Vingroup Joint Stock Company

Interim consolidated financial statements

For the six-month period ended 30 June 2026

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Vingroup Joint Stock Company

Interim consolidated financial statements

For the six-month period ended 30 June 2026

CONTENTS

GENERAL INFORMATION

THE COMPANY

Vingroup Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate No. 0103001016 issued by the Hanoi Department of Planning and Investment on 3 May 2002 and the Business Registration Certificate No. 0101245486 re-issued on 12 May 2010. The Company subsequently received amended Enterprise Registration Certificates, with the 77th amendment dated 15 July 2026 as the latest.

The Company's shares were officially listed on the Ho Chi Minh City Stock Exchange ("HOSE") from 19 September 2007 pursuant to Decision No.106/QD-TTGDHCM issued by the Director of HOSE on 7 September 2007.

The current principal activities of the Company are to invest in, construct and trade real estate properties; to carry out capital mobilisation and investment activities; and to provide general administrative services. The current principal activities of the Company's subsidiaries are presented in Appendix 1.

The Company's head office is registered at No. 7, Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi, Vietnam. Its branch is located at No. 72, Le Thanh Ton Street and No. 45A, Ly Tu Trong Street, Sai Gon 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. Pham Nhat Vuong	Chairman
Ms. Pham Thuy Hang	Vice Chairwoman
Ms. Pham Thu Huong	Vice Chairwoman
Ms. Nguyen Dieu Linh	Vice Chairwoman
Mr. Nguyen Viet Quang	Vice Chairman
Mr. Adil Ahmad	Independent Board member
Mr. Chin Michael Jaewuk	Independent Board member
Mr. Ronaldo Dy-Liacco Ibasco	Independent Board member

BOARD OF SUPERVISION

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

Mr. Nguyen The Anh	Head of Board of Supervision
Ms. Do Thi Hong Van	Member
Ms. Nguyen Hong Mai	Member

MANAGEMENT

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

Mr. Nguyen Viet Quang	Chief Executive Officer
Ms. Mai Huong Noi	Deputy Chief Executive Officer
Ms. Duong Thi Hoan	Deputy Chief Executive Officer

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr. Nguyen Viet Quang.

AUDITORS

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

Vingroup Joint Stock Company

REPORT OF THE MANAGEMENT

The management of Vingroup Joint Stock Company ("the Company") is pleased to present this report and the interim consolidated financial statements of the Company and its subsidiaries (collectively referred to as the "Group") for the six-month period ended 30 June 2026.

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

The management is responsible for the interim consolidated financial statements of each financial period which give a true and fair view of the interim consolidated financial position of the Group, and of the interim consolidated results of its operations and its interim consolidated cash flows for the period. In preparing those interim consolidated 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 consolidated financial statements; and
- prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue its business.

The management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim consolidated financial position of the Group and for ensuring that the accounting records comply with the applied accounting system. The management is also responsible for safeguarding the assets of the Group 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 consolidated financial statements.

STATEMENT BY THE MANAGEMENT

The management does hereby state that, in its opinion, the accompanying interim consolidated financial statements give a true and fair view of the interim consolidated financial position of the Group as at 30 June 2026, and of the interim consolidated results of its operations and its interim consolidated 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 consolidated financial statements.

29 August 2026

CHIEF EXECUTIVE OFFICER

Nguyen Viet Quang

Ernst & Young Vietnam Limited
2 Hai Trieu Street, Sai Gon Ward
Ho Chi Minh City, Vietnam

Tel: +84 28 3824 5252
Email: eyhcmc@vn.ey.com
Website (EN): ey.com/en_vn
Website (VN): ey.com/vi_vn

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Reference: 11537055/69466503-HN/LR

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS

To: The Shareholders of Vingroup Joint Stock Company

We have reviewed the accompanying interim consolidated financial statements of Vingroup Joint Stock Company ("the Company") and its subsidiaries (collectively referred to as "the Group"), as prepared on 29 August 2026 and set out on pages 6 to 128 which comprise the interim consolidated statement of financial position as at 30 June 2026, the interim consolidated income statement and the interim consolidated cash flow statement for the six-month period then ended and the notes thereto.

The management's responsibility

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

Auditors' responsibility

Our responsibility is to express a conclusion on these interim consolidated 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 consolidated financial statements do not give a true and fair view, in all material respects, of the interim consolidated financial position of the Group as at 30 June 2026, and of the interim consolidated results of its operations and its interim consolidated 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 consolidated financial statements.

Hanoi, Vietnam

29 August 2026

Ernst & Young Vietnam Limited

CÔNG TY TNHH ERNST & YOUNG VIỆT NAM

Bui Anh Tuan
Deputy General Director
Audit Practising Registration Certificate No. 1067-2023-004-1

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Currency: VND million

ASSETS	Code	Notes	Ending balance	Beginning balance *(Restated)*
A. CURRENT ASSETS	**100**		**842,400,726**	**658,772,464**
I. Cash and cash equivalents	***110***	***5***	***76,396,702***	***72,226,561***
1. Cash	111		67,956,567	35,442,719
2. Cash equivalents	112		8,440,135	36,783,842
II. Current investments	***120***		***36,445,127***	***28,216,858***
1. Held-for-trading securities	121	6.1	399,045	1,583,614
2. Short-term held-to-maturity investments	123	6.2	36,128,787	26,729,436
3. Provision for diminution in value of held-to-maturity investments	124	6.2	(82,705)	(96,192)
III. Current receivables	***130***		***303,176,023***	***248,831,549***
1. Short-term trade receivables	131	7.1	34,900,479	35,205,585
2. Short-term advances to suppliers	132	7.2	135,349,276	84,195,016
3. Other short-term receivables	135	8	133,585,788	130,130,850
4. Provision for short-term doubtful receivables	136	9	(659,520)	(699,902)
IV. Inventories	***140***	***10***	***284,664,807***	***201,580,276***
1. Inventories	141		289,277,298	213,465,632
2. Provision for diminution in value of inventories	142		(4,612,491)	(11,885,356)
V. Other current assets	***160***		***141,718,067***	***107,917,220***
1. Short-term deferred expenses	161	11	5,154,065	4,610,562
2. Deductible value-added tax	162		8,311,877	13,568,614
3. Taxes and other receivables from the State	163	22	362,808	266,775
4. Other current assets	165	12	127,889,317	89,471,269

