



LONG GIANG

LAND



SEPARATE FINANCIAL STATEMENTS

QUARTER II/2026

**LONG GIANG INVESTMENT AND
DEVELOPMENT JOINT STOCK COMPANY**



INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Code	Notes	30/06/2026	01/01/2026
			VND	VND
<i>I</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>
A - CURRENT ASSET	100		800.653.187.369	593.963.158.894
I. Cash and cash equivalents	110	4	29.010.183.174	10.285.835.994
Cash	111		29.010.183.174	10.285.835.994
II. Short-term investments	120	6	106.508.873.905	48.801.941.665
Held-for-trading securities	121	6	1.425.325	1.425.325
Held-to-maturity investments	123	6	106.507.448.580	48.800.516.340
III. Current accounts receivable	130		232.280.786.060	115.129.063.156
Short-term trade receivables	131	7	169.952.393.589	150.272.613.238
Short-term advances to suppliers	132	8	64.398.843.939	6.722.458.505
Other short-term receivables	135	9	59.056.102.407	19.260.545.288
Provision for doubtful short-term receivables	136	12	(61.126.553.875)	(61.126.553.875)
IV. Inventories	140		421.885.834.155	409.992.132.787
Inventories	141	10, 11	421.885.834.155	409.992.132.787
VI. Other current assets	160		10.967.510.075	9.754.185.292
Short-term prepaid expenses	161	5	45.338.623	19.951.125
Value-added tax deductible	162		10.922.171.452	9.734.234.167
B - NON-CURRENT ASSETS	200		684.178.755.993	823.320.869.483
I. Long-term receivables	210		348.681.185.410	558.320.208.250
Other long-term receivables	215		348.681.185.410	558.320.208.250
II. Fixed assets	220		2.035.620.805	1.167.519.038
Tangible fixed assets	221	13	2.035.620.805	1.167.519.038
- Cost	222		27.188.483.080	26.007.449.411
- Accumulated depreciation	223		(25.152.862.275)	(24.839.930.373)
Intangible fixed assets		14	-	-
- Cost	228		160.000.000	160.000.000
- Accumulated depreciation	229		(160.000.000)	(160.000.000)
III. Long-term biological assets	230		-	-
IV. Investment property	240		-	-
V. Long-term assets in progress	250		-	-
VI. Long-term financial investments	260	6	332.635.858.408	262.731.958.408
Investments in associates, jointly	262		332.635.858.408	262.731.958.408
Investment in other entities	263		26.846.596.000	26.846.596.000
Provision for long-term investments	264		(26.846.596.000)	(26.846.596.000)
VII. Other long-term assets	270		826.091.370	1.101.183.787
Long-term prepaid expenses	271	5	826.091.370	1.101.183.787
TOTAL ASSETS (280 = 100 + 200)	280		1.484.831.943.362	1.417.284.028.377

The accompanying Notes form an integral part of the Financial Statements

INTERIM STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2026

RESOURCES	Code	Notes	30/06/2026	01/01/2026
			VND	VND
C - LIABILITIES	300		785.171.706.775	719.760.922.666
I. Current liabilities	310		521.875.003.154	522.159.129.671
Short-term trade payables	311	15	69.968.684.586	78.947.525.588
Short-term advances from customers	312	16	4.608.170.094	5.548.811.815
Tax and other payables from the State budget	314	17	60.306.604	59.981.458.997
Payables to employees	315		1.367.878.160	394.877.032
Short-term accrued expenses	316	19	17.044.004	889.315.947
Short-term other payables	320	21	126.387.089.161	65.287.331.051
Short-term loan and finance lease obligations	321	18	302.855.879.446	293.534.292.844
Bonus and welfare fund	323	20	16.609.951.099	17.575.516.397
II. Non-current liabilities	330		263.296.703.621	197.601.792.995
Other long-term payables	338	19	139.894.190.608	140.234.161.677
Long-term loans and finance lease obligations	339	18	123.402.513.013	57.367.631.318
D - OWNERS' EQUITY	400	22	699.660.236.587	697.523.105.711
Contributed charter capital	411		515.000.000.000	515.000.000.000
- Shares with voting rights	411a		515.000.000.000	515.000.000.000
Share premium	412		1.425.992.965	1.425.992.965
Treasury shares	415		(43.500.000)	(43.500.000)
Investment and development fund	418		42.696.514.304	42.696.514.304
Other funds belonging to owners' equity	419		20.954.525.811	20.954.525.811
Retained earnings	420		119.626.703.507	117.489.572.631
- Undistributed earnings/Accumulated losses by the end of prior year	420a		116.489.572.631	97.026.164.476
- Undistributed earnings of this period	420b		3.137.130.876	20.463.408.155
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	440		1.484.831.943.362	1.417.284.028.377

Hanoi, 20 July 2026

Prepared by



Nguyen Thi Huyen

Chief Accountant



Dang Thi Loan

General Director



Nguyen Manh Ha

INTERIM INCOME STATEMENT
For the period from 01 January 2026 to 30 June 2026

No.	Items	Code	Notes	Quarter 2/2026		For the period from the beginning of the year to the end of the current period	
				Quarter 2/2026	Quarter 2/2025	Year 2026	Year 2025
1.	Revenue from sale of goods and rendering of services	01	23	19.465.146.771	4.857.640.173	26.410.352.715	39.780.028.761
2.	Deductions	02		-	-	-	-
3.	Net revenue from sale of goods and rendering of service	10		19.465.146.771	4.857.640.173	26.410.352.715	39.780.028.761
4.	Cost of goods sold	11	24	19.588.455.029	4.508.320.724	26.189.429.290	39.324.959.384
5.	Gross profit/(loss) from sale of goods and rendering of services	20		(123.308.258)	349.319.449	220.923.425	455.069.377
6.	Gain/(loss) on disposal of investment property	21		-	-	-	-
7.	Financial income	22	25	19.155.234.203	1.573.169.327	31.633.636.004	18.454.228.933
8.	Financial expenses	23	26	9.580.020.601	6.418.906.468	18.127.539.224	13.905.564.871
	<i>In which: Interest expenses</i>	24		9.167.932.719	5.668.562.246	17.158.437.029	12.280.195.370
9.	Selling expense	25		-	-	-	-
10.	General and administrative expense	26	27	6.925.626.918	(6.208.576.255)	8.858.999.877	(1.990.655.822)
11.	Operating profit	30		2.526.278.426	1.712.158.563	4.868.020.328	6.994.389.261
12.	Other income	31	28	344.006.121	-	349.006.121	-
13.	Other expenses	32	29	1.380.897.192	91.152.049	2.079.895.573	816.177.028
14.	Other profit	40		(1.036.891.071)	(91.152.049)	(1.730.889.452)	(816.177.028)
15.	Accounting profit before tax	50		1.489.387.355	1.621.006.514	3.137.130.876	6.178.212.233
16.	Current corporate income tax expense	51		-	-	-	-
17.	Deferred tax/(expense) income	52		-	-	-	-
18.	Net profit after tax	60		1.489.387.355	1.621.006.514	3.137.130.876	6.178.212.233
19.	Basic earnings/(loss) per share	70		29	31	61	120
20.	Diluted earnings/(loss) per share	71		29	31	61	120

Prepared by


Nguyen Thi Huyen

Chief Accountant


Dang Thi Loan

Hanoi, 02/08/2026



General Director
Nguyen Manh Ha

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

INTERIM STATEMENT OF CASH FLOWS

(Indirect method)

For the period from 01 January 2026 to 30 June 2026

Items	Code	Notes	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Cash flows from operating activities				
Profit before tax	01		3.137.130.876	6.178.212.233
Adjustments for:				
Depreciation and amortisation	02		312.931.902	404.405.553
Provisions/(reversal of provisions)	03		-	(9.219.253.393)
Profits from investing activities(Profits)/losses from investing activities	05		(31.633.636.004)	(18.454.228.933)
Interest expenses	06		17.158.437.029	13.905.564.871
Other adjustments	07		-	-
Operating profit/(loss) before changes in working capital	08		(11.025.136.197)	(7.185.299.669)
(Increase)/decrease in receivables	09		(83.410.945.790)	116.183.435.105
Increase in inventories	10		(11.893.701.368)	(1.470.600.805)
Increase/(decrease) in payables (excluding interest, corporate income tax)	11		12.895.360.400	8.962.557.880
(Increase)/decrease in prepaid expenses	12		249.704.919	(114.508.235.377)
Increase/(decrease) in trading securities	13		-	-
Interest paid	14		(7.366.899.185)	(5.790.349.214)
Corporate income tax paid	15		(31.664.872.689)	(5.186.721.125)
Other cash receipts from operating activities	16		-	-
Other cash outflows for operating activities	17		(965.565.298)	(82.675.963)
Net cash flows from/(used in) operating activities	20		(133.182.055.208)	(9.077.889.168)
Cash flow from investing activities				
Purchase and construction of fixed assets and other long-term assets	21		(1.181.033.669)	-
Collections from borrowers and proceeds from sale of debt instruments of other entities	24		7.356.000.000	(100.000.000)
Payments for investments in other entities (net of cash hold by entity being acquired)	25		(69.903.900.000)	(101.397.618.000)
Proceeds from sale of investments in other entities (net of cash hold by entity being disposed)	26		206.341.800.000	106.563.170.046
Interest and dividends received	27		-	17.280.719.213
Net cash flows from/(used in) investing activities	30		77.549.934.091	22.346.271.259

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

INTERIM STATEMENT OF CASH FLOWS (CONTINUED)

(Indirect method)

For the period from 01 January 2026 to 30 June 2026

Cash flow from financing activities

Drawdown of borrowings	33	226.494.497.794	142.110.000.000
Repayment of borrowings	34	(151.138.029.497)	(160.422.461.600)
Payment of principal of finance lease liabilities	35	-	(152.995.002)
Dividends and profits paid to owners	36	(1.000.000.000)	-
Net cash flows from/(used in) financing activities	40	74.356.468.297	(18.465.456.602)
Net increase/(decrease) in cash for the year	50	18.724.347.180	(5.197.074.511)
Cash and cash equivalents at the beginning of the year	60	10.285.835.994	5.677.043.366
Effect of exchange rate changes on cash and cash equivalents	61	-	-
Cash and cash equivalents at the end of the year	70	29.010.183.174	479.968.855

Hanoi, 20 July 2026

Prepared by



Nguyen Thi Huyen

Chief Accountant



Dang Thi Loan

General Director



Nguyen Manh Ha

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

1. NATURE OF BUSINESS OPERATIONS

1.1 FORM OF OWNERSHIP

Long Giang Urban Development and Investment Joint Stock Company (hereinafter referred to as “the Company”) is a joint stock company established and operating under the Business Registration Certificate No. 0103000552, first issued on October 8, 2001 by the Hanoi Department of Planning and Investment. This was subsequently changed to the Enterprise Registration Certificate No. 0101184201 issued on May 14, 2010 by the same authority.

During its operation, the Company has been granted 15 amendments to its Enterprise Registration Certificate, the latest of which (15th amendment) was issued on May 19, 2023, reflecting changes in the Company’s legal representative.

The Company’s head office is located at No. 173, Xuan Thuy Street, Cau Giay Ward, Hanoi City, Vietnam.

The charter capital as of December 31, 2024, according to the Company’s Enterprise Registration Certificate, is VND 515,000,000,000 (in words: five hundred fifteen billion VND), divided into 51,500,000 shares with a par value of VND 10,000 per share.

The Company’s shares are listed on the Ho Chi Minh City Stock Exchange under the ticker symbol: LGL.

As of 30 June, 2026, the Company had 43 employees (compared to 42 employees as of 31 January, 2026).

1.2 BUSINESS LINES AND PRINCIPAL ACTIVITIES

The Company’s principal business activity during the period was trading in residential properties and real estate.

1.3 NORMAL OPERATING CYCLE

The average operating cycle for real estate transfer activities starts from the time of obtaining investment licenses, land clearance, construction, and ends upon project completion. Therefore, the Company’s real estate transfer activities generally have an operating cycle exceeding 12 months.

Other business activities of the Company have an operating cycle of no more than 12 months.

1.4 CHARACTERISTICS OF THE COMPANY’S OPERATIONS DURING THE PERIOD THAT AFFECT THE INTERIM FINANCIAL STATEMENTS

The Company’s operating characteristics during the period affected the interim financial statements. Revenue for this period was mainly generated from the sale of goods to related parties, utility income (electricity and water) from building management services provided to related parties, and revenue from real estate sales.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

1. NATURE OF BUSINESS OPERATIONS (CONTINUED)

1.5 GROUP STRUCTURE

As of 30 June, 2026, the Company had 04 associates and 02 dependent units:

Company Name	Address	Business Line	Ownership Interest	Economic Interest	Voting Right
<i>Associates</i>					
Nghia Trading and Services Joint Stock Company	No. 1 Nghia Tan Street, Nghia Do Ward, Hanoi	Real estate business	49.46%	49.46%	49.46%
Rivera Investment Joint Stock Company	Room 903, 9th Floor, Diamond Plaza, 34 Le Duan, Saigon Ward, Ho Chi Minh Cit	Real estate and specialized construction	48%	48%	48%
Rivera Homes Real Estate Management and Exploitation Joint Stock Company	Office 8, 24th Floor, No. 173 Xuan Thuy, Cau Giay Ward, Hanoi City	Building management services	49%	49%	49%
Rivera Dong Thap Company Limited	No. 81 Nguyen Tri Phuong Street, My Tho Ward, Dong Thap Province	Real estate business	49.5%	49.5%	49.5%

Dependent Units:

As of 30 June, 2026, the Company had 01 branch and 01 representative office

Unit Name	Address
Branch of Long Giang Urban Development and Investment Joint Stock Company	No. 35/11, Tran Dinh Xu Street, Cau Kho Ward, District 1, Ho Chi Minh City
Representative Office in Can Tho City	Lot C, Area 3, Tran Quang Khai Street, Cai Khe Ward, Can Tho City

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

The comparative figures presented in the Separate Statement of Financial Position and the related notes are derived from the Company's separate financial statements as at 31 December 2025, which have been publicly disclosed. The comparative figures presented in the Separate Statement of Profit or Loss, the Separate Statement of Cash Flows, and the related notes are derived from the Company's separate financial statements for the period from 01 January 2025 to 30 June 2025.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

2. ACCOUNTING STANDARDS AND REGIME APPLIED

2.1 ACCOUNTING STANDARDS AND REGIME APPLIED

The Company applies the Vietnamese Accounting Standards (VAS) and the Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance.

2.2 FINANCIAL YEAR

The Company's financial year begins on 01 January and ends on 31 December of the calendar year. These separate interim financial statements are prepared for the operating period from 01 January 2026 to 30 June 2026.

2.3 STATEMENT OF COMPLIANCE WITH ACCOUNTING STANDARDS AND REGIME

The Company's interim separate financial statements have been prepared and presented in accordance with the Vietnamese Accounting Standards and Corporate Accounting Regime currently in force and other relevant legal regulations.

3. SIGNIFICANT ACCOUNTING POLICIES

Below are the key accounting policies adopted by the Company in the preparation of these interim separate financial statements:

3.1 STATEMENTS

These interim financial statements are the Company's separate interim financial statements, including figures from its branches.

3.2 ACCOUNTING ESTIMATES

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

3.3 CASH AND CASH EQUIVALENTS

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of purchase, which are readily convertible to known amounts of cash and subject to an insignificant risk of changes in value.

3.4 FINANCIAL INVESTMENTS

Trading Securities

Trading securities are recorded in accounting books at historical cost. The historical cost of trading securities is determined based on the fair value of the payments at the transaction date plus transaction-related costs.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3.4 FINANCIAL INVESTMENTS (CONTINUED)

Trading Securities (continued)

The recognition of trading securities is based on the date when the Company obtains ownership rights, specifically:

- For listed securities: recognized on the matching date (T+0);
- For unlisted securities: recognized when the ownership rights are legally transferred in accordance with the law.

Interest, dividends, and profits relating to periods prior to the acquisition of trading securities are deducted from the carrying value of those securities. Interest, dividends, and profits earned after acquisition are recognized as revenue.

Provision for diminution in the value of trading securities is made for each type of security acquired on the market whose fair value is lower than historical cost. The fair value of trading securities is determined as follows:

- For securities listed on the stock exchange: the closing price of the most recent trading day up to the end of the reporting period
- For shares registered on the trading system for unlisted public companies (UPCOM): the average reference price over the 30 most recent consecutive trading days prior to the end of the financial year, as announced by the Stock Exchange.

Increases or decreases in provisions for diminution in the value of trading securities are recognized in financial income or financial expenses. Cost of sales is determined using the moving weighted average method.

Held-to-Maturity Investments

Held-to-maturity investments include investments which the Company intends and is able to hold until maturity. These include term deposits at banks (including treasury bills and promissory notes), bonds, and redeemable preferred shares and other held-to-maturity investments.

Held-to-maturity investments are initially recognized from the acquisition date and measured at purchase price plus directly attributable transaction costs. Interest income from held-to-maturity investments after acquisition is recognized on an accrual basis in the separate income statement. Any interest earned prior to acquisition is deducted from the initial cost at the time of purchase.

Held-to-maturity investments are recorded at cost less provision for doubtful debts.

If there is objective evidence that a part or the whole of the investment is not recoverable and the loss can be reliably estimated, the loss is recognized in financial expenses and directly deducted from the investment's value.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3.4 FINANCIAL INVESTMENTS (CONTINUED)

Investments in Subsidiaries

An investment is presented as an investment in a subsidiary when the Company has control over the investee. Control is the power to govern the financial and operating policies of an entity to obtain benefits from its activities.

An investment is considered to provide control when the Company holds more than 50% of the investee's ownership interest, unless such holding does not entail control. Even if the Company holds 50% or less, it may still have control if:

- (i) The power to exercise more than 50% of the voting rights of the entity pursuant to an agreement with other investors;
- (ii) The power to govern the financial and operating policies of the entity under a statute or an agreement;
- (iii) The power to govern the financial and operating policies of the entity under a statute or an agreement;
- (iv) The power to appoint or remove the majority of the members of the Board of Directors (or an equivalent governing body) of the entity; or
- (v) The power to cast the majority of votes at meetings of the Board of Directors (or an equivalent governing body) of the entity.

The initial recognition date for an investment in a subsidiary acquired during the year is the date the Company obtains effective control. In the separate financial statements, investments in subsidiaries are presented at cost (purchase price plus directly attributable acquisition costs), less provision for impairment. Provision is based on accumulated losses in the subsidiary's separate financial statements and may be reversed when profits are realized. Changes in provision are recorded in financial expenses.

Joint Ventures

Investments in joint ventures are governed by contractual arrangements that involve joint control. Joint control means that strategic decisions related to financial and operating policies require unanimous consent of all parties.

In cases where a member company directly conducts business activities under joint venture arrangements, the capital contributions to jointly controlled assets and any liabilities jointly incurred and borne together with other joint venture partners arising from the joint venture activities are recognized in the Company's financial statements and classified according to the nature of the underlying economic transactions. Receivables, payables and expenses arising that are directly attributable to the Company's interest in the jointly controlled assets are accounted for on an accrual basis. Income arising from the sale of goods or the use of the Company's share of output derived from the joint venture activities, together with the related expenses incurred, is recognized when it is probable that the economic benefits associated with such transactions will flow to or from the Company and such economic benefits can be measured reliably.

Joint venture arrangements that involve the establishment of a separate business entity, in which the parties participating in the joint venture contribute capital, are referred to as jointly controlled entities.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3.4 FINANCIAL INVESTMENTS (CONTINUED)

Investments in Associates

An associate is an entity over which the Company has significant influence but does not control its financial and operating policies, and it is not a subsidiary or a joint venture. Significant influence is the power to participate in financial and operating policy decisions without control or joint control.

Investments in subsidiaries, joint ventures, and associates are initially measured at cost, which includes purchase price or capital contribution and directly attributable investment costs. If non-cash assets are used for investment, the investment is measured at the fair value of the non-cash asset at the date of transaction.

Dividends and profits related to periods before the acquisition date are deducted from the cost of the investment. Those related to post-acquisition periods are recognized as revenue. Dividends received in shares are recorded only by tracking the number of additional shares, without recognizing any value (or recorded at par value if required by law for state-owned enterprises).

Provisions for losses on investments in subsidiaries, joint ventures, and associates are made at the time of preparation of the financial statements when the carrying amount of such investments shows a decline compared with their original cost. In such cases, the Company makes provisions as follows:

- For investments in subsidiaries, joint ventures, and associates whose shares are listed on the stock market or whose fair value can be reliably determined, the provision for diminution in value is made based on the market value of the shares.
- For investments whose fair value cannot be reliably determined at the reporting date, the provision is made for an amount equal to the difference between the total actual capital contributed by all parties to the subsidiary, joint venture, or associate and the actual owners' equity of such entity, multiplied by the Company's proportion of ownership in the total contributed capital of all parties to that entity.

If the subsidiary, joint venture, or associate prepares consolidated financial statements, the provision is based on their consolidated figures.

Any increase or decrease in the provision for losses on investments in subsidiaries, joint ventures, and associates required to be made as at the balance sheet date is recognized in financial expenses.

Investments in Equity Instruments of Other Entities

These are equity investments in entities over which the Company does not have control, joint control, or significant influence.

Such investments are initially measured at cost, including purchase price or capital contribution and directly attributable transaction costs. Dividends and profits related to periods before acquisition reduce the carrying amount. Those earned post-acquisition are recognized as revenue. Stock dividends are recorded by updating share quantities, without recognizing value (unless otherwise required for state-owned entities by law).

Provisions for losses on investments in equity instruments of other entities are made at the time of preparation of the interim separate financial statements when the carrying amount of such investments shows a decline compared with their original cost.

Any increase or decrease in the provision for losses on investments in equity instruments of other entities required to be made as at the balance sheet date is recognized in financial expenses for the period.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3.5 RECEIVABLES

Receivables are presented at carrying amount less provision for doubtful debts.

Receivables are classified as follows:

- Trade receivables reflect commercial receivables arising from sale and purchase transactions between the Company and independent third-party buyers, including receivables from consignment sales through other entities.
- Intercompany receivables represent receivables from dependent units without legal status.
- Other receivables represent non-commercial receivables unrelated to sales or purchase transactions.

Provision for doubtful debts is made for overdue receivables as stipulated in economic contracts, written commitments, or debt acknowledgements, which the Company has attempted to recover multiple times without success. The overdue period is determined based on the original due date in the purchase contract, not including any mutually agreed debt extensions. Provision is also made for receivables not yet due but where the debtor is bankrupt, undergoing dissolution procedures, missing, or has absconded. Reversal of the provision is recorded upon recovery.

The increase or decrease in provision for doubtful debts at the interim balance sheet date is recognized in administrative expenses.

3.6 INVENTORIES

Inventories are stated at the lower of cost and net realizable value.

Cost of inventories includes all costs of purchase and other costs incurred to bring the inventories to their present location and condition, including: purchase price, non-refundable taxes, transportation, loading/unloading, storage during the purchasing process, standard loss, and other directly attributable costs.

Net realizable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and selling expenses.

The Company applies the perpetual inventory method for accounting. The cost of inventory issued is calculated using the weighted average method after each receipt.

Method of making provision for decline in value of inventories: Provisions for decline in value of inventories are made for each item of inventory when there is reliable evidence that the net realizable value of the inventory is lower than its original cost.

Method of determining the value of work in progress at year-end: Costs of construction or production in progress are accumulated for each project that has not yet been completed or for which revenue has not yet been recognized, corresponding to the volume of work remaining at the end of the period.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3.7 TANGIBLE FIXED ASSETS

Tangible fixed assets are recorded at historical cost and presented on the separate balance sheet by cost, accumulated depreciation, and net book value.

The recognition of tangible fixed assets and depreciation is carried out in accordance with Vietnamese Accounting Standard No. 03 – Tangible Fixed Assets; Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance guiding the corporate accounting regime; Circular No. 45/2013/TT-BTC dated 25 April 2013 guiding the management, use and depreciation of fixed assets; Circular No. 147/2016/TT-BTC dated 13 October 2016 amending and supplementing several articles of Circular No. 45/2013/TT-BTC; and Circular No. 28/2017/TT-BTC dated 12 April 2017 amending and supplementing several articles of Circular No. 45/2013/TT-BTC and Circular No. 147/2016/TT-BTC issued by the Ministry of Finance.

The historical cost of purchased tangible fixed assets includes the purchase price (net of trade discounts or rebates), taxes, and directly attributable costs incurred to bring the asset to working condition for its intended use.

For fixed assets that have been put into use but for which the final settlement has not yet been approved, the assets are temporarily recorded as an increase in the historical cost of fixed assets and are depreciated accordingly. Upon approval of the final settlement, the historical cost and accumulated depreciation will be adjusted accordingly.

Subsequent expenditures on tangible fixed assets are capitalized as an increase in the historical cost of the assets when it is probable that such expenditures will result in future economic benefits to the Company. Expenditures that do not meet these criteria are recognized as production and business expenses in the period in which they are incurred.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. Tangible fixed assets are classified by groups of assets having similar nature and purposes of use in the Company's production and business activities. The specific depreciation periods are as follows:

<i>Asset category</i>	<i>Useful life (years)</i>
- Machinery and equipment	06 years
- Vehicles and transmission equipment	06 - 10 years
- Management tools and equipment	03 - 04 years

3.8 PREPAID EXPENSES

Prepaid expenses related to the current financial year are recognized as short-term prepaid expenses and allocated to operating expenses in the same year.

Expenses incurred during the period but benefiting multiple periods are recorded as long-term prepaid expenses and amortized over time, including:

- Tools and equipment issued for use;
- Selling expenses related to projects

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3.9 PAYABLES

Payables are amounts due to suppliers and other parties. They include trade payables, intercompany payables, and other payables. Payables are not recognized at less than their settlement obligation.

Classification principles:

- Trade payables include amounts payable from purchase transactions of goods, services, or assets with independent parties (including parent-subsidary, joint ventures, and associates), and also import payables via entrusted importers;
- Intercompany payables represent balances between a parent entity and its dependent units without legal status;
- Other payables are non-commercial in nature and not related to the sale or purchase of goods or services.

3.10 ACCRUED EXPENSES

Accrued expenses are actual expenses incurred in the reporting period but not yet paid due to the absence of invoices or supporting documents. These are recognized in the period's operating expenses.

The accrual of production and business expenses during the period is calculated carefully and must be supported by reasonable and reliable evidence regarding the expenses to be accrued, in order to ensure that the accrued expenses recorded in this account are consistent with the actual expenses incurred.

Accruals must be calculated carefully and supported by reliable evidence. For construction projects:

The Company only accrues expenses for the purpose of temporarily determining the cost of sales for projects or project components that have been completed and identified as sold during the period. The expenses accrued to the cost of sales are those already included in the approved construction or investment budget but for which sufficient documentation or acceptance records have not yet been completed. The amount of accrued expenses is provisionally determined to ensure consistency with the standard cost rate based on the total estimated cost of the project or project component identified as sold.

3.11 LOANS AND FINANCE LEASE LIABILITIES

Loans and finance lease liabilities are recognized based on receipts, bank documents, loan agreements, and finance lease contracts.

These liabilities are tracked by counterparty, maturity term, and original currency. At the time of preparing the separate financial statements, loans due within 12 months or within one business cycle are classified as short-term loans. Loans with maturities exceeding 12 months or more than one business cycle are classified as long-term loans.

3.12 BORROWING COSTS

Borrowing costs include interest and other costs incurred directly in connection with the borrowing of funds.

Borrowing costs are recognized as an expense in the year incurred, except when capitalized under the provisions of the accounting standard "Borrowing Costs." Specifically, borrowing costs directly attributable to the acquisition, construction, or production of a qualifying asset—which necessarily takes a substantial period of time to get ready for its intended use or sale—shall be capitalized as part of the cost of that asset until the asset is ready for its intended use or sale. Any income earned on the temporary investment of specific borrowings is deducted from the capitalized borrowing costs.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3.12 BORROWING COSTS (CONTINUED)

For specific loans used for constructing tangible fixed assets or investment properties, interest is capitalized even when the construction period is less than 12 months.

For general borrowings, a capitalization rate is applied to the weighted average accumulated expenditures on the construction or production of qualifying assets. The capitalization rate is determined as the weighted average interest rate of outstanding general borrowings during the period, excluding specific borrowings for particular assets.

3.13 OWNER'S EQUITY

Contributed capital is recognized based on the actual amount contributed by shareholders.

Profit after corporate income tax is distributed to shareholders after appropriation to reserves as stipulated by the Company's Charter and legal regulations, and upon approval of the General Meeting of Shareholders.

3.14 REVENUE RECOGNITION

The Company's revenue comprises revenue from the transfer of real estate, sale of construction materials, and leasing activities

Revenue from sale of goods and products

Revenue from sale of goods and products is recognized when all the following five (5) conditions are met:

- The Company has transferred the significant risks and rewards of ownership of the goods to the buyer;
- The Company no longer retains control or managerial involvement over the goods sold;
- Revenue is recognized when it is relatively certain. When a contract provides the buyer with the right to return the products or goods purchased under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer no longer has the right to return the products or goods (except where the buyer retains the right to exchange the goods or services for other goods or services);
- It is probable that economic benefits will flow to the Company; and
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from rendering of service

Revenue from rendering of services is recognized when the outcome of the transaction can be estimated reliably. For transactions spanning multiple periods, revenue is recognized in the period based on the stage of completion at the reporting date. Revenue from services is recognized when all four (4) of the following conditions are met:

- Revenue is recognized when it is relatively certain; When a contract provides the buyer with the right to return the services purchased under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer no longer has the right to return the services rendered;
- It is probable that the economic benefits associated with the transaction will flow to the Company;

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3.14 REVENUE RECOGNITION (CONTINUED)

Revenue from rendering of services (Continued)

- The stage of completion of the transaction can be determined at the balance sheet date of the interim separate financial statements; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Revenue from real estate transfer

Revenue from real estate transfer is recognized when all the following five (5) conditions are met:

- The real estate has been fully completed and delivered to the buyer, and the Company has transferred the risks and rewards of ownership to the buyer;
- The enterprise no longer retains the right to manage the real estate as its owner nor retains control over the real estate;
- Revenue can be measured reliably;
- The Company has received or will receive economic benefits from the transaction;
- The costs related to the real estate sale can be measured reliably.

Revenue from land lot sales under irrevocable contracts is recognized when all the following four (4) conditions are met:

- The Company has transferred the risks and benefits associated with land use rights to the buyer;
- Revenue can be measured reliably;
- The costs related to the sale of land plots can be measured reliably;
- The Company has received or will certainly receive the economic benefits from the transaction.

Revenue from leasing activities

Revenue from leasing activities such as apartment rentals and car rental projects is recognized when the outcome of the transaction can be estimated reliably. When the result of the leasing contract is determinable, revenue is recognized based on the stage of completion.

The outcome of the transaction is determined when all the following conditions are met:

- Revenue can be measured reliably;
- It is probable that economic benefits will flow to the Company;
- The stage of completion at the end of the accounting period can be measured reliably;
- The costs incurred or to be incurred to complete the leasing service can be measured reliably.

Financial income

Interest from long-term investments is estimated and recorded as a receivable once the right to receive interest is established.

Interest from bank deposits is recorded based on periodic bank statements; loan interest income is recognized on an accrual basis using the actual interest rates for each period.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3.15 COST OF GOODS SOLD

Cost of goods sold reflects the cost of products, goods, and services that have been sold or provided during the period.

The cost of real estate transferred is determined based on estimated costs derived from the initial total investment and the approved adjustments of the projects, as well as other actual costs directly related to the investment and construction of the real estate.

Cost of goods sold is recognized in accordance with the matching principle with revenue. To ensure prudence, cost of goods sold also includes abnormal consumption of direct materials, labor costs, unallocated fixed production overheads to inventories even when such products or goods have not yet been sold, inventory losses or shortages, and provisions for inventory devaluation.

3.16 FINANCE COSTS

Finance costs recognized in the separate income statement represent the total financial expenses incurred during the period, not offset against financial income, and include interest expenses.

3.17 TAXES AND OBLIGATIONS TO THE STATE BUDGET

Corporate income tax represents the total amount of current tax payable and deferred tax.

Current tax is calculated based on taxable income for the year. Taxable income differs from the accounting profit presented in the separate income statement because it excludes income or expenses taxable or deductible in other years (including carryforward losses) and also excludes non-taxable or non-deductible items.

Corporate income tax is calculated at the statutory tax rate in effect at the reporting date, which is 20% of taxable income.

However, such regulations may change from time to time, and the final determination of the tax obligation depends on the conclusions of the relevant tax authorities.

3.18 RELATED PARTIES

Parties are considered to be related if one party has the ability to control or exercise significant influence over the other party in making decisions on financial and operating policies. Related parties include:

- Entities that control, are controlled by, or are under common control with the Company, either directly or indirectly through one or more intermediaries, including: T
- the parent company, subsidiaries within the Group, joint ventures, jointly controlled entities, and associates;
- Individuals who have directly or indirectly voting power in the reporting entities that results in significant influence over such entities, key management personnel who have authority and responsibility for planning, directing and controlling the activities of the Group, as well as the close members of the families of such individuals.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3.18 RELATED PARTIES (CONTINUED)

Entities in which the above-mentioned individuals directly or indirectly hold voting power or over which such individuals are able to exercise significant influence.

In considering each related party relationship, the substance of the relationship is taken into account rather than merely its legal form. Accordingly, all transactions and balances with related parties are disclosed by the Company in the notes below.

4. CASH AND CASH EQUIVALENTS

	30/06/2026	01/01/2026
	VND	VND
Cash on hand	725,491,194	640,622,605
Non-term deposits	28,284,691,980	9,645,213,389
Total	29,010,183,174	10,285,835,994

5. PREPAID EXPENSES PENDING ALLOCATION

	30/06/2026	01/01/2026
	VND	VND
Short-term	45,338,623	19,951,125
- Tools and instruments in use	45,338,623	19,951,125
Long-term	826,091,370	1,101,183,787
- Sales expenses – Vu Trong Phung Project	826,091,370	1,101,183,787
Total	871,429,993	1,121,134,912

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

6. FINANCIAL INVESTMENTS

6.1 TRADING SECURITIES

	30/06/2026				01/01/2026			
	Cost VND	Fair Value VND	Provision VND		Cost VND	Fair Value VND	Provision VND	
Shares of Saigon Thuong Tin Commercial Joint Stock Bank	1,425,325	3,247,200	-		1,425,325	2,552,000	-	
Total	1,425,325	3,247,200	-		1,425,325	2,552,000	-	

6.2 SHORT-TERM LOANS

	30/06/2026			01/01/2026		
	Amount VND	Allowance VND		Amount VND	Allowance VND	
Loans to other entities and individuals	106,507,448,580	(5,371,460,239)		48,800,516,340	(5,371,460,239)	
- Long Giang Engineering and Construction JSC (1)	1,001,963,657	-		1,301,963,657	-	
- Mr. Mai Thanh Phuong	2,658,473,610	(2,658,473,610)		2,658,473,610	(2,658,473,610)	
- Ms. Tran Thi Cam Nhung (2)	22,000,000,000	-		22,000,000,000	-	
- Ms. Nguyen Thi Minh Ngoc (3)	12,210,000,000	-		18,500,000,000	-	
- TBM Sai Gon - Ha Noi Company Limited (4)	59,460,000,000	-		-	-	
- Other entities and individuals	4,709,079,073	(2,712,986,629)		4,340,079,073	(2,712,986,629)	
- Interest receivable on loans	4,467,932,240	-		-	-	
Total	106,507,448,580	(5,371,460,239)		48,800,516,340	(5,371,460,239)	

- (1) Pursuant to Loan Agreement No. 0406/2024/HĐVT/LGL-LGEC dated 4 June 2024, with a loan term of 12 months, bearing interest at 7% per annum, and unsecured.
- (2) Pursuant to Loan Agreement No. 3112/2024/HĐVT/LGL-TTCN dated 31 December 2024, with a loan term of 12 months, bearing interest at 4.2% per annum. The loan is secured by collateral.
- (3) Pursuant to Loan Agreement No. 3012/2024/HĐVT/LGL-NTMN dated 30 December 2024, with a loan term of 12 months, bearing interest at 4.2% per annum. The loan is secured by collateral.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)
(These notes form an integral part of and should be read in conjunction with the Financial Statements)

6.2 SHORT-TERM LOANS (CONTINUED)

(4) Pursuant to Loan Agreement No. 1104/2026/HĐVT/LGL-TBM dated 11 April 2026, the loan has a term of 12 months and bears interest at 8% per annum.

6.3 INVESTMENTS IN OTHER ENTITIES

	30/06/2026			01/01/2026		
	Cost	Provision	Fair Value	Cost	Provision	Fair Value
	VND	VND	VND	VND	VND	VND
Investments in joint ventures and associates	332,635,858,408	-		262,731,958,408	-	
+ Rivera Investment Joint Stock Company	144,000,000,000	-	(*)	144,000,000,000	-	(*)
+ Rivera Homes Property Management and Operation JSC	9,800,000,000	-	(*)	9,800,000,000	-	(*)
+ Rivera Dong Thap Limited Liability Company	69,903,900,000	-	(*)	-	-	(*)
+ Nghia Do Trading and Services JSC	108,931,958,408	-	(*)	108,931,958,408	-	(*)
Investments in other entities	26,846,596,000	(26,846,596,000)		26,846,596,000	(26,846,596,000)	
+ Long Giang TSQ JSC	10,000,000,000	(10,000,000,000)	(*)	10,000,000,000	(10,000,000,000)	(*)
+ Technical Solutions Supply JSC	3,000,000,000	(3,000,000,000)	(*)	3,000,000,000	(3,000,000,000)	(*)
+ Descon Industrial Construction JSC	13,846,596,000	(13,846,596,000)	(*)	13,846,596,000	(13,846,596,000)	(*)
Total	359,482,454,408	(26,846,596,000)	(*)	289,578,554,408	(26,846,596,000)	(*)

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

6. FINANCIAL INVESTMENTS (CONTINUED)

6.3 EQUITY INVESTMENTS IN OTHER ENTITIES (CONTINUED)

(*) As at 30 June, 2026, the Company has not determined the fair value of these equity investments for disclosure in the interim separate financial statements, as the current Vietnamese Accounting Standards and Enterprise Accounting Regime do not provide guidance on fair value measurement using valuation techniques. The fair value of these investments may differ from their carrying amounts.

Shareholding Details and Ownership Percentages in Invested Entities:

	30/06/2026		01/01/2026	
	No. of Shares	Ownership	No. of Shares	Ownership
<i>Investments in associates</i>				
- Rivera Investment Joint Stock Company	14,400,000	48.00%	14,400,000	48.00%
- Nghia Do Trading and Services JSC	1,003,049	49.46%	1,003,049	49.46%
- Rivera Homes Property Management and Operation JSC	980,000	49.00%	980,000	49.00%
- Rivera Dong Thap Limited Liability Company	6,990,390	49.50%	-	-
<i>Equity investments in other entities</i>				
- Long Giang TSQ JSC	1,000,000	10.00%	1,000,000	10.00%
- Technical Solutions Supply JSC	300,000		300,000	
- Descon Industrial Construction JSC	525,060	1.47%	525,060	1.47%

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

7. SHORT-TERM TRADE RECEIVABLES

	30/06/2026		01/01/2026	
	Amount	Provision	Amount	Provision
	VND	VND	VND	VND
<i>Receivables from Related Parties</i>				
- Rivera Investment JSC	8,658,409,938	-	7,597,285,355	-
- Rivera Homes Property Management and Operation JSC	57,846,095	-	57,846,095	-
- Individual related party – receivable for apartment purchase	8,109,706,152	-	7,048,581,569	-
	490,857,691	-	490,857,691	-
<i>Receivables from other customers</i>	161,293,983,651	(50,958,550,876)	142,675,327,883	(50,958,550,876)
- Apartment sales – Thanh Thai Project	61,795,091,396	(2,578,911,310)	62,285,949,087	(2,578,911,310)
- Apartment sales – Vu Trong Phung Project	4,832,505,751	(3,937,872,450)	4,832,505,751	(3,937,872,450)
- Rivera Ha Noi Joint Stock Company	8,236,738,977	-	5,496,501,757	-
- Vietnam Electromechanical and Construction JSC	21,700,610,682	(21,700,610,682)	21,700,610,682	(21,700,610,682)
- Long Giang Construction JSC	2,815,387,080	(2,815,387,080)	2,815,387,080	(2,815,387,080)
- Vietnam Trading Development JSC	6,807,724,175	-	6,807,724,175	-
- Bach Viet Group JSC	19,242,360,000	(3,851,621,039)	19,242,360,000	(3,851,621,039)
- TQV Investment, Construction, Trading and Services Joint Stock Company	17,609,731,106	-	-	-
- Other customers	18,253,834,484	(16,074,148,315)	19,494,289,351	(16,074,148,315)
Total	169,952,393,589	(50,958,550,876)	150,272,613,238	(50,958,550,876)

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

8. SHORT-TERM ADVANCES TO SUPPLIERS

	30/06/2026		01/01/2026	
	Amount VND	Provision VND	Amount VND	Provision VND
<i>Advances to related parties</i>				
- University of Civil Engineering Consulting Company Limited	57,010,627,995	(200,000,000)	2,000,000,000	(200,000,000)
- Rivera Investment JSC	1,800,000,000		1,800,000,000	-
- Mr. Nguyen Toan Thang	55,010,627,995			
	200,000,000	(200,000,000)	200,000,000	(200,000,000)
Advances to other suppliers	7,388,215,944	(2,969,641,096)	4,722,458,505	(2,969,641,096)
- Long Giang Engineering and Construction Joint Stock Company	2,255,705,197	-	-	-
- Other parties	5,132,510,747	(2,969,641,096)	4,722,458,505	(2,969,641,096)
Total	64,398,843,939	(3,169,641,096)	6,722,458,505	(3,169,641,096)

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

9. OTHER RECEIVABLES

	30/06/2026		01/01/2026	
	Amount	Provision	Amount	Provision
	VND	VND	VND	VND
Short-term				
<i>Receivables from related parties</i>				
- Long Giang Investment Group JSC	59,056,102,407	(1,626,901,664)	19,260,545,288	(1,626,901,664)
- Nghia Do Trading and Services JSC	30,846,188,740	(35,636,000)	2,134,825,708	(35,636,000)
- Rivera Investment JSC	21,157,859,447	(35,636,000)	1,871,984,615	(35,636,000)
	1,805,488,200			
	7,882,841,093		262,841,093	-
<i>Receivables from other entities and individuals</i>	28,209,913,667	(1,591,265,664)	17,125,719,580	(1,591,265,664)
- Long Giang Engineering & Construction JSC	-	-	261,164,915	-
- Rivera Ha Noi Joint Stock Company	509,440,785	-	81,508,228	-
- Loan interest receivables	-	-	2,331,319,136	-
- Advances to individuals	26,099,732,612		11,959,997,423	-
- Other short-term receivables	1,600,740,270	(1,591,265,664)	2,491,729,878	(1,591,265,664)
Long-term				
<i>Receivables from related parties</i>	348,681,185,410	-	558,320,208,250	-
- Viet Hung Urban Area Project (1)	343,465,198,250	-	549,806,998,250	-
<i>Receivables from other entities and individuals</i>	343,465,198,250	-	549,806,998,250	-
- Deposits and collaterals	5,215,987,160	-	8,513,210,000	-
+ Rivera Park Can Tho Project	5,215,987,160	-	8,513,210,000	-
+ Finance lease deposit	4,981,987,160	-	8,279,210,000	-
	234,000,000		234,000,000	-
Cộng	407,737,287,817	(1,626,901,664)	577,580,753,538	(1,626,901,664)

(1) This represents the Company's investment in the Viet Hung Project under the Business Cooperation Contract entered into with its business partner. Under the Contract, the Company's capital contribution accounts for 67.5% of the total capital contribution to the Project located in Viet Hung New Urban Area, Viet Hung Ward, Ha Noi City. On 30 June 2026, the Company entered into Deposit Agreement No. 2206/2026/TTĐC/LGL-LGG, pursuant to which the parties agreed on a transfer consideration of VND 280,000,000,000 for the Company's capital contribution interest actually utilized for the Project. As of the date of signing the Deposit Agreement, the Company had received the full deposit amount equivalent to 10% of the agreed transfer consideration.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

10. INVENTORIES

	30/06/2026		01/01/2026	
	Historical Cost	Provision	Historical Cost	Provision
	VND	VND	VND	VND
Work-in-progress				
Rivera Park Can Tho Project (1)	131,395,059,159	-	117,802,118,400	-
	124,489,271,063	-	110,596,827,302	-
Other Projects	6,905,788,096	-	7,205,291,098	-
Goods	-	-	-	-
Real Estate Properties Held for Sale				
Thanh Thai Project (2)	290,490,774,996	-	292,190,014,387	-
+ Lot A	281,613,484,230	-	280,449,440,076	-
	2,044,268,386	-	2,044,268,386	-
+ Lot C	279,569,215,844	-	278,405,171,690	-
Vu Trong Phung Project (3)	8,877,290,766	-	11,740,574,311	-
Total	421,885,834,155	-	409,992,132,787	-

(1) The “Rivera Park Can Tho Commercial Center, Office and Residential Complex Project” has a total land area of 6,228 square meters, intended for the development of high-rise residential buildings, commercial and service facilities, office buildings, villa housing, townhouses, and technical infrastructure works. On 19 March 2026, the People’s Committee of Can Tho City issued Decision No.1108/QĐ-UBND regarding the permission for Long Giang Urban Development and Investment Joint Stock Company to change the land use purpose and lease the land for the implementation of the Rivera Park Can Tho Commercial Center, Office and Residential Complex Project in Cai Khe Ward, Can Tho City. Currently, the Project has fulfilled all necessary procedures for commencement.

(2) The Thanh Thai Apartment Building Investment Project is implemented pursuant to Business Cooperation Contract No. 0104/HTKD/LGL – VIE, titled “Cooperation for the implementation of the Thanh Thai Apartment Building Investment Project at Land Lot B29, No. 7/28 Thanh Thai Street, Ward 14, District 10 (now Dien Hong Ward), Ho Chi Minh City”, dated 01 April 2014, entered into between the Company and Vietnam Trade Development Joint Stock Company (Vietradico). On 23 August 2025, the People’s Committee of Ho Chi Minh City approved the final accounts of Block C via Official Letter No. 1309/UBND-DT regarding the value of the 288-apartment building of Block C, Thanh Thai Apartment Complex, Ward 14, District 10 (now Dien Hong Ward), with an approved final account value of VND 289,994,797,053 (inclusive of VAT and exclusive of interest expenses). The parties are continuing to coordinate for the appraisal of incurred costs and the supplementation of the final accounts for Block C of the Thanh Thai Apartment Complex. The final settlement value of Block C shall be determined on the basis of the final accounts approved by the People’s Committee of Ho Chi Minh City.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

11. INVENTORIES (CONTINUED)

(3) The Office, Service and Residential Complex Construction Project at 69 Vu Trong Phung Street, implemented pursuant to Business Cooperation Contract No. 396A/HTKD, titled “Cooperation for the implementation of the Office, Service and Residential Complex Construction Investment Project at 69 Vu Trong Phung Street, Thanh Xuan District, Hanoi”, dated 15 October 2009, entered into between the Company and Central Monuments Restoration and Cultural Equipment Joint Stock Company.

12. NON-PERFORMING LOANS

	30/06/2026		01/01/2026	
	Values	Provision	Values	Provision
	VND	VND	VND	VND
Related Parties				
- Long Giang Investment JSC	285,636,000	(285,636,000)	285,636,000	(285,636,000)
- Viet Hung Garment and Embroidery Real Estate Investment Company Limited	35,636,000	(35,636,000)	35,636,000	(35,636,000)
- Mr. Nguyen Toan Thang – Member of the Board of Directors	50,000,000	(50,000,000)	50,000,000	(50,000,000)
	200,000,000	(200,000,000)	200,000,000	(200,000,000)
Other Entities and Individuals	60,840,917,875	(60,840,917,875)	60,840,917,875	(60,840,917,875)
- Vietnam Electromechanical and Construction JSC	21,700,610,682	(21,700,610,682)	21,700,610,682	(21,700,610,682)
- Vietnam Construction and Engineering JSC	5,586,161,832	(5,586,161,832)	5,586,161,832	(5,586,161,832)
- COMA Real Estate JSC	956,866,074	(956,866,074)	956,866,074	(956,866,074)
- Dong Duong Technology Construction Corporation	235,628,628	(235,628,628)	235,628,628	(235,628,628)
- Long Viet JSC	1,704,662,296	(1,704,662,296)	1,704,662,296	(1,704,662,296)
- Hanoi Construction JSC No.1	2,700,617,731	(2,700,617,731)	2,700,617,731	(2,700,617,731)
- Construction Company No.1	725,814,494	(725,814,494)	725,814,494	(725,814,494)
- Delta Construction Company	681,210,289	(681,210,289)	681,210,289	(681,210,289)
- Lilama Hanoi JSC	828,693,477	(828,693,477)	828,693,477	(828,693,477)
- Bridge Company No. 12	644,405,913	(644,405,913)	644,405,913	(644,405,913)
- Bach Viet Group JSC	3,851,621,039	(3,851,621,039)	3,851,621,039	(3,851,621,039)
- Mr. Nguyen Tin – Rivera Park Hanoi apartment buyer	3,937,872,450	(3,937,872,450)	3,937,872,450	(3,937,872,450)
- Ms. Dang Thi Thuy Trang – Rivera Park Saigon apartment buyer	2,578,911,310	(2,578,911,310)	2,578,911,310	(2,578,911,310)
- Accounts Receivable from Other Entities and Individuals	14,707,841,660	(14,707,841,660)	14,707,841,660	(14,707,841,660)
Total	61,126,553,875	(61,126,553,875)	61,126,553,875	(61,126,553,875)

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

13. TANGIBLE FIXED ASSETS

	Transportation Transmission Equipment <u>VND</u>	Management Tools and Equipment <u>VND</u>	Total <u>VND</u>
COST			
01/01/2026	18,611,651,356	7,395,798,055	26,007,449,411
- Other increases	1,148,181,818	32,851,851	1,181,033,669
30/06/2026	19,759,833,174	7,428,649,906	27,188,483,080
ACCUMULATED DEPRECIATION			
01/01/2026	(17,477,934,199)	(7,361,996,174)	(24,839,930,373)
- Depreciation for the period	(303,839,619)	(9,092,283)	(312,931,902)
- Other increases	-	-	-
30/06/2026	(17,781,773,818)	(7,371,088,457)	(25,152,862,275)
NET BOOK VALUE	-	-	-
01/01/2026	1,133,717,157	-	1,167,519,038
30/06/2026	1,978,059,356	57,561,449	2,035,620,805

14. INTANGIBLE FIXED ASSETS

	Real Estate Management Software <u>VND</u>	Total <u>VND</u>
COST		
01/01/2026	160,000,000	160,000,000
31/03/2026	160,000,000	160,000,000
ACCUMULATED AMORTIZATION		
01/01/2026	(160,000,000)	(160,000,000)
31/03/2026	(160,000,000)	(160,000,000)
NET BOOK VALUE		
01/01/2026	-	-
31/03/2026	-	-

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

15. SHORT-TERM TRADE PAYABLES

	30/06/2026		01/01/2026	
	Amount	Recoverable Amount	Amount	Recoverable Amount
	VND	VND	VND	VND
Payables to related parties				
- Long Giang Investment Group Joint Stock Company	17,114,702,586	17,114,702,586	18,318,447,568	18,318,447,568
- Rivera Investment Joint Stock Company	1,940,286,616	1,940,286,616	1,607,135,198	1,607,135,198
- Rivera Homes Property Management and Operation JSC	3,899,079,189	3,899,079,189	3,899,079,189	3,899,079,189
- Xuan Thuy Trading and Service Investment JSC	111,687,261	111,687,261	111,687,261	111,687,261
- Hung Tri Refrigeration Industry JSC	3,940,387,281	3,940,387,281	3,677,283,681	3,677,283,681
Payables to other suppliers				
- Meco Real Estate JSC	7,223,262,239	7,223,262,239	9,023,262,239	9,023,262,239
- Long Giang Engineering and Construction JSC	52,853,982,000	52,853,982,000	60,629,078,020	60,629,078,020
- Binh Yen Co., Ltd.	14,906,802,770	14,906,802,770	14,906,802,770	14,906,802,770
- An Cuong Wood JSC	-	-	4,792,657,365	4,792,657,365
- Other suppliers	9,018,905,012	9,018,905,012	9,018,905,012	9,018,905,012
	1,106,382,808	1,106,382,808	1,955,399,838	1,955,399,838
	27,821,891,410	27,821,891,410	29,955,313,035	29,955,313,035
Total	69,968,684,586	69,968,684,586	78,947,525,588	78,947,525,588

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

16. SHORT-TERM ADVANCES FROM CUSTOMERS

	30/06/2026		01/01/2026	
	Amount	Recoverable Amount	Amount	Recoverable Amount
	VND	VND	VND	VND
- Advance payment for Thanh Thai Project	2,701,342,291	2,701,342,291	2,701,342,291	2,701,342,291
- Advance payment for Vu Trong Phung Project	1,235,885,642	1,235,885,642	2,176,527,317	2,176,527,317
- Other customers	670,942,161	670,942,161	670,942,207	670,942,207
Total	4,608,170,094	4,608,170,094	5,548,811,815	5,548,811,815

17. TAXES AND AMOUNTS PAYABLE/RECEIVABLE TO/FROM THE STATE

	01/01/2026	Incurring during the period	Paid during the period	30/06/2026
	VND	VND	VND	VND
Amounts Payable				
- Corporate income tax	31,624,742,552	40,130,137	31,664,872,689	-
- Personal income tax	3,926,876,579	699,911,302	4,566,481,277	60,306,604
- Environmental protection tax	45,339,657	-	45,339,657	-
- Other tax	-	1,239,508	1,239,508	-
- Late payment penalty	24,384,500,209	2,028,498,159	26,412,998,368	-
Total	59,981,458,997	2,769,779,106	62,690,931,499	60,306,604
Late payment penalty				

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

17. TAXES AND AMOUNTS PAYABLE/RECEIVABLE TO/FROM THE STATE (CONTINUED)

	01/01/2026	Receivables arising during the period	Collections during the period	30/06/2026
	VND	VND	VND	VND
Taxes and other receivables				
- Deductible value-added tax	9,734,234,167	4,099,930,768	2,911,993,483	10,922,171,452
Total	9,734,234,167	4,099,930,768	2,911,993,483	10,922,171,452

18. LOANS AND FINANCE LEASE LIABILITIES

	30/06/2026	During the year		01/01/2026
	Amount	Repayable	Increase	Decrease
Short-term loans and finance lease liabilities	302,855,879,446	302,855,879,446	112,955,984,781	103,634,398,179
<i>Short-term loans</i>	<i>302,855,879,446</i>	<i>302,855,879,446</i>	<i>112,955,984,781</i>	<i>103,634,398,179</i>
- Nghia Do Trading and Service JSC	2,845,000,000	2,845,000,000	250,000,000	2,595,000,000
- Xuan Thuy Trading and Service JSC	17,270,000,000	17,270,000,000	1,000,000,000	16,270,000,000
- Van Xuan Urban Development JSC	4,338,990,000	4,338,990,000		4,338,990,000
- Bach Viet Real Estate JSC	4,779,220,533	4,779,220,533		4,779,220,533
- TBM Saigon Hanoi Co., Ltd	-	-		254,155,343
- Viet Hung Embroidery Real Estate JSC	2,690,000,000	2,690,000,000		1,320,000,000
- Rivera Homes Real Estate Management and Operation JSC	14,450,000,000	14,450,000,000	9,950,000,000	9,950,000,000
- Rivera Investment JSC	3,021,873,974	3,021,873,974	3,250,000,000	24,150,000,000
- Rivera Hanoi JSC	29,144,978,318	29,144,978,318	21,796,482,000	35,151,503,682
- Minh Phat JSC	-	-	3,316,185,792	3,316,185,792
- Individual loans	224,315,816,621	224,315,816,621	73,393,316,989	29,492,553,362
Long-term loans and finance lease liabilities	123,402,513,013	123,402,513,013	136,538,513,013	70,503,631,318
- Long-term liabilities (term over 1 year)	123,402,513,013	123,402,513,013	136,538,513,013	70,503,631,318
<i>Personal loans</i>	<i>23,000,000,000</i>	<i>23,000,000,000</i>	<i>36,136,000,000</i>	<i>70,503,631,318</i>
+ <i>Rivera Investment JSC</i>	<i>20,000,000,000</i>	<i>20,000,000,000</i>	<i>20,000,000,000</i>	-
+ <i>Military Commercial Joint Stock Bank</i>	<i>80,402,513,013</i>	<i>80,402,513,013</i>	<i>80,402,513,013</i>	-
Total	426,258,392,459	426,258,392,459	249,494,497,794	174,138,029,497
				350,901,924,162

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

18. LOANS AND FINANCE LEASE LIABILITIES (CONTINUED)

Description	30/06/2026		During the year		01/01/2026	
	Amount	Repayable	Increase	Decrease	Amount	Repayable
Of which: Loans and liabilities with related parties:	65,060,767,561	65,060,767,561	59,906,000,000	85,833,631,318	90,988,398,879	90,718,398,879
- Nghia Do Trading and Service JSC	2,845,000,000	2,845,000,000	250,000,000	-	2,595,000,000	2,595,000,000
- Xuan Thuy Trading and Service JSC	17,270,000,000	17,270,000,000	1,000,000,000	-	16,270,000,000	16,000,000,000
- Rivera Homes Real Estate Management and Operation JSC	14,450,000,000	14,450,000,000	9,950,000,000	9,950,000,000	14,450,000,000	14,450,000,000
- Viet Hung Embroidery Real Estate JSC	2,690,000,000	2,690,000,000	-	1,320,000,000	4,010,000,000	4,010,000,000
- Mr. Le Ha Giang – Chairman of the Board of Directors	7,426,067,561	7,426,067,561	-	-	7,426,067,561	7,426,067,561
- Mr. Tran Hai Anh – Member of the Board of Directors	3,385,000,000	3,385,000,000	-	1,060,000,000	4,445,000,000	4,445,000,000
- Mrs. Ngô Thị Thanh Hòa – A related party of the Chairman of the Board of Directors	3,000,000,000	3,000,000,000	36,136,000,000	70,503,631,318	37,367,631,318	37,367,631,318
- Mr. Le The Vinh – A related party of the Chairman of the Board of Directors	-	-	-	3,000,000,000	3,000,000,000	3,000,000,000
- Mr. Nguyen Manh Ha – Member of Executive Management	1,324,700,000	1,324,700,000	-	-	1,324,700,000	1,324,700,000
- Ông Lê Long Giang – Member of Executive Management	12,670,000,000	12,670,000,000	12,570,000,000	-	100,000,000	100,000,000

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

19. SHORT-TERM ACCRUED EXPENSES

	30/06/2026	01/01/2026
	VND	VND
- Other short-term accrued expenses	17,044,004	889,315,947
Total	17,044,004	889,315,947

20. BONUS AND WELFARE FUNDS

	30/06/2026	01/01/2026
	VND	VND
- Bonus fund	9,942,339,357	10,531,512,357
- Welfare fund	6,219,222,648	6,595,614,946
- Bonus fund for management and executives	448,389,094	448,389,094
Total	16,609,951,099	17,575,516,397

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

21. OTHER PAYABLES

	30/06/2026	01/01/2026
	VND	VND
Short-term payables	126,387,089,161	65,287,331,051
<i>Payables to related parties (*)</i>	<i>33,250,502,654</i>	<i>3,584,542,475</i>
<i>Payables to other organizations and individuals</i>	<i>93,136,586,507</i>	<i>61,702,788,576</i>
- Project maintenance fund	18,407,223,838	19,340,467,234
- Project apartment management fees	361,999,735	355,086,235
- Bach Viet Real Estate JSC – Payable for the business cooperation in the Vu Trong Phung Project	10,611,518,428	10,611,518,428
- Interest payable to other organizations and individuals	33,280,458,089	23,503,350,924
- Fees for borrowing individual assets used as collateral	3,244,022,884	775,326,423
- Other short-term payables	27,231,363,533	7,117,039,332
Long-term payables	139,894,190,608	140,234,161,677
<i>Payables to related parties (*)</i>	<i>29,134,741,913</i>	<i>28,934,091,227</i>
<i>Payables to other organizations and individuals</i>	<i>110,759,448,695</i>	<i>111,300,070,450</i>
- Vietnam Trading and Development Investment JSC – Payable for the business cooperation in the Thanh Thai Project (**)	53,666,574,364	53,666,574,364
- Central Joint Stock Company for Monument Restoration and Cultural Equipment (**)	57,092,874,331	57,633,496,086
+ Provisional result of the business cooperation in the Vu Trong Phung Project	37,476,200,000	39,476,200,000
+ Late payment interest	19,616,674,331	18,157,296,086
Total	266,281,279,769	205,521,492,728

(*) Detailed disclosure of related parties

	30/06/2026	01/01/2026
	VND	VND
Short-term payables	33,250,502,654	3,584,542,475
<i>Payables to related parties</i>	<i>33,250,502,654</i>	<i>3,584,542,475</i>
- Long Giang Investment Group Joint Stock Company	28,882,775,345	882,775,345
+ Deposit for the acquisition of the capital contribution interest under the Business Cooperation Contract of the Viet Hung Project	28,000,000,000	-
+ Other payables	882,775,345	882,775,345
- Nghia Do Trading and Services Joint Stock Company	544,351,651	376,698,507
- Rivera Investment Joint Stock Company	2,366,282,999	1,082,005,786
- Rivera Homes Real Estate Management and Operation Joint Stock Company	15,770,039	15,770,039
- Remuneration payable to the Board of Directors and the Board of Supervisors	1,208,888,889	1,208,888,889
Mr Le Long Giang	135,201,099	-
- Mr Nguyen Manh Ha	97,232,632	18,403,909
Long-term payables	29,134,741,913	28,934,091,227
<i>Payables to related parties</i>	<i>29,134,741,913</i>	<i>28,934,091,227</i>

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

- Rivera Investment Joint Stock Company – Business cooperation in the Can Tho Project	6,600,000,000	6,600,000,000
- Xuan Thuy Trading and Services Investment JSC	22,534,741,913	22,334,091,227
+ <i>Provisional result of the business cooperation in the Vu Trong Phung Project</i>	11,547,673,158	11,347,022,472
+ <i>Interest payable on loans</i>	10,987,068,755	10,987,068,755

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

22. OWNERS' EQUITY

22.1 STATEMENT OF CHANGES IN EQUITY

Item	Owners' Capital	Share Premium	Treasury Shares	Investment and Development Fund	Other Equity Funds	Retained Earnings After Tax	Total
	VND	VND	VND	VND	VND	VND	VND
01/01/2025	515,000,000,000	1,425,992,965	(43,500,000)	42,696,514,304	20,954,525,811	97,026,164,476	677,059,697,556
- Loss in the previous year	-	-	-	-	-	20,463,408,155	20,463,408,155
31/12/2025	515,000,000,000	1,425,992,965	(43,500,000)	42,696,514,304	20,954,525,811	117,489,572,631	697,523,105,711
01/01/2026	515,000,000,000	1,425,992,965	(43,500,000)	42,696,514,304	20,954,525,811	117,489,572,631	697,523,105,711
- Profit for the current period	-	-	-	-	-	3,137,130,876	3,137,130,876
- Remuneration paid to the Board of Directors and the Board of Supervisors	-	-	-	-	-	(1,000,000,000)	(1,000,000,000)
30/06/2026	515,000,000,000	1,425,992,965	(43,500,000)	42,696,514,304	20,954,525,811	119,626,703,507	699,660,236,587

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

22.2 TRANSACTIONS IN EQUITY WITH OWNERS AND DIVIDEND, PROFIT DISTRIBUTION

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
- Owner's Investment Capital		
+ Beginning balance	515,000,000,000	515,000,000,000
+ Additional capital during the period	-	-
+ Ending balance	515,000,000,000	515,000,000,000
- Dividends and profit distributed	-	-

22.3 SHARES

	30/06/2026	01/01/2026
	CP	CP
Number of registered shares issued	51,500,000	51,500,000
Number of shares sold to the public	51,500,000	51,500,000
+ Common shares	51,500,000	51,500,000
Number of treasury shares (repurchased)	2,900	2,900
+ Common shares	2,900	2,900
Outstanding shares	51,497,100	51,497,100
+ Common shares	51,497,100	51,497,100
Par value per share (VND/share)	10,000	10,000

23. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
- Revenue from goods sold	16,008,846,460	31,514,240,348
- Revenue from service provision	7,063,676,053	8,265,788,413
- Revenue from real estate sales	3,337,830,202	-
Total	26,410,352,715	39,780,028,761

24. COST OF GOODS SOLD

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
- Cost of goods sold	16,004,040,850	31,565,404,560
- Cost of services rendered	6,977,322,426	7,759,554,824
- Cost of real estate sales	3,208,066,014	-
Total	26,189,429,290	39,324,959,384

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

25. FINANCIAL INCOME

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
- Interest income from loans and bond investments	1,875,448,189	1,173,509,720
+ <i>Interest income from loans</i>	1,875,448,189	1,173,509,720
- Interest income from demand deposits	11,466,965	719,213
- Dividends and profit distributed	10,445,488,200	17,280,000,000
- Profit from business cooperation	19,301,232,650	-
Total	31,633,636,004	18,454,228,933

26. FINANCIAL EXPENSES

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
- Interest expenses	17,158,437,029	12,463,306,165
- Business cooperation expenses	240,780,823	299,969,755
- Asset borrowing expenses	728,266,372	1,142,288,951
- Other financial expenses	55,000	-
Total	18,127,539,224	13,905,564,871

27. SELLING AND GENERAL ADMINISTRATIVE EXPENSES

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
a) General and administrative expenses	8,858,999,877	(1,990,655,822)
- Administrative staff expenses	5,189,797,460	3,816,783,393
- Office supplies expenses	19,447,799	-
- Depreciation of fixed assets	312,931,902	404,405,553
- Taxes, fees and charges	7,604,064	33,699,825
(Reversal of)/allowance for doubtful receivables	-	(9,219,253,393)
- Outsourced service expenses	3,326,718,652	2,953,603,780
- Other expenses	2,500,000	20,105,020
b) Selling expenses	-	-
Total	8,858,999,877	(1,990,655,822)

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

28. OTHER INCOME

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
- Other income	349,006,121	-
Total	349,006,121	-

29. OTHER EXPENSES

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
	VND	VND
- Late payment interest on profit payable under the business cooperation contract of the Rivera Park Hanoi Project	50,982,970	181,302,427
- Late payment interest on tax liabilities	2,028,912,603	634,874,601
Total	2,079,895,573	816,177,028

30. RELATED PARTY DISCLOSURES

List of related individuals

In the second quarter of 2026, members of the Board of Directors, Executive Management, Board of Supervisors, Chief Accountant, Information Disclosure Officer, and their close family members were identified as related parties of the Company.

List of related organizations

Related Party	Relationship
Long Giang Group Joint Stock Company	Major shareholder
Nghia Do Trading and Service Joint Stock Company	Associate
Rivera Investment Joint Stock Company	Associate
Rivera Homes Real Estate Management and Exploitation JSC	Associate
Rivera Dong Thap Limited Liability Company	Associate
Xuan Thuy Investment and Trading Services JSC	Related to the Chairman of the BOD
LG Trading and Service Investment JSC	Related to the Chairman of the BOD
Viet Hung Embroidery - Real Estate Investment JSC	Related to the member of the Board of Supervisors
Long Giang Investment Group Joint Stock Company	Related to the member of the BOD
A Style Construction and Interior Decoration JSC	Related to the member of the BOD
BDC Asia Design Company Limited	Related to the member of the BOD
Rivera Sa-dec Investment Joint Stock Company	Related to the member of the BOD

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

31. GOING CONCERN

There are no events or conditions that cast significant doubt on the Company's ability to continue as a going concern, and the Company has neither the intention nor any obligation to cease or materially curtail its operations.

32. EVENTS AFTER THE REPORTING PERIOD

No events have occurred after the end of the accounting period that require adjustments to or disclosure in these separate financial statements.

33. COMPARATIVE FIGURES

The comparative figures presented in the interim separate balance sheet and the related notes are derived from the Company's audited financial statements as at December 31, 2025, which have been publicly disclosed. The comparative figures presented in the interim separate statement of income, interim separate statement of cash flows, and the related notes are derived from the Company's interim separate financial statements for the period from January 1, 2025 to June 30, 2025.

34. EXPLANATION OF OPERATING RESULTS FOR THE SECOND QUARTER OF 2026

For the second quarter of 2026, the Company's profit after corporate income tax amounted to VND 1.5 billion, representing a decrease of VND 0.1 billion, or 8%, compared with the profit after corporate income tax of VND 1.6 billion recorded in the second quarter of 2025. The change was primarily attributable to the following factors:

- Gross profit from sales and service rendering decreased by VND 0.5 billion compared with the second quarter of 2025.
- Finance income increased by VND 17.6 billion compared with the second quarter of 2025 (Q2 2025: VND 1.6 billion). The increase was mainly attributable to the dividend received from an associate and the recognition of finance income arising from the Business Cooperation Contract relating to the Viet Hung Project under Contract Addendum No. 2712/2025/PLHĐ/LGG-LGL during the second quarter of 2026.
- Finance costs increased by VND 3.2 billion, representing an increase of 49% compared with the second quarter of 2025.
- General and administrative expenses decreased by VND 13.1 billion compared with the second quarter of 2025.
- Other profit decreased by VND 0.9 billion compared with the second quarter of 2025.

Hanoi, 20 July 2026

Prepared by



Nguyen Thi Huyen

Chief Accountant



Dang Thi Loan

General Director



Nguyen Manh Ha