments in subsidiaries

	Ending balance	Beginning balance	VND
Investments in subsidiaries	16,872,937,308,699	16,460,322,308,699	
Provision for long-term investments	(10,608,503,836)	(10,608,503,836)	
TOTAL	16,862,328,804,863	16,449,713,804,863	

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

15. INVESTMENTS (continued)

15.3 Investments in subsidiaries (continued)

Details of investments in direct subsidiaries are as follows:

Name	Business	Status	% of interest	Ending balance		Beginning balance	
				Cost of investment	Provision	Cost of investment	Provision
				VND		VND	
BLUEMARQ Development Joint Stock Company ("BLUEMARQ Development")	Trade real estate	Operating	99.99	13,393,588,704,626	-	13,393,588,704,626	-
Dat Xanh Real Estate Service Joint Stock Company ("DXS")	Real estate services	Operating	55.37	2,000,603,604,073		2,000,603,604,073	-
Phuc Hung Phat Estate Investment Company Limited ("Phuc Hung Phat")	Trade real estate	Operating	100	755,000,000,000	-	755,000,000,000	-
DHG Investment Company Limited ("DHG Investment")	Investment	Operating	85	297,500,000,000	-	297,500,000,000	-
BLUEMARQ Asset Management Joint Stock Company ("BLUEMARQ Asset Management") (*)	Trade real estate	Operating	99.98	209,870,000,000	-	-	-
BLUEMARQ Investment Joint Stock Company ("BLUEMARQ Investment") (*)	Trade real estate	Operating	99.998	199,960,000,000	-	-	-
Dat Xanh Tech One Member Company Limited ("Dat Xanh Tech")	Investment	Dissolution procedures	100	13,365,000,000	(10,191,719,944)	11,280,000,000	(10,191,719,944)
Athena Invest Company Limited ("Athena Invest")	Investment	Operating	100	2,150,000,000	(43,368,333)	1,450,000,000	(43,368,333)
Patheon Holding Company Limited ("Patheon Holdings")	Investment	Operating	100	850,000,000	(356,677,545)	850,000,000	(356,677,545)
Dat Xanh Finance Company Limited ("Dat Xanh Finance")	Investment	Dissolution procedures	100	50,000,000	(16,738,014)	50,000,000	(16,738,014)
TOTAL				16,872,937,308,699	(10,608,503,836)	16,460,322,308,699	(10,608,503,836)

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

15. INVESTMENTS (continued)

15.3 Investments in subsidiaries (continued)

(*) During the period, the Company made additional capital contributions to BLUEMARQ Asset Management and BLUEMARQ Investment amounting to VND 209,870,000,000 and VND 199,960,000,000, respectively, pursuant to Board of Directors' Resolution No. 11/2026/NQ-BUEMARQ/HĐQT and No. 12/2026/NQ-BUEMARQ/HĐQT dated 19 May 2026.

16. LONG-TERM DEFERRED EXPENSES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Brokerage fee, show houses	1,465,089,919,518	1,204,132,918,484
Interest support costs	201,582,145,085	54,077,675,573
Others	3,782,124,729	3,286,706,967
TOTAL	1,670,454,189,332	1,261,497,301,024

17. SHORT-TERM TRADE PAYABLES

	VND			
	<i>Ending balance</i>		<i>Beginning balance</i>	
	<i>Balance</i>	<i>Payable amount</i>	<i>Balance</i>	<i>Payable amount</i>
Due to other parties	218,010,356,645	218,010,356,645	148,306,880,507	148,306,880,507
Hoa Binh				
Construction Group				
Joint Stock Company	134,292,862,790	134,292,862,790	52,057,992,679	52,057,992,679
Binh Dinh Construction				
Company Limited	10,181,578,903	10,181,578,903	8,589,231,575	8,589,231,575
Others	73,535,914,952	73,535,914,952	87,659,656,253	87,659,656,253
Due to related parties				
(Note 31)	122,303,060,408	122,303,060,408	519,834,461,147	519,834,461,147
TOTAL	340,313,417,053	340,313,417,053	668,141,341,654	668,141,341,654

18. SHORT-TERM ADVANCES FROM CUSTOMERS

This amount represents the prepayment from customers in accordance with the payment schedule for products of the Prive project.

19. SHORT-TERM STATUTORY OBLIGATIONS

	VND			
	<i>Beginning balance</i>	<i>Increase</i>	<i>Decrease</i>	<i>Ending balance</i>
Value-added tax	218,292,228,712	158,600,384,900	(284,390,878,115)	92,501,735,497
Personal income tax	1,522,016,769	5,411,883,228	(5,616,151,638)	1,317,748,359
Corporate income tax	33,963,764,520	21,994,604,399	(37,404,609,437)	18,553,759,482
Others	1,917,576,788	177,993,218	(1,917,576,788)	177,993,218
TOTAL	255,695,586,789	186,184,865,745	(329,329,215,978)	112,551,236,556

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

20. SHORT-TERM ACCRUED EXPENSES

	VND	
	Ending balance	Beginning balance
Construction cost	23,502,736,701	23,502,736,701
Loan interests	183,015,006	2,130,823,225
Others	2,782,952,090	2,941,561,062
TOTAL	26,468,703,797	28,575,120,988
<i>In which:</i>		
<i>Due to related parties (Note 31)</i>	1,287,561,398	3,235,369,617
<i>Due to other parties</i>	25,185,986,199	25,339,751,371

21. OTHER PAYABLES

	VND	
	Ending balance	Beginning balance
Short-term	1,970,164,760,624	2,468,662,983,578
Deposit received	1,793,922,818,200	2,412,032,818,200
Capital contribution from BCC	121,121,039,416	-
Maintenance fee	5,088,609,181	532,048,748
Others	50,032,293,827	56,098,116,630
Long-term	2,077,389,000	123,198,428,416
Capital contribution from BCC	2,077,389,000	2,077,389,000
Deposit received	-	121,121,039,416
TOTAL	1,972,242,149,624	2,591,861,411,994
<i>In which:</i>		
<i>Due to related parties (Note 31)</i>	1,929,911,834,289	2,543,845,273,856
<i>Due to other parties</i>	42,330,315,335	48,016,138,138

22. SHORT-TERM LOANS

	VND	
	Ending balance	Beginning balance
Loan from a related party (Note 31)	-	139,000,000,000

Details of movement of loans are as follows:

	VND	
	Current period	Previous period
Beginning balance	139,000,000,000	1,556,056,398,684
Drawdown	-	483,229,571,627
Repayment of loans and bonds	(139,000,000,000)	(173,003,016,313)
Allocation of bond issuance cost	-	79,068,186
Ending balance	-	1,866,362,022,184

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

23. OWNERS' EQUITY

23.1 Movements in owners' equity

	Contributed capital	Share premium	Treasury shares	Investment and development fund	Undistributed earnings	VND Total
Previous period						
Beginning balance	7,224,509,210,000	283,153,338,806	(2,500,560,000)	107,828,707,986	2,318,516,771,727	9,931,507,468,519
Issuance of shares for existing shareholders	1,501,465,480,000	299,546,655,516	-	-	-	1,801,012,135,516
Issuance of bonus shares	1,480,342,060,000	(280,342,060,000)	-	-	(1,200,000,000,000)	-
Bonus and welfare fund	-	-	-	-	(5,118,700,036)	(5,118,700,036)
Net loss for the period	-	-	-	-	(20,415,883,681)	(20,415,883,681)
Ending balance	10,206,316,750,000	302,357,934,322	(2,500,560,000)	107,828,707,986	1,092,982,188,010	11,706,985,020,318
Current period						
Beginning balance	11,141,316,750,000	1,105,726,834,322	(2,500,560,000)	107,828,707,986	992,622,015,535	13,344,993,747,843
Issuance of shares to increase contributed capital from owners' equity (Note 4)	1,557,207,760,000	(1,100,000,000,000)	-	-	(457,207,760,000)	-
Bonus and welfare fund	-	-	-	-	(4,617,620,253)	(4,617,620,253)
Net loss for the period	-	-	-	-	(24,660,125,900)	(24,660,125,900)
Ending balance	12,698,524,510,000	5,726,834,322	(2,500,560,000)	107,828,707,986	506,136,509,382	13,315,716,001,690

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

23. OWNERS' EQUITY (continued)

23.2 Capital transactions with owners

	VND	
	Current period	Previous period
Contributed share capital		
Beginning balance	11,141,316,750,000	7,224,509,210,000
Issuance of shares to increase contributed capital from owners' equity (Note 4)	1,557,207,760,000	-
Issuance of shares for existing shareholders	-	2,981,807,540,000
Ending balance	<u>12,698,524,510,000</u>	<u>10,206,316,750,000</u>

23.3 Ordinary shares

	Number of shares	
	Ending balance	Beginning balance
Shares authorised to be issued	1,269,852,451	1,114,131,675
Shares issued and fully paid Ordinary shares	1,269,852,451	1,114,131,675
Treasury shares Ordinary shares	(1,747,486)	(1,747,486)
Shares in circulation Ordinary shares	1,268,104,965	1,112,384,189

24. REVENUES

24.1 Net revenues from sale of goods and rendering of services

	VND	
	Current period	Previous period
Revenue from management services and leasing real estate	6,886,115,049	7,025,492,349
Revenue from transferring apartment sale and purchase contracts	-	36,657,272,725
Revenue from real estate development services and sale of apartments	-	27,500,000,000
TOTAL	<u>6,886,115,049</u>	<u>71,182,765,074</u>
<i>In which:</i>		
Sales to related parties	4,489,090,909	31,776,363,636
Sales to other parties	2,397,024,140	39,406,401,438

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

24. REVENUES (continued)

24.2 Finance income

	VND	
	<i>Current period</i>	<i>Previous period</i>
Interest income	<u>27,880,678,095</u>	<u>3,221,202,916</u>

25. COSTS OF GOODS SOLD AND SERVICES RENDERED

	VND	
	<i>Current period</i>	<i>Previous period</i>
Cost of management services and leasing real estate	5,203,657,011	4,744,855,177
Cost of real estate development services and sale of apartments	-	17,980,411,668
TOTAL	<u>5,203,657,011</u>	<u>22,725,266,845</u>

26. FINANCE EXPENSES

	VND	
	<i>Current period</i>	<i>Previous period</i>
Interest expenses	1,306,438,357	18,122,878,940
Bond issuance cost	-	79,068,186
Other finance expenses	<u>587,349,500</u>	<u>531,796,664</u>
TOTAL	<u>1,893,787,857</u>	<u>18,733,743,790</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

27. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	Current period	Previous period
Selling expenses incurred during the period		
- Advertising expenses	36,683,188,852	12,615,114,079
- Labour costs	2,130,142,975	1,221,953,240
- Others	217,119,102	391,499,236
TOTAL	39,030,450,929	14,228,566,555
General and administrative expenses incurred during the period		
- Labour costs	41,534,820,933	22,753,043,743
- Expense for external services	10,828,307,198	4,109,375,777
- Depreciation and amortisation	1,117,905,285	1,572,324,387
- Provisions	-	5,000,000,000
- Others	9,826,488,388	4,152,703,978
Deduction of general and administrative expenses		
- Reversal of doubtful debt provisions (*)	(30,000,000,000)	-
TOTAL	33,307,521,804	37,587,447,885

- (*) During the period, the Company reversed an impairment provision of short-term deposits with partner, pursuant to Judgment No. 38/2025/QĐST-KDTM dated 27 November 2025 issued by the Ho Chi Minh City People's Court. As at the date of these interim separate financial statements, the Company had fully collected the amount in accordance with the Court's judgment, comprising the said deposits of VND 30,000,000,000 and related penalty interest of VND 21,664,636,517, which was recognized as other income (Note 28).

28. OTHER INCOME AND EXPENSES

	VND	
	Current period	Previous period
Other income	26,539,668,048	168,546,214
Income from project deposit penalty interest (Note 27)	21,664,636,517	-
Income from contract compensation	2,158,571,815	158,003,760
Others	2,716,459,716	10,542,454
Other expenses	6,531,169,491	1,713,372,810
Tax penalties accrual expense	6,526,069,491	1,713,352,809
Others	5,100,000	20,001
TOTAL	20,008,498,557	(1,544,826,596)

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

29. OPERATING COSTS

	VND	
	<i>Current period</i>	<i>Previous period</i>
Expense for external services	51,399,295,948	20,484,786,906
Labour costs	43,664,963,908	41,955,408,651
Depreciation and amortisation (Note 11, 12 and 13)	2,492,256,273	2,645,474,307
(Reversal of provision) provision	(30,000,000,000)	5,000,000,000
Others	9,985,113,615	4,455,611,421
TOTAL	77,541,629,744	74,541,281,285

30. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") rate applicable to the Company is 20% of taxable profits.

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

30.1 CIT expenses

	VND	
	<i>Current period</i>	<i>Previous period</i>
Current tax expenses	21,994,604,399	-
Deferred tax income	(21,994,604,399)	-
TOTAL	-	-

The reconciliation between CIT expense and the accounting loss multiplied by CIT rate is presented below:

	VND	
	<i>Current period</i>	<i>Previous period</i>
Accounting loss before tax	(24,660,125,900)	(20,415,883,681)
At CIT rate of 20% applicable to the Company	(4,932,025,180)	(4,083,176,736)
<i>Adjustments:</i>		
Non-deductible expenses	7,671,007,032	2,804,064,456
Non-deductible expenses related to Decree No. 20/2025/NĐ-CP	-	2,980,335,205
Tax loss carried forward	(2,738,981,852)	(1,701,222,925)
CIT paid on progress payments from customers (*)	21,994,604,399	-
CIT expenses	21,994,604,399	-

(*) This represents CIT payable of cash advances received from customers in connection with sales of apartments in accordance with Circular No. 78/2014/TT-BTC dated 18 June 2014 issued by the Ministry of Finance and subsequent amendments thereto.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

30. CORPORATE INCOME TAX (continued)

30.2 Current CIT expense

The current CIT payable is based on taxable profit for the current period. The taxable profit of the Company for the period differs from the profit as reported in the interim separate income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted at the end of the reporting period.

30.3 Deferred tax

The followings are the major deferred tax assets recognised by the Company, and the movements thereon, during the current and previous period:

VND

	<i>Interim separate statement of financial position</i>		<i>Interim separate income statement</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>	<i>Current period</i>	<i>Previous period</i>
CIT payable on progress payments from customers	76,661,472,980	54,666,868,581	21,994,604,399	-
Deferred tax assets	76,661,472,980	54,666,868,581		
Deferred tax credit to interim separate income statement			21,994,604,399	-

30.4 Tax losses carried forward

The Company is entitled to carry each individual tax loss forward to offset against taxable profits arising within five (5) consecutive years subsequent to the year in which the loss was incurred. As at the end of the reporting period, the Company had accumulated tax losses of VND 375,050,520,344 (31 Dec 2025: VND 388,745,429,605) available for offset against future taxable profits. Details are as follows:

VND

<i>Originating year</i>	<i>Can be utilised up to</i>	<i>Tax loss amount</i>	<i>Utilised up to 30 June 2026</i>	<i>Forfeited</i>	<i>Unutilised as at 30 June 2026</i>
2022	2027	44,813,252,583	(13,694,909,261)	-	31,118,343,322
2023	2028	146,642,250,803	-	-	146,642,250,803
2024	2029	131,055,005,578	-	-	131,055,005,578
2025	2030	66,234,920,641	-	-	66,234,920,641
TOTAL		388,745,429,605	(13,694,909,261)	-	375,050,520,344

The above estimated tax losses as per the Company's corporate income tax declarations have not been audited by the local tax authorities as at the date of these interim separate financial statements.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

31. TRANSACTIONS WITH RELATED PARTIES

List of related parties that have a controlling relationship and related parties that have significant transactions with the Company as at 30 June 2026:

<i>Related parties</i>	<i>Relationship</i>
Appendix 1	Subsidiaries
Red Hibicus Joint Stock Company	Associate
Dat Xanh Mien Nam (no longer a related party from 13 January 2026)	Associate
Thu Dai Thanh Real Estate Company Limited	Associate
Indochine Real Estate Company Limited	Associate
Reco Housing Joint Stock Company	Associate
Sight Realty Joint Stock Company	Associate
Mr Bui Ngoc Duc	Chairman
Mr Nguyen Truong Son	General Director
Mr Luong Ngoc Huy	BOD member
Mr Luong Tri Thin	BOD member
Mr Ha Duc Hieu	BOD member
Mr Le Dang Quoc Hung	Chief Financial Officer

Significant transactions with related parties in current period and prior period were as follows:

<i>Related parties</i>	<i>Nature of transaction</i>	<i>Current period</i>	<i>Previous period</i>
			VND
BLUEMARQ	Deposit refund	617,110,000,000	-
Development	Lending	300,000,000,000	-
	Brokerage service fee	176,859,039,219	-
	Clearing debts	62,959,515,102	-
	Interest expenses	5,794,520,548	7,609,726,028
	Revenue from real estate rental	4,489,090,909	4,276,363,636
	Capital contributions	-	1,559,000,000,000
	Refund of deposits collected on behalf	-	387,964,800,000
	Loan repayments	-	173,000,000,000
	Revenue from project development	-	27,500,000,000
Ha Thuan Hung	Lending	401,000,000,000	-
	Collection of lending	190,000,000,000	-
	Repayment of loans	139,000,000,000	-
	Payment of interest expenses	3,254,246,576	-
	Interest expenses	2,058,904,110	-
	Interest expense	1,306,438,357	-

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

31. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties in current period and prior period were as follows:

		VND	
<i>Related parties</i>	<i>Nature of transaction</i>	<i>Current period</i>	<i>Previous period</i>
Ha Duc Hieu	Collections from advance to purchase apartments	249,915,169,641	-
	Collections from maintenance fee	4,556,560,433	-
BLUEMARQ Asset Management	Capital contributions	209,870,000,000	-
BLUEMARQ Investment	Capital contributions	199,960,000,000	-
Lê Đăng Quốc Hùng	Collections from apartment sales	7,306,488,984	-
Dat Xanh Tech	Capital contributions	2,085,000,000	660,000,000
Vicco Saigon	Office rental	2,566,070,280	1,283,035,140
Ihouzz	Software fee	2,099,905,000	1,042,198,408
	Software infrastructure fee	1,011,000,000	-
	Clearing debts	856,980,000	-
Asahi	Management service fee	1,371,777,463	350,620,320
Athena	Capital contribution	700,000,000	270,000,000
Bui Ngoc Duc	Collections from apartment sales	676,369,896	-
DXS	Collection on behalf	-	307,246,475,000
	Refund cash collected on behalf	-	307,246,475,000
	Payment of service fees	-	241,278,468
Dat Xanh Mien Nam	Clearing debts	-	7,883,744,458
DXI	Debt settlement	-	2,775,000,000
Dia Oc Nam Trung Bo	Refund of contributed capital	-	1,000,000,000

Amounts due from related parties at the end of the reporting period were as follows:

		VND	
<i>Related parties</i>	<i>Nature of transaction</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term trade receivables			
BLUEMARQ Development	Rendering of real estate services	7,561,099,960	2,623,099,961
Short-term advance to a supplier			
Tulip Real Estate	Software prepayment	313,000,000	313,000,000
Other short-term receivable			
Nguyen Truong Son	Advance	7,014,000,000	7,014,000,000

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

31. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due from and due to related parties at the end of the reporting period were as follows: (continued)

		VND	
<i>Related parties</i>	<i>Nature of transaction</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Lending			
BLUEMARQ Development	Lending	300,000,000,000	-
Ha Thuan Hung	Lending	211,000,000,000	-
		511,000,000,000	-
Interest receivable			
BLUEMARQ Development	Interest	5,794,520,548	-
Ha Thuan Hung	Interest	2,058,904,110	-
Other	Interest	36,402,890	36,402,890
		7,889,827,548	36,402,890
Other short-term investment			
Dia oc Nam Trung Bo	Other investment	98,913,184,000	98,913,184,000
Short-term trade payables			
BLUEMARQ Development	Brokerage fee	54,905,458,056	44,360,290,480
	Clearing debts	43,235,680,270	319,725,996,857
DXS	Clearing debts	19,723,834,832	155,093,497,702
Vicco Saigon	Service fee	1,411,338,654	-
Dong Nam Bo	Service fee	1,273,321,716	-
Ihouzz	Service fee	1,104,925,000	-
Asahi	Management service fee	604,401,880	569,176,108
	Real estate services	30,000,000	30,000,000
Others	Car rental fee	14,100,000	55,500,000
		122,303,060,408	519,834,461,147
Short-term advances from customers			
Ha Duc Hieu	Advance for apartment purchase	227,828,021,618	-
Le Dang Quoc Hung	Advance for apartment purchase	7,376,252,472	716,550,240
Bui Ngoc Duc	Advance for apartment purchase	2,055,143,103	1,438,600,173
		237,259,417,193	2,155,150,413
Short-term accrual expenses			
BLUEMARQ Development	Loan interest	1,104,547,699	1,104,547,699
Ha Thuan Hung	Loan interest	183,013,699	2,130,821,918
		1,287,561,398	3,235,369,617

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

31. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to related parties at the end of the reporting period were as follows:
(continued)

		VND	
<i>Related parties</i>	<i>Nature of transaction</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Other payables			
BLUEMARQ Development	Receipt of project brokerage deposit	1,792,840,000,000	2,409,950,000,000
Vidoland	Capital contribution from BCC	121,121,039,416	121,121,039,416
DXS	Receivable on behalf	10,464,234,440	2,480,489,982
	Offsetting payables	-	7,783,744,458
Ha Duc Hieu	Maintenance fee	4,556,560,433	-
DXI	Offsetting payables	10,000,000	10,000,000
Others	Other	920,000,000	2,500,000,000
		<u>1,929,911,834,289</u>	<u>2,543,845,273,856</u>

Short-term loan

Ha Thuan Hung	Loan	-	139,000,000,000
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Other transactions with related parties

Remuneration to members of the Board of Directors, Management and other members of managements:

		VND	
		<i>Current period</i>	<i>Previous period</i>
Mr Bui Ngoc Duc		3,043,854,460	2,592,289,072
Mr Nguyen Truong Son		939,332,267	-
Ms Do Thi Thai		767,809,965	1,045,952,191
Mr Le Dang Quoc Hung		548,469,222	496,728,084
Mrs Bui Thanh Thao		541,837,767	518,208,130
Mr Ha Duc Hieu		426,345,205	297,237,500
Mr Luong Ngoc Huy		445,691,270	58,636,364
Mr Luong Tri Thin		-	844,929,660
TOTAL		<u>6,713,340,156</u>	<u>5,853,981,001</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

32. COMMITMENTS

Operating lease out commitments

The Company leases out assets under operating lease arrangements. The future minimum rental receivable as at the end of the reporting period under the operating lease out agreements are as follows:

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Less than 1 year	14,935,299,051	14,636,983,400
From 1 to 5 years	46,811,754,500	54,280,063,590
Over 5 years	125,765,725,231	121,484,745,991
TOTAL	187,512,778,782	190,401,792,981

Operating lease commitments

The Company leases office premises under an operating lease arrangement. Future minimum lease payables as at the end of the reporting period are as follows:

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Less than 1 year	12,988,820,952	8,765,586,324
From 1 to 5 years	21,378,993,696	26,669,603,808
TOTAL	34,367,814,648	35,435,190,132

Capital contribution obligation

As at the date of the interim separate financial position, the Company had commitments of capital contribution to following companies:

	VND		
	<i>Total capital commitment</i>	<i>Amount contributed</i>	<i>Amount to be contributed</i>
Patheon Holdings	20,000,000,000	850,000,000	19,150,000,000
Athena Invest	20,000,000,000	2,150,000,000	17,850,000,000
TOTAL	40,000,000,000	3,000,000,000	37,000,000,000

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

33. RECLASSIFICATION OF THE CORRESPONDING FIGURES IN ACCORDANCE WITH REQUIREMENTS OF CIRCULAR 99

Certain corresponding figures in the financial statements have been reclassified to conform with the presentation requirements under Circular 99 due to first time adoption for the current period's interim separate financial statements. The details are as follows:

			VND
	<i>Beginning balance (as previously presented)</i>	<i>Restated</i>	<i>Beginning balance (as restated)</i>
Other short-term receivables	255,854,962,463	(98,949,586,890)	156,905,375,573
Held-to-maturity investments	100,230,000,000	36,402,890	100,266,402,890
Other short-term investment	-	98,913,184,000	98,913,184,000
Dividends and profits payables	-	80,034,700	80,034,700
Other short-term payables	2,468,743,018,278	(80,034,700)	2,468,662,983,578
TOTAL	2,824,827,980,741	-	2,824,827,980,741

34. EVENT AFTER THE END OF THE REPORTING PERIOD

There is no matter or circumstance that has arisen since the interim separate the end of the reporting period that requires adjustment or disclosure in the interim separate financial statements of the Company.

27 August 2026

PREPARER  Tran Thi Anh	CHIEF ACCOUNTANT  Bui Thanh Thao	GENERAL DIRECTOR  Nguyen Trung Son
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BLUEMARQ Group Joint Stock Company
(formerly known as Dat Xanh Group Joint Stock Company)

APPENDIX 1: LIST OF SUBSIDIARIES

as at 30 June 2026

<u>No.</u>	<u>Name of subsidiaries</u>	<u>Short name</u>	<u>Business activities</u>	<u>Status of operation</u>	<u>% Voting</u>
1	BLUEMARQ Development Joint Stock Company (formerly Ha An Real Estate Investment and Trading Joint Stock Company)	BLUEMARQ Development	Real estate trading	Operating	100
2	Vicco Saigon Joint Stock Company	Vicco Saigon	Real estate trading	Operating	99.99
3	Hoi An One Invest Joint Stock Company	Hoi An Invest	Real estate trading	Operating	100
4	Saigon Riverside Investment Company Limited	Saigon Riverside	Real estate trading	Operating	100
5	Thang Long Investment Petrol Joint Stock Company	Thang Long Petrol	Real estate trading	Operating	100
6	Phuoc Son Investment Joint Stock Company	Phuoc Son	Real estate trading	Operating	100
7	Vien Dong Land Investment Corporation	Vidoland	Real estate trading	Operating	100
8	Ha An Land Real Estate Investment Company Limited	Ha An Land	Real estate trading	Operating	100
9	Tay Nam Bo Real Estate Investment Joint Stock Company	Tay Nam Bo Real Estate	Real estate trading	Operating	100
10	Nha Trang Petroleum Investment Joint Stock Company	Nha Trang Petrol	Real estate trading	Operating	100
11	Charm & CI Viet Nam Company Limited	Charm & CI	Real estate trading	Operating	100
12	Dong Nam Bo Real Estate Investment Joint Stock Company	Dong Nam Bo Real Estate	Real estate trading	Dissolution in process	100
13	Mien Dong Real Estate Investment Joint Stock Company	Mien Dong Real Estate	Real estate trading	Dissolution in process	100
14	Smart City One Member Company Limited	Smart City	Real estate trading	Operating	100
15	Bac Bo Real Estate Joint Stock Company	Bac Bo Real Estate	Real estate trading	Operating	51
16	Northern Real Estate Joint Stock Company	DXI	Real estate trading	Operating	100
17	Ngoc Le Investment Construction Company Limited	Ngoc Le	Real estate trading	Operating	97.61
18	Patheon Holdings Company Limited	Patheon	Real estate trading	Operating	100
19	DHG Investment Company Limited	DHG	Real estate trading	Operating	100
20	Diamond Tower Investment Joint Stock Company	Diamond	Real estate trading	Dissolution in process	100
21	Ruby Tower Investment Joint Stock Company	Ruby	Real estate trading	Dissolution in process	100
22	Nha O Ngay Vietnam Company Limited	Nha O Ngay	Real estate trading and brokers	Operating	98.98

BLUEMARQ Group Joint Stock Company
(formerly known as Dat Xanh Group Joint Stock Company)

APPENDIX 1: LIST OF SUBSIDIARIES (continued)
as at 30 June 2026

<u>No.</u>	<u>Name of subsidiaries</u>	<u>Short name</u>	<u>Business activities</u>	<u>Status of operation</u>	<u>% Voting</u>
23	Binh Phuoc Real Estate Investment Joint Stock Company	Binh Phuoc	Real estate trading	Dissolution in process	100
24	Cara Legend Company Limited	Cara Legend	Real estate trading and brokers	Operating	100
25	Diamond Homes Real Estate Services Joint Stock Company	DMH Group	Real estate trading	Operating	75
26	Dat Xanh Real Estate Service Joint Stock Company	DXS	Real estate trading and brokers	Operating	59
27	Dat Xanh Tech One Member Company Limited	Dat Xanh Tech	Real estate trading and brokers	Dissolution in process	100
28	Dat Xanh Finance Company Limited	Dat Xanh Finance	Real estate trading and brokers	Dissolution in process	100
29	Athena Invest Company Limited	Athena	Real estate trading and brokers	Operating	100
30	Regal Group Joint Stock Company	Dat Xanh Mien Trung	Real estate trading and brokers	Operating	55
31	Northern Green Land Real Estate and Services Joint Stock Company	Dat Xanh Mien Bac	Real estate trading and brokers	Operating	61.67
32	Cara Group Joint Stock Company	Dat Xanh Mien Tay	Real estate trading and brokers	Operating	61
33	Viethomes Real Estate Joint Stock Company	Viethomes	Real estate trading and brokers	Operating	55.79
34	Dat Xanh Nam Trung Bo Real Estate Development Joint Stock Company	Dat Xanh Nam Trung Bo	Real estate trading and brokers	Operating	71
35	Bac Trung Bo Real Estate Joint Stock Company	Bac Trung Bo Real Estate	Real estate trading and brokers	Operating	63
36	Dat Xanh Mien Trung Trading and Investment Joint Stock Company	Do Thi Thong Minh	Real estate trading and brokers	Operating	61
37	Nam Mien Trung Real Estate Joint Stock Company	Dat Xanh Nam Mien Trung	Real estate trading and brokers	Operating	61
38	Duyen Hai Green Land Real Estate Joint Stock Company	Dat Xanh Duyen Hai	Real estate trading and brokers	Operating	61
39	Emerald Real Estate Development Joint Stock Company	Dat Xanh Emerald	Real estate trading and brokers	Operating	61
40	Quang Ngai Urban Development One Member Company Limited	Dat Xanh Quang Ngai	Real estate trading and brokers	Operating	100
41	DXMD Vietnam Joint Stock Company	Dat Xanh Mien Dong	Real estate trading and brokers	Operating	61
42	Dat Xanh Mien Tay Service Joint Stock Company	Can Tho Real Estate	Real estate trading and brokers	Operating	55.23
43	Nam Mien Tay Real Estate Services Joint Stock Company	Nam Mien Tay Real Estate	Real estate trading and brokers	Operating	65
44	Quang Binh Urban Development Limited Liability Company	Dat Xanh Quang Binh	Real estate trading and brokers	Operating	100

BLUEMARQ Group Joint Stock Company
(formerly known as Dat Xanh Group Joint Stock Company)

APPENDIX 1: LIST OF SUBSIDIARIES (continued)
as at 30 June 2026

<u>No.</u>	<u>Name of subsidiaries</u>	<u>Short name</u>	<u>Business activities</u>	<u>Status of operation</u>	<u>% Voting</u>
45	Dong Nai Investment Joint Stock Company	Dong Nai Investment	Real estate trading and brokers	Operating	100
46	Dong Nai Real Estate Joint Stock Company	Dong Nai Real Estate	Real estate trading and brokers	Operating	100
47	GPT Real Estate Joint Stock Company	Dat Xanh Premium	Real estate trading and brokers	Operating	59
48	Linkgroup Real Estate Corporation	Linkgroup	Real estate trading and brokers	Operating	80.47
49	Linkland Investment Company Limited	Linkland Invest	Real estate trading and brokers	Operating	100
50	Linkhouse Real Estate Corporation	Linkhouse	Real estate trading and brokers	Operating	51
51	Linkhouse Mien Trung Real Estate Joint Stock Company	Linkhouse Mien Trung	Real estate trading and brokers	Operating	51
52	Ecohome Real Estate Joint Stock Company	Ecohome	Real estate trading and brokers	Operating	100
53	Hung Vuong Real Estate Investment and Services Joint Stock Company	Hung Vuong	Real estate trading and brokers	Operating	95
54	Kinh Bac Real Estate Investment and Services Joint Company	Kinh Bac	Real estate trading and brokers	Operating	83
55	S-Homes Group Real Estate Joint Stock Company	S-Homes	Real estate trading and brokers	Operating	87
56	Duyen Hai Mien Tay Real Estate Joint Stock Company	Duyen Hai Mien Tay	Real estate trading and brokers	Operating	66
57	Tiptek Joint Stock Company	Tiptek	Real estate trading and brokers	Operating	64.90
58	Propcom Joint Stock Company	Propcom	Real estate trading and brokers	Operating	99
59	DN Premium Investment and Services Joint Stock Company	DN Premium	Real estate trading	Operating	51
60	City Invest Real Estate Joint Stock Company	City Invest	Real estate trading and brokers	Operating	55
61	Phuc Hung Phat Real Estate Company Limited	Phuc Hung Phat	Real estate trading and brokers	Operating	100
62	Tay Nam Real Estate Investment and Service JSC	Tay Nam	Real estate trading and brokers	Operating	56.5
63	Sapphire Tower Joint Stock Company	Sapphire	Real estate trading and brokers	Dissolution in process	100
64	Emerald Tower Joint Stock Company	Emerald	Real estate trading and brokers	Dissolution in process	100
65	DAMC Joint Stock Company	DAMC	Real estate trading and brokers	Dissolution in process	100
66	Ha Thuan Hung Construction Trade Services Company Limited	Ha Thuan Hung	Real estate trading and brokers	Operating	51
67	Vietnam Real Estate Joint Stock Company	Real Estate Tech	Technology development	Operating	50.99
68	Ihouzz Technology Joint Stock Company	Ihouzz	Technology development	Operating	53.54

BLUEMARQ Group Joint Stock Company
(formerly known as Dat Xanh Group Joint Stock Company)

APPENDIX 1: LIST OF SUBSIDIARIES (continued)
as at 30 June 2026

No.	Name of subsidiaries	Short name	Business activities	Status of operation	% Voting
69	Asahi Japan Investment and Properties Management Service Joint Stock Company	Asahi	Property management and real estate investment	Operating	51
70	Tulip Real Estate Financial Services Corporation	Tulip	Financial services	Operating	60
71	Lifarm Agriculture Limited Company	Lifarm	Agriculture	Operating	100
72	S-Advices Investment Consulting Joint Stock Company	S-Advices	Consulting services	Operating	98
73	S-Media Consulting Company Limited	S-Media	Advertising	Operating	51
74	S-O Farm Company Limited	S-O Farm	Agriculture	Operating	98
75	Regal Food Company Limited	Regal Food	Food products	Operating	100
76	S-Tech Technology Company Limited	S-Tech	Technology development	Operating	100
77	Asahi Luxstay Services Joint Stock Company	Asahi Luxstay	Consulting services	Operating	51
78	Regal Hotels & Resorts Company Limited	Regal Hotels	Tourist accommodation establishment	Operating	100
79	BLUEMARQ Asset Management Joint Stock Company (formerly Dat Xanh Commercial Investment Joint Stock Company)	BLUEMARQ Asset Management	Consulting services	Operating	100
80	Viet Nhat Cares Trading and Services Joint Stock Company	Viet Nhat Cares	Cleaning Services	Operating	51
81	Dong Bac Bo Homes Real Estate Services JSC	Dong Bac Bo Hom	Real estate trading	Operating	51
82	Cara Smart City Company Limited	Cara Smart City	Real estate trading and brokers	Operating	100
83	Ngoc Khanh Real Estate Investment and Development Joint Stock Company	Ngoc Khanh	Real estate trading and brokers	Operating	100
84	Minh An Security Joint Stock Company	Minh An	Private Security	Operating	51
85	Lan Anh Real Estate Investment and Business Company Limited	Lan Anh Real Estate	Real estate trading and brokers	Operating	100
86	Eastern Lotus Trading and Development Company Limited	Eastern Lotus	Real estate trading and brokers	Operating	100
87	Magnolia Southern Holdings Company Limited	Magnolia Southern	Real estate trading and brokers	Operating	100
88	Hoa Phuong Do Real Estate Company Limited	Hoa Phuong Do	Real estate trading and brokers	Operating	100
89	Thuan An City Real Estate Joint Stock Company	Thuan An City	Real estate trading and brokers	Operating	100
90	Le Gia Newland Investment Company Limited	Le Gia Newland	Real estate trading and brokers	Operating	67
91	Thang Long Real Estate and Services Joint Stock Company	Dia Oc Thang Long	Real estate trading and brokers	Operating	51
92	BLUEMARQ Investment Joint Stock Company	BLUEMARQ Investment	Real estate trading and brokers	Operating	100
93	Orchid Land Real Estate Development Company Limited	Orchid Land	Real estate trading and brokers	Operating	100