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

Currency: VND million

ASSETS	Code	Notes	Ending balance	Beginning balance *(Restated)*
B. NON-CURRENT ASSETS	**200**		**466,945,756**	**459,850,161**
I. Non-current receivables	***210***		***30,855,431***	***5,573,294***
1. Long-term trade receivables	211	7.1	1,787,272	808,169
2. Other long-term receivables	215	8	29,068,159	4,765,125
II. Fixed assets	***220***		***107,236,697***	***195,394,144***
1. Tangible fixed assets	221	13	98,659,550	158,914,158
Cost	222		139,470,938	229,032,461
Accumulated depreciation	223		(40,811,388)	(70,118,303)
2. Finance leases	224		99,985	147,132
Cost	225		327,669	308,317
Accumulated depreciation	226		(227,684)	(161,185)
3. Intangible fixed assets	227	14	8,477,162	36,332,854
Cost	228		13,019,130	69,353,838
Accumulated amortisation	229		(4,541,968)	(33,020,984)
III. Investment properties	***240***	***15***	***19,261,036***	***19,353,620***
1. Cost	241		22,972,381	22,681,433
2. Accumulated depreciation	242		(3,711,345)	(3,327,813)
IV. Non-current assets in progress	***250***		***123,207,522***	***131,774,981***
1. Construction in progress	252	17	123,207,522	131,774,981
V. Non-current investments	***260***	***18***	***53,425,274***	***53,503,424***
1. Investments in jointly controlled entities and associates	262	18.1	9,884,991	10,437,972
2. Investments in other entities	263	18.2	43,986,162	44,490,445
3. Provision for diminution in value of long-term investments in other entities	264	18.2	(2,822,943)	(3,339,307)
4. Long-term held-to-maturity investments	265	18.3	2,377,064	1,914,314
VI. Other non-current assets	***270***		***132,959,796***	***54,250,698***
1. Long-term deferred expenses	271	11	9,078,477	9,153,790
2. Deferred tax assets	272	35.3	1,748,358	1,790,889
3. Other long-term assets	274	12	118,474,536	39,350,025
4. Goodwill	279	19	3,658,425	3,955,994
TOTAL ASSETS (280 = 100 + 200)	**280**		**1,309,346,482**	**1,118,622,625**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

Currency: VND million

RESOURCES	Code	Notes	Ending balance	Beginning balance *(Restated)*
C. LIABILITIES	**300**		**1,117,676,877**	**967,133,690**
I. Current liabilities	***310***		***712,265,494***	***602,600,247***
1. Short-term trade payables	311	20.1	36,210,728	57,785,917
2. Short-term advances from customers	312	20.3	179,009,967	139,519,412
3. Dividends and profits payables	313	21	6,983,182	8,218
4. Short-term statutory obligations	314	22	62,653,354	35,125,248
5. Payables to employees	315		2,332,889	2,499,134
6. Short-term accrued expenses	316	23	93,225,760	98,653,396
7. Short-term deferred revenues	319	24	6,650,144	7,054,915
8. Other short-term payables	320	25	187,366,683	122,510,784
9. Short-term loans and finance lease obligations	321	26	135,759,351	129,146,167
10. Short-term provisions	322	27	2,073,436	10,297,056
II. Non-current liabilities	***330***		***405,411,383***	***364,533,443***
1. Long-term trade payables	331	20.2	45,727,028	-
2. Long-term advances from customers	332	20.3	2,881,435	949,876
3. Long-term accrued expenses	334	23	2,048,447	2,873,387
4. Long-term deferred revenues	337	24	2,593,385	5,522,282
5. Other long-term liabilities	338	25	122,866,783	123,085,730
6. Long-term loans and finance lease obligations	339	26	220,051,194	209,354,865
7. Deferred tax liabilities	342	35.3	3,718,090	2,370,025
8. Long-term provisions	343	27	5,525,021	20,377,278

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

Currency: VND million

RESOURCES	Code	Notes	Ending balance	Beginning balance (Restated)
D. OWNERS' EQUITY	**400**		**191,669,605**	**151,488,935**
1. Owner's contributed capital	411	28	77,334,919	77,334,919
- *Ordinary shares with voting rights*	*411a*		*77,060,310*	*77,060,310*
- *Preference shares*	*411b*		*274,609*	*274,609*
2. Share premium	412	28	5,970,388	2,037,169
3. Other owners' capital	414	28	15,306,530	15,306,530
4. Treasury shares	415	28	(714,713)	(1,344,123)
5. Foreign exchange differences reserve	417	28	833,634	(163,385)
6. Other funds belonging to owners' equity	419	28	127,845	117,845
7. Undistributed earnings	420	28	72,146,057	54,277,387
- *Undistributed earnings by the end of prior year*	*420a*		*54,270,180*	*44,459,675*
- *Undistributed earnings of current period*	*420b*		*17,875,877*	*9,817,712*
8. Non-controlling interests	429	28	20,664,945	3,922,593
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	**440**		**1,309,346,482**	**1,118,622,625**

Approved, 29 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Van Thi Hai Ha	Nguyen Thi Thu Hien	Nguyen Viet Quang

INTERIM CONSOLIDATED INCOME STATEMENT

For the six-month period ended 30 June 2026

Currency: VND million

ITEMS	Code	Notes	Current period	Previous period *(Restated)*
1. Revenue from sale of goods and rendering of services	01	29.1	221,968,415	128,855,882
2. Revenue deductions	02	29.1	48,005	17,248
3. Net revenue from sale of goods and rendering of services (10 = 01 - 02)	10	29.1	221,920,410	128,838,634
4. Cost of goods sold and services rendered	11	30	166,486,727	101,695,078
5. Gross profit from sale of goods and rendering of services (20 = 10 - 11)	20		55,433,683	27,143,556
6. Gain from the sale and disposal of investment properties	21		-	384,250
7. Finance income	22	29.3	25,285,230	6,401,575
8. Finance expenses	23	31	28,673,228	24,229,728
In which: Interest expenses and issuance costs	*24*		*17,787,921*	*13,716,558*
9. Selling expenses	25	32	21,505,911	9,781,769
10. General and administrative expenses	26	32	9,959,631	8,726,089
11. Share of profit of associates, joint ventures	27	18.1	504,437	310,684
12. Operating profit/(loss) {30 = 20 + 21 + 22 - (23 + 25 + 26) + 27}	30		21,084,580	(8,497,521)
13. Other income	31	33	14,680,052	23,515,981
14. Other expenses	32	33	1,364,541	3,859,537
15. Other profit (40 = 31 - 32)	40	33	13,315,511	19,656,444
16. Accounting profit before tax (50 = 30 + 40)	50		34,400,091	11,158,923
17. Current corporate income tax expenses	51	35	13,844,631	6,100,240
18. Deferred tax (income)/expense	52	35	(349,511)	518,881
19. Net profit after tax (60 = 50 - 51 - 52)	60		20,904,971	4,539,802
20. Net profit after tax attributable to shareholders of the parent	61	28.1	15,987,971	6,037,854
21. Net profit/(loss) after tax attributable to non-controlling interests	62	28.1	4,917,000	(1,498,052)

INTERIM CONSOLIDATED INCOME STATEMENT (continued)

For the six-month period ended 30 June 2026

Currency: VND

ITEMS	Code	Notes	Current period	Previous period *(Restated)*
22. Basic earnings per share	**70**	**37**	**1,958**	**770**
23. Diluted earnings per share	**71**	**37**	**1,944**	**758**

Approved, 29 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Van Thi Hai Ha	Nguyen Thi Thu Hien	Nguyen Viet Quang

TẬP ĐOÀN VINGROUP - CÔNG TY CP
MSDN: 0101245486

INTERIM CONSOLIDATED CASH FLOW STATEMENT

For the six-month period ended 30 June 2026

Currency: VND million

ITEMS	Code	Notes	Current period	Previous period *(Restated)*
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	**01**		**34,400,091**	**11,158,923**
2. Adjustments for:				
- Depreciation of tangible fixed assets and investment properties and amortisation of intangible fixed assets (including allocation of land rental amortisation of goodwill)	02		16,450,049	12,993,342
- Provisions	03		14,575,750	6,067,535
- Foreign exchange losses arising from the revaluation of monetary accounts denominated in foreign currency	04		243,531	1,041,720
- Profits from investing and financing activities	05		(26,258,176)	(2,954,328)
- Borrowing costs (including issuance costs during the period)	06	31	17,787,921	13,716,558
3. Operating profit before changes in working capital	**08**		**57,199,166**	**42,023,750**
- Increase, decrease in receivables	09		(70,917,927)	3,562,103
- Increase in inventories	10		(85,064,316)	(13,651,330)
- Increase in payables (other than interest, corporate income tax payables)	11		181,315,234	65,255,311
- Increase, decrease in deferred expenses	12		(2,282,328)	938,580
- Decrease in held-for-trading securities	13		1,583,614	1,628,830
- Borrowing costs paid	14	41	(21,184,692)	(13,708,693)
- Corporate income tax paid	15	22	(11,619,210)	(16,342,988)
Net cash flows from operating activities	**20**		**49,029,541**	**69,705,563**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Payment for the purchase, construction of fixed assets and other long-term assets	21		(45,017,803)	(42,810,289)
2. Proceeds from disposals of fixed assets and other long-term assets	22		2,987,455	605,278
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(20,399,228)	(26,051,798)
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24		9,173,907	5,412,348
5. Payments for investments in other entities (net of cash held by entity being acquired)	25		(138,303,963)	(39,263,973)
6. Proceeds from sale of investments in other entities (net of cash held by entity being disposed)	26		40,286,222	7,448,452
7. Interest and dividend received	27		3,816,673	1,626,109
Net cash flows from investing activities	**30**		**(147,456,737)**	**(93,033,873)**

INTERIM CONSOLIDATED CASH FLOW STATEMENT (continued)

For the six-month period ended 30 June 2026

Currency: VND million

ITEMS	Code	Notes	Current period	Previous period *(Restated)*
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Capital contribution and issuance of shares (including capital contribution from non-controlling interests)	31		7,290,527	1,702,928
2. Capital redemption	32		(750,561)	-
3. Drawdown of borrowings	33		184,847,158	132,090,362
4. Repayment of borrowings	34		(88,598,057)	(78,157,850)
5. Payment of principal of finance lease liabilities	35		(52,388)	(85,334)
6. Dividends paid to owners and non-controlling interests	36		(402,157)	(22,844)
Net cash flows from financing activities	**40**		**102,334,522**	**55,527,262**
Net cash flows for the period (50 = 20 + 30 + 40)	**50**		**3,907,326**	**32,198,952**
Cash and cash equivalents at the beginning of the period	**60**		**72,226,561**	**39,546,396**
Impact of foreign exchange rate fluctuation	61		262,815	558,894
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	**70**	**5**	**76,396,702**	**72,304,242**

Approved, 29 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Van Thi Hai Ha	Nguyen Thi Thu Hien	Nguyen Viet Quang

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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

1. CORPORATE INFORMATION

Vingroup Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate No. 0103001016 issued by the Hanoi Department of Planning and Investment on 3 May 2002 and the Business Registration Certificate No. 0101245486 re-issued on 12 May 2010. The Company subsequently received amended Enterprise Registration Certificates, with the 77th amendment dated 15 July 2026 as the latest.

The Company's shares were officially listed on the Ho Chi Minh Stock Exchange ("HOSE") from 19 September 2007 pursuant to Decision No.106/QD-TTGDHCM issued by the Director of HOSE on 7 September 2007.

The current principal activities of the Company are to invest in, construct and trade real estate properties; to carry out capital mobilization and investment activities; and to provide general administrative services. The current principal activities of the Company's subsidiaries are presented in Appendix 1.

The Group's normal course of business cycle for real estate business starts from the time of being approved as the project investor and commencement of site clearance, construction activities to the time of completion and handover of real estate properties to customers. Thus, the Group's normal course of business cycle for real estate business can last more than 12 months.

The Group's normal course of business cycle of other business activities is 12 months.

The Company's head office is registered at No. 7, Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi, Vietnam. Its branch is located at No. 72, Le Thanh Ton Street and No. 45A, Ly Tu Trong Street, Sai Gon Ward, Ho Chi Minh City, Vietnam.

The number of the Company's employees as at 30 June 2026 is: 386 (31 December 2025: 286).

Corporate structure

As at 30 June 2026, the Group:

- have 118 subsidiaries (as at 31 December 2025: 113 subsidiaries). The information on these subsidiaries, along with the Company's voting rights and equity interest in each subsidiary are detailed in the Appendix 1;
- hold investments in a number of associates and joint venture as disclosed in Note 18.1.

2. BASIS OF PREPARATION

2.1 Use of going concern assumption in preparing the interim consolidated financial statements

The interim consolidated financial statements for the six-month period ended 30 June 2026 have been prepared on a going concern basis, assuming that the Group will be able to utilize its assets and settle its liabilities in the normal course of business in the foreseeable future.

Vingroup JSC, as the parent company, commits to continue providing necessary financial support to certain subsidiaries to the best of its ability. As a result, the Group's ability to continue as a going concern is dependent on the achievement of the Group's business and financing plans, and continued support from its lenders.

As at the date of these interim consolidated financial statements, the Group has prepared its business plans and cash flow projection covering the next twelve months, which includes, amongst others, the following:

- cash flows expected to be generated from its on-going real estate projects;
- cash flows from fund-raising activities to restructure its existing obligations and to finance new projects;
- optimize the Group's operational efficiency to improve operating cash flow

Furthermore, the Group also has the ability to adjust the timing of certain expenditure, if necessary.

As a result, the Group expects to be able to continue its operations and pay its liabilities in the normal course of business in the next 12 months from the date of preparing these interim consolidated financial statements, and, accordingly, will be able to realize its assets and discharge its liabilities in normal course of operations as they come due. On this basis, management has prepared the interim consolidated financial statements for the six-month period ended 30 June 2026 using going concern basis. These interim consolidated financial statements do not include any adjustments to assets and liabilities that may be necessary if the Group is unable to continue as a going concern.

2. BASIS OF PREPARATION (continued)

2.2 Accounting standards and system

The interim consolidated financial statements of the Group expressed in Vietnam dong ("VND"), are prepared compliance 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).

Accordingly, the accompanying interim consolidated 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 consolidated financial position and the interim consolidated results of operations and the interim consolidated cash flows of the Group in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.3 Applied accounting documentation system

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

2.4 Reporting period

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

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

2.5 Accounting currency

The interim consolidated financial statements are prepared in Vietnam dong ("VND") which is also the Company's accounting currency. For the purpose of preparing the interim consolidated financial statements for the six-month period ended 30 June 2026, all amounts are rounded to the nearest million and presented in Vietnam dong million ("VND million").

2. BASIS OF PREPARATION (continued)

2.6 *Basis of consolidation*

The interim consolidated financial statements comprise the interim financial statements of the Company and its subsidiaries for the six-month period ended 30 June 2026.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The interim financial statements of the subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies.

All intra-group interim balances, income and expenses and unrealised gains or losses resulting from intra-group transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the interim consolidated income statement and within equity in the interim consolidated statement of financial position.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.

In case the Group disposes a partial interest in a subsidiary and loses control but retains an interest as an associate or joint venture, the Group's investment is accounted for using the equity method of accounting. Profit/(loss) from this transaction is recognised in the interim consolidated income statement.

In case the Group contributes capital by non-monetary assets or disposes assets to an associate or a joint venture, the gain resulting from the transaction is recognised in the Group's interim consolidated income statement only to the extent of the unrelated investors' interests in that associate or joint venture. The remaining part of the gain is recognised in deferred revenue and after that recognised in the Group's interim consolidated income statement in accordance with the time in which the asset recovered in financial statements of that associate or joint venture.

In case the Group disposes a partial interest in a subsidiary and loses control but retains an interest as an investment in other entities, the Group's investment is accounted for using the cost method. Profit/(loss) from this transaction is recognised in the interim consolidated income statement.

In case the Group previously disposed a partial interest in a subsidiary and recognised difference between the consideration and carrying amount of the transferred equity interest in undistributed earnings in the interim consolidated statement of financial position, and then disposes a further interest in that subsidiary which results in a loss of control, thereby, the Group reclassifies the difference recognised previously in undistributed earnings to the interim consolidated income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Changes in accounting policies and disclosures

The accounting policies adopted by the Group in preparation of the interim consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025 and the interim consolidated financial statements for the six-month period ended 30 June 2025 except for the changes in the accounting policies arising from the initial adoption of Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System ("Circular 99") and Circular No. 43/2026/TT-BTC amending, supplementing Circular 202/2024/TT-BTC providing guidance on preparation and presentation of consolidated financial statements ("Circular 43").

3.1.1 Changes in accounting policies due to the adoption of Circular 99

On 27 October 2025, the Ministry of Finance issued 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. Circular 99 is effective from 1 January 2026 and is applicable to fiscal years beginning on or after 1 January 2026.

The Group has applied changes in accounting policies in accordance with Circular 99, which have affected the Group 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 41.

3.1.2 Changes in accounting policies due to the adoption of Circular 43

On 20 April 2026, the Ministry of Finance issued Circular 43 which is effective for the preparation and presentation of consolidated financial statements for financial years beginning on or after 1 January 2026.

The Group has applied the changes in accounting policies in accordance with the provisions of Circular 43 that have an impact on the Group on a prospective basis, depending on the specific accounts, as guided by the implementation provisions of Circular 43. Accordingly, the Group has also restated the corresponding comparative information for the prior period in respect of certain items to align with the presentation required under Circular 43 in these interim consolidated financial statements, as disclosed in Note 41.

3.2 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.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 Investments

Held-for-trading securities

Held-for-trading securities are initially stated at fair value, being the consideration paid at the trade datė.

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs.

Investment in associates

When the Group acquires investment in associates, the difference between the acquisition cost and the investor's interest in the fair value of net identifiable assets of investees is accounted for as follows:

- Goodwill arising from the acquisition of an investment in associates is included in the investment amount. The Group is not allowed to amortise this goodwill gradually.
- The difference between the Group's interest in the fair value of the investee's net identifiable assets that is greater than the acquisition cost is recognised immediately as the gain when determining the Group's interest in the interim consolidated income statements of the associates in accordance with the period of acquisition of the investment.
- Adjustments related to the Group's interest in the interim consolidated income statements of the associates after the date of acquisition must be made, such as the impairment of fixed assets or depreciation of fixed assets based on their fair value at the acquisition date.

The Group's investment in associates is accounted for using the equity method of accounting. An associate is an entity in which the Group has significant influence that is neither subsidiaries nor joint venture. The Group generally deems they have significant influence if they have at least 20% of the voting rights.

Under the equity method, the investment is carried in the interim consolidated statement of financial position at cost plus post-acquisition changes in the Group's share of net assets of the associates. Goodwill arising from acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortised and subject to annual review for impairment.

The share of post-acquisition profit/(loss) of the associates is presented on face of the interim consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend/profit sharing receivable from associates reduces the carrying amount of the investment.

The interim financial statements of the associates are prepared for the same reporting period and used the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 *Investments* (continued)

Investment in associates (continued)

The Group ceases the use of the equity method of accounting since the date it no longer has significant influence over the associate. If the retained equity interest is a long-term investment, the Group measures the retained equity interest at fair value regarded as the cost on initial recognition. Profit/(loss) from the disposal of associate is recognised in the interim consolidated income statement. The unrealised profits related to interest of the Group in joint venture or associates at the time of ceasing the application of the equity method is also recognised in the interim consolidated income statement.

Investments in joint venture

The Group's investment in joint venture is accounted for using the equity method of accounting. Under the equity method, the investment is carried in the interim consolidated statement of financial position at cost plus post joint venture entity changes in the Group's share of net assets of the joint venture entity.

The share of profit/(loss) of joint venture is presented on the interim consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend/profit sharing receivable from joint venture reduces the carrying amount of the investment.

The interim financial statements of the joint venture are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

Investments in other entities

Investments in other entities are stated at their acquisition 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.

Where fair value is used in assessing provision for investments, the Group determines fair value using valuation models that incorporate significant assumptions, including expected selling prices, project development and market absorption rates, development costs and other relevant factors, etc. These assumptions are based on available information and management's business plans and are reviewed and updated at each reporting date.

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 Receivables

Receivables are presented in the interim consolidated statement of 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 reporting period which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expenses in the interim consolidated income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the difference between the provision for doubtful receivables previously made and historical cost of receivables is recognised in the interim consolidated income statement.

For receivables where the Group does not have sufficient evidence that the amounts can be collected, or where the amounts are considered uncollectible, an allowance for doubtful debts is recognised up to the full outstanding amount recorded in the accounting records.

For overdue receivables where the Group has sufficient evidence supporting their recoverability, including but not limited to assessments of the debtor's financial position, the value of collateral, or other factors relevant to debt recovery, an allowance for doubtful debts is recognised based on the estimated uncollectible amount or according to the applicable ageing percentage of the receivable, whichever is more appropriate.

3.5 Inventories

Inventory property

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 of inventory property comprise direct cost incurred on the property and overheads allocated based on the appropriateness of that property, specifically as follows:

- Freehold and leasehold rights for land;
- Amounts paid to contractors for construction; and
- Borrowing costs, consultancy and design costs, site preparation costs, site clearance and compensation costs, professional fees, construction overheads and other related costs.

Net realizable value is the estimated selling price in the ordinary course of the business, based on market price at the end of the reporting period, and less cost to complete and the estimated selling cost.

The cost of the inventory property sold is recognised in the interim consolidated income statement based on specific identification method.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 *Inventories* (continued)

Inventory for manufacturing activities

Inventories are measured at their historical costs. The cost of inventories comprises costs of purchase and costs of conversion (including costs of raw materials, direct labour, other directly attributable costs, and manufacturing overheads allocated based on normal operating capacity) incurred in bringing the inventories to their present location and condition.

In cases where the net realisable value is lower than cost, inventories are measured at net realisable value. Net realisable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated selling costs.

The Group determines quantities and values of inventories issued during the period based on the quantities and values determined for each transaction and recognises the value of inventories issued as follows:

Raw materials, tools and consumables	-	cost of purchase on a weighted average basis.
Finished goods and work-in process	-	cost of finished goods and work in-process on a weighted average basis.

Other inventories

Other inventories are carried at the lower of cost and net realisable value. Costs are valued on a weighted average basis and include all costs incurred in bringing each product to its present location and condition. 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.

For inventories relating to the hospitality, tourism and related services segment, the Group determines inventory quantities and values based on the quantities and values of inventories at the end of the reporting period.

For all other inventories, the Group determines quantities and values of inventories based on each incurred transaction.

Provision for obsolete inventories

Inventory write-down allowance represents an amount estimated in advance for the decline in value of inventories (due to price reductions, damage, deterioration, obsolescence, etc.) below their carrying amounts and is intended to cover actual losses arising from decreases in the value of raw materials, finished goods, merchandise and other inventories. The Group recognises an inventory write-down allowance when there is evidence that the net realisable value of inventories is lower than their cost.

Where the inventory provision required at the end of the reporting period is lower than the provision balance recorded in the accounting records, the excess provision is reversed and recognised as a reduction of cost of sales for the period.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the interim consolidated income statement. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the interim consolidated income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.6 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 or investment property 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 recognised as expenses when such costs do not meet the conditions to be recognised as fixed assets or investment properties.

3.7 Tangible fixed assets

Tangible fixed assets comprise assets with physical substance held by the enterprise for use in production and business activities.

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 the location and condition necessary for it to be capable of operating as intended by the Group.

Expenditures for additions, improvements and renewals are added to the historical cost of the assets and expenditures for maintenance and repairs are charged to the interim consolidated 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 consolidated income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.8 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 to a condition for it to be capable of operating for its intended use of the Group.

Expenditures for additions, improvements are added to the historical cost of the assets and other expenditures are charged to the interim consolidated 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 consolidated income statement.

Land use rights

Land use rights include:

- Land use rights allocated by the State with payment of land use fees or legally transferred to the Group are recognised as intangible fixed assets based on land use right certificates issued by competent government authorities.
- Advance payment for land rental, of which the land lease contracts have effectiveness prior to 2003, and Land use right certificate being issued, are recorded as intangible fixed asset according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 guiding the management, use and depreciation of fixed assets ("Circular 45").

Research and development costs

All expenses incurred during the research phase are recorded as expenses incurred in the period.

Development expenditure on an individual project is recognised as an intangible fixed asset only if the Group can demonstrate all of the following conditions:

- The technical feasibility study of completing the intangible fixed asset so that it will be available for use or sale;
- The intention to complete and use or sell the intangible fixed asset;
- The ability to use or sell the intangible fixed asset;
- The tangible fixed asset will generate probable future economic benefits;
- The availability of resources to complete the development and to use or sell the intangible fixed asset; and
- The ability to measure reliably the expenditure during the development.
- They are estimated to meet all criteria for use duration and value prescribed for intangible fixed assets

Development costs capitalised as intangible fixed asset are stated at cost less accumulated amortisation. Amortisation of the asset begins when development is completed, and the asset is available for use.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 Depreciation and amortisation

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

Buildings and structures	5 – 50 years
Machinery and equipment	3 – 25 years
Means of transportation	3 – 12 years
Office equipment	2 – 15 years
Computer software	3 – 8 years
Land use rights with definite term	30 – 48 years
Copyright, development expenditure and other related assets	2 – 10 years
Others	2 – 20 years

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

The estimated useful life of land use rights with definite term is recorded based on the term of land use rights issued by governing bodies. No amortisation is required for infinite land use right.

3.10 Investment properties

Investment properties are stated at cost including transaction costs, comprising land use rights allocated or leased by the State in respect of the investment properties less accumulated depreciation and amortisation.

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 Group.

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

Land use rights, buildings and structures	5 – 50 years
Machinery and equipment	3 – 20 years

No amortization is charged on land use rights with indefinite terms that are presented as investment properties.

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 consolidated income statement in the period of retirement or disposal.

Transfers from owner-occupied properties or inventories to investment properties are made when, and only when, there is a change in use, evidenced by ending of owner-occupation and commencement of an operating lease to another party or ending of construction or development. Transfers from investment properties to owner-occupied properties or inventories are made 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. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.11 *Leased assets*

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Group is the lessee

Assets held under finance leases are capitalised in the interim consolidated statement of financial position at the inception of the lease at the fair value of the leased assets or, if lower, at the net present value of the minimum lease payments. The principal amount included in future lease payments under finance leases are recorded as a liability. The interest amounts included in lease payments are charged to the interim consolidated income statement over the lease term to achieve a constant rate of interest on the remaining balance of the finance lease liability.

Capitalised finance leased assets are depreciated using straight-line basis over the shorter of the estimated useful lives of the asset and the lease term, if there is no reasonable certainty that the Group will obtain ownership by the end of the lease term.

Rentals under operating leases are charged to the interim consolidated income statement on a straight-line basis over the lease term.

Where the Group is the lessor

Assets subject to operating leases are included as the Group's fixed assets in the interim consolidated statement of financial position. Initial direct costs incurred in negotiating an operating lease are recognised in the interim consolidated income statement as incurred.

For other cases under an operating lease, lease income is recognised in the interim consolidated income statement on a straight-line basis over the lease term.

The net investment under finance lease contracts is included as a receivable in the interim consolidated statement of financial position. The interest amount of the leased payments is recognised in the interim consolidated income statement over the period of the lease contracts to achieve a constant rate of interest on the net investment outstanding.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.12 *Business cooperation contracts ("BCCs")*

Where the Group is a BCC contributor and does not have joint control over the BCC

The Group assesses the terms and conditions and the substance of each BCC to determine whether the economic benefits to which the Group is entitled depend on the operating results of the BCC or represent fixed returns that are not dependent on the operating results of the BCC.

Where the BCC arrangement provides that the participating parties are entitled to benefits that depend on the operating results of the BCC, the Group's capital contributions to the BCC are recognised as investments in other entities in the interim consolidated statement of financial position (Note 18.2).

Where the BCC arrangement provides that the participating parties are entitled to fixed returns that are not dependent on the operating results of the BCC, the accounting treatment depends on the substance of the arrangement, as follows:

- Where the substance of the arrangement is a lease of assets (the Group contributes non-cash assets to the BCC), the Group accounts for the arrangement as a leasing transaction.
- Where the substance of the arrangement is a lending transaction (the Group contributes cash to the BCC), the Group accounts for the arrangement as a loan.

The Group contributes fixed assets to investment cooperation agreements relating to shopping malls, under which the counterparties are entitled to participate in the management, operations, usage, and other business activities of such shopping malls upon commencement of their operations. Under such arrangement, the Group is entitled to a share of profits generated from the operations, business activities, and leasing of these shopping malls. In these arrangements, the Group's capital contribution to the investment cooperation arrangements is recognised as investments in other entities in the interim consolidated statement of financial position when the Group transfers the assets to the counterparties for their operation and usage.

Where the Group is a BCC receiver and has control over the BCC

The Group recognises the entire revenue, expenses and profit after tax of the BCC in the interim consolidated income statement. The portion of profit shared to the BCC participants is recognised as finance expenses in the interim consolidated income statement. Capital contributions received from BCC participants are recognised as other payables in the interim consolidated statement of financial position (Note 25).

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 Deferred expenses

Deferred expenses are amortised over the period to which they relate or during which the related economic benefits are consumed.

The following types of expenses related to business operation over multiple accounting period are recorded as long-term deferred expenses and are amortised to the interim consolidated income statement:

- Costs related to leased infrastructures and operating fixed assets incurred for production and business operations over multiple accounting periods;
- Prepaid insurance premium;
- Tools and consumables used for more than one year with high value;
- Repair and periodic maintenance costs of fixed assets related to business operations over multiple accounting periods;
- Costs related to selling policy;
- Deferred land rental expenses;
- Other long-term deferred expenses incurred for production and business operations over multiple accounting periods.

Prepaid land rental expenses

Prepaid land rental represents the unamortised balance of land rental payments made under land rental contract relating to land use rights that do not qualify for recognition as intangible fixed assets, including one-off land rental payments made for the entire lease term where no land use right certificate has been granted for land lease periods commencing after the effective date of the 2003 Land Law. In accordance with Circular No. 45/2013/TT-BTC, such prepaid land rental is recognised as a long-term deferred expense and amortised to expense over the remaining lease term.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 Business combinations and goodwill

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost of the business combination over the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the interim consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortisation. Goodwill is amortised over 10-year period on a straight-line basis.

The Group conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators the impairment loss is higher than the annual goodwill amortisation charged on the straight-line basis, the higher amount is recognised in the interim consolidated income statement.

Change of equity interest in subsidiary without loss of control

When there are changes in equity interest of the Group in subsidiaries, the difference between the consideration and the carrying amount of the changed equity interest in net assets is recognised in undistributed earnings.

Business combinations involving entities under common control

A business combination involving entities under common control is a business combination in which all of the combining entities or businesses are ultimately controlled by the same party or parties both before and after the business combination, and that control is not transitory.

Business combinations involving entities under common control are accounted for as follows:

- The assets and liabilities of the two combined entities are reflected at their carrying amounts on the date of business combination;
- No goodwill is recognised from the business combination;
- The consolidated income statement reflects the results of the combined entities from the date of the business combination; and
- Any difference between the consideration paid and the net assets of the acquiree is recorded in equity.

After the date of the business combination, when the Group disposes or reduces the equity interest in such entities, the difference between the consideration paid and the net assets of such entities previously recognised in equity is allocated and recorded in undistributed earnings of the interim consolidated financial position.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 Assets acquisitions and business combinations

In cases the Group acquires subsidiaries that own assets and business operations, at the date of acquisition, the Group considers whether the acquisition represents the acquisition of a business. The Group accounts for an acquisition as a business combination where an integrated set of activities is acquired in addition to the assets.

When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognised. Non-controlling interests in the acquired identifiable assets and liabilities are also recognised. The acquired assets and liabilities are presented in classes of assets and liabilities with the same characteristics of the Group.

In case prior to the date that control is obtained, the investment is an investment in associate, or a long-term investment of the Group and the acquisition of the subsidiary is not a business combination, when preparing the consolidated financial statements, the Group shall not re-measure the previously held equity interests. Instead, previously held equity interests and the consideration were allocated to the assets and liabilities acquired based on their relative fair values on acquisition date.

3.16 Payables

Trade and other payables comprise obligations of the Group 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.

3.17 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.

3.18 Accrual for severance pay

The severance pay for employees is accrued at the end of each reporting period for employees who have been working for more than 12 months at the Group. The accrued amount is determined at one-half of the average monthly salary for each year of service qualifying for severance pay, in accordance with the Labour Code and related implementing guidance.

The average monthly salary used in the calculation is updated at the end of each reporting period based on the average monthly salary for the six-month period up to the end of the reporting period. Any increase or decrease in the accrued amount, other than actual payment made to employees, is recognised in the interim consolidated income statement.

The accrued severance pay is used to settle severance benefits payable to employees upon termination of their labour contract in accordance with Article 46 of the Labour Code.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 Provisions

General provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

When the Group expects some or all provisions to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the interim consolidated income statement net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as a finance expense.

Provision for warranty for construction works and sold inventory properties

Warranty provisions for construction works and inventory properties are provisions for costs related to construction works and inventory properties that have been handed over to buyers but are still within the warranty period, and the Group is still obligated to continue repairing according to the contracts or commitments with customers.

Warranty provisions for construction works and inventory properties are made for each construction project or properties that have been completed and handed over during the period. The warranty provision for construction works and inventory properties is made at the end of the reporting period and is recognised as selling expenses. Increases or decreases to the provision balance are recorded as selling expenses in the interim consolidated income statement.

Warranty provisions for construction works and sold properties are estimated based on revenue and historical information relating to repairs performed on similar properties sold in prior periods.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 *Provisions* (continued)

Provision for warranty expenses of sold vehicles

The Group provides customers purchasing vehicles with the manufacturer's warranty policy for all new vehicle models at the time of sale, as well as warranty for electric vehicle batteries. The Group determines the standard warranty period ("assurance type") for internal-combustion-engine ("ICE") cars, electric vehicles ("EVs"), e-scooter, batteries, and other components primarily based on assessments of nature, frequency, and average warranty costs, as well as comparisons with other companies in the same industry in the market. Accordingly, the Group recognises provision for warranty costs corresponding to assurance type in the selling expenses in the interim consolidated income statement.

The Group estimates provision for warranty costs of products sold based on the Group's estimates of future costs to replace and repair sold products in accordance with the published warranty policies for each vehicle model, number of products sold, and available information on the repair and replacement of products sold in the past.

For the extended warranty beyond the standard warranty period, the Group evaluates and recognises it as a separate performance obligation and only recognises revenue when the obligation has been fulfilled as disclosed in Note 3.29.

Provision for onerous contracts

A provision for onerous contracts is recognised when the unavoidable costs of fulfilling the obligations under a contract exceed the economic benefits expected to be received from that contract. In such circumstances, the present obligation arising from the contract is recognised and measured as a provision.

For provisions related to inventories used to fulfil contracts, provisions arising from contracts in the Group's normal course of business are recognized in cost of sales, whereas provisions arising from other onerous contracts are recognized in other expenses

3.20 *Loans and finance lease obligations*

The Group recognizes the carrying amount of borrowings, loans, finance lease liabilities, together with related repayment schedules of borrowings, loans, and finance lease liabilities under the item Loans and finance lease obligations

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 *Bonds issued*

Straight bonds

At initial recognition, straight bonds are measured at cost which comprises proceed from issuance net of issuance costs. Any discount, premium and issuance costs are amortized on a straight-line basis over the term of the bond.

Convertible bonds

Bonds that are convertible by the holder into a fixed number of ordinary shares of the entity are separated into financial liability (a contractual arrangement to deliver cash or other financial assets) and equity instrument (a conversion option granting the holder the right, for a specified period of time) based on the terms of the contract.

Exchangeable bonds issued by the Company that can be exchanged into a number of ordinary shares of other entities are recognised entirely as a liability and presented in Short-term or Long-term loans and finance lease obligations accounts in the interim consolidated financial position.

Transaction costs directly attributable to the issuance of convertible bonds are allocated during the lifetime of the bond following straight line basis. At recognition, the bond issuance costs is deducted from the carrying amount of the principal of the bonds.

Issuance costs relating to bonds are allocated to both successfully issued and unsuccessfully issued bonds based on the number of bonds. The portion of issuance costs allocated to unsuccessfully issued bonds is recognised as finance costs in the interim consolidated income statement.

Transaction costs directly attributable to the issuance of convertible bonds are allocated to the liability component and the equity component based on the proportion of proceeds attributable to each component. The portion of bond issuance costs allocated to the equity component is recorded as the convertible bond option. The portion of bond issuance costs allocated to the liability component is deducted from the carrying amount of the principal of the convertible bonds and is amortized to financial expenses over the term of the bonds using the straight-line basis.

3.22 *Exchange rate and interest rate swap contract*

The Group enters into swap contracts to mitigate the risk relating to fluctuation of interest rate and exchange rate for its borrowing contracts. The Group recognises and translates principal and interest expenses related to borrowing contracts, which the risks are mitigated by swap contracts at the interest rates and exchange rates determined in the swap contracts.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.23 Borrowing costs

Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expenses 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 takes a substantial period 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 during the lifetime of the loan following the straight-line basis.

3.24 Advances from customers

Payments received from customers as advance for the purchase of goods and services in the future that do not meet the conditions for revenue recognition, are recognised and presented as "Advances from customers" in the liabilities section in the interim consolidated financial position. Supports under promotion programs which are, in substance, revenue deductions are presented as deductions against "Advances from customers" for the goods and services that do not meet the conditions for revenue recognition in the period.

3.25 Deferred revenue

Deferred revenue includes amounts received in advance, such as prepayment from customers for asset leases covering one or more accounting periods, as well as other forms of deferred revenue comprises: revenue corresponding to the value of goods or services, or discounts to be granted to customers under loyalty programs...

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.26 *Foreign currency transactions*

Actual transaction exchange rates

Transactions in currencies other than the Group's reporting currency ("VND") are recorded at the exchange rate that approximates the average of buying and selling transfer exchange rates announced by the commercial bank where the Group most frequently conducts its transactions ("the average transfer exchange rate"). This approximate exchange rate does not exceed +/- 1% of the average transfer exchange rate. The average transfer exchange rate is determined daily based on the average of daily buying transfer rates and selling transfer rates of the commercial bank. The application of approximate exchange rates must not result in any material impact on the financial position and results of operations of the Group for the relevant accounting period.

Borrowing contracts which are hedged by cross-currency interest rate swap contracts ("swap contracts") are translated at the exchange rates determined in the swap contracts (Note 3.22).

All foreign exchange differences incurred are taken to the interim consolidated income statement.

Conversion of the financial statements of foreign operations

Conversion of the interim financial statements of subsidiaries of the Group which maintain its accounting records in currencies other than the Group's accounting currency (VND), for consolidation purpose, is as follows:

- Assets and liabilities of foreign subsidiaries, together with goodwill arising from the acquisition of foreign subsidiaries, are converted into VND at the closing exchange rate at the end of the reporting period (being the average buying and selling transfer exchange rate of the commercial bank with which the Group frequently conducts transactions as at the end of the reporting period or an exchange rate approximating the average buying and selling transfer exchange rate of the commercial bank with which the Group regularly conducts its transactions as at the end of the reporting period);
- The net assets of the subsidiary held by the parent company as at the acquisition date are translated at the carrying exchange rate on the acquisition date;
- Retained earnings after tax arising after the acquisition date of the subsidiary are translated by recalculating based on the revenue and expense items in the interim consolidated income statement;
- Dividends paid are translated at the actual exchange rate on the dividend payment date;
- Items presented in the interim consolidated income statement and the interim consolidated Statement of Cash Flows are translated at the actual exchange rates prevailing at the dates of the transactions. Where the average exchange rate for the reporting period approximates the actual exchange rates at the transaction dates (with differences not exceeding the spot exchange rate band prescribed by the State Bank of Vietnam), the average exchange rate may be applied.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.27 *Share 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 shares are recognised as finance expenses.

Preference shares

Preference shares are classified as liabilities if:

- the Company is required to redeem those preference shares at a specified future date and the obligation to redeem the shares is clearly stated in the issuance documentation at the time of issuance; or
- the Company is required to pay dividends at a fixed rate/amount, regardless of the Company's business performance including in cases where the Company has no obligation to redeem such preference shares; or
- the preference shares are convertible into ordinary shares and the issuance plan do not specify a fixed conversion ratio or a predetermined number of original shares upon conversion, but instead bases the conversion on the market price of the shares at the conversion date.

Preference shares are classified as equity if the preferred shares do not have the substance of preference shares classified as liabilities.

Treasury shares

Treasury shares are recognised at their repurchase cost, comprising the repurchase price and directly attributable costs incurred in the repurchase transaction, such as transaction cost and information costs. Treasury shares are presented in the interim statement of financial position as a deduction from equity and are disclosed as a negative amount within equity.

When treasury shares are sold, reissued, or distributed as bonus shares, the difference between the proceeds from sale or reissuance and the carrying amount of the treasury shares is recognised in share premium. Upon cancellation of treasury shares in accordance with applicable laws and regulations, the difference between the repurchase cost and the par value of the cancelled shares is recognised in share premium.

No gain or loss is recognised in the consolidated income statement upon purchase, sale, re-issue or cancellation of the Group's own equity instruments.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.28 Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from bargain purchases) is available for appropriation to shareholders after approval by shareholders at the General Shareholders' Meeting, and after making appropriation to reserve funds in accordance with the Company's Charter, each subsidiary's Charter and Vietnam's regulatory requirements.

The Group recognises dividends and profits payables when it no longer has the right to refuse payment of dividends or profits to its shareholders or capital contributors in accordance with applicable laws and regulations.

The Group maintains the reserve funds which are appropriated from the Group's net profit after approval by shareholders at the General Shareholders' Meeting.

3.29 Revenue recognition and other income

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group 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:

Revenue from sale of inventory properties

Revenue from sale of inventory properties is recognised when the significant risks and rewards associated with the ownership of the properties have been transferred to the buyer. Revenue from sales of inventory properties also includes revenue from transfer of real estate projects.

Revenue from leasing of properties

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

Sale of goods

Revenue is recognised when the significant risks and rewards of ownership of the goods have been passed to the buyer, usually upon the delivery of the goods.

Rendering of services

Revenue from hotel, amusement park, education, hospital, real estate management and other related services are recorded when the services are rendered, and the outcome of the contract can be determined certainly.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.29 Revenue recognition (continued)

Revenue from goods and services in bundled packages

In bundled sale arrangements where the Group provides multiple products and services to the customers in the same arrangement, the Group determines the obligations to provide the products and the obligations to render the services and/or related goods separately and only recognises the revenue when each performance obligation is completed by the Group. For sale arrangements where the performance obligations of the seller arise at the current time and in the future, revenues must be allocated according to the relative fair value of each performance obligation and are recorded when the performance obligations are fulfilled. Payments from customers under contracts corresponding to the unfulfilled performance obligations will be recognised as advance from customers/deferred revenues in the interim consolidated financial position.

Residual value guarantee for electric vehicles

The Group has a number of programs to sell electric vehicles to customers with a commitment to a minimum residual value guarantee. The Group estimates the fair value of this commitment (and record this as a liability) and deducts it from the contract value at initial recognition. The remainder of the contract value will be allocated to contract obligations for revenue recognition purpose.

Subsequently, the Group remeasures the fair value of those guarantees. Increase and decrease of the fair value will be recognised in the interim consolidated income statement.

Gains from transfer of capital/shares and held-for-trading securities

Gains from transfer of capital/shares and held-for-trading securities are determined as the excess of selling prices against the cost of shares/securities and capital sold. Such gains are recognised on the transaction date when the relevant contracts are executed.

Other Income

Other income comprises income arising from activities other than the Group's revenue-generating operations, including, but not limited to, gains from the disposal or liquidation of property, plant and equipment, and penalties collected from customers for contractual breaches. Other income is recognized only when there is sufficient and objective evidence that it is probable that the economic benefits associated with the transaction will flow to the Group.

Interest income

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

Dividends and profit distribution income

Dividend and profit distribution income are recognised when the Group is entitled to receive dividends or when the Group is entitled to receive profits from its capital contributions.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.30 Construction contract

Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the end of the reporting period based on the construction works as certified by customers. Variations in contract work, claims and incentive payments are included in contract revenue to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that is probably recoverable. Contract costs are recognised as expenses in the period in which they are incurred.

3.31 Cost of sales

Cost of sales of the Group comprises the cost of products and merchandise (including the cost of finished real estate products and real estate inventory); direct costs of completed rendering services (including services related to the leasing of investment properties and fixed assets); and other costs charged to or deducted from the cost of sales during the period. The cost of sales excludes the carrying amount and costs directly related to the disposal or sale of investment properties (including investment properties held for lease and those held for capital appreciation).

3.32 Finance expenses

The Group records finance expense in the interim consolidated income statement, including expenses and losses related to financial investment activities, costs of acquiring trading securities, borrowing costs not eligible for capitalization in accordance with applicable regulations, losses on the disposal of financial investments, transaction costs incurred on the sale of financial investments, the amount by which the repurchase price of bonds redeemed prior to maturity exceeds their carrying amount, provisions for diminution in the value of trading securities and impairment losses on investments in other entities, foreign exchange losses arising from the disposal of foreign currencies or the remeasurement of foreign currency-denominated monetary items at the reporting date, cash discounts granted to customers, etc.

3.33 General and administrative expenses and selling expenses

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.34 *Taxation*

Current income tax (including the Top-up Tax under the Global Anti-Base Erosion (GloBE) Rules)

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 consolidated 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.

The Top-up Tax under the GloBE Rules is the amount of corporate income tax that the Group is required to pay in addition to its existing obligations to the state budget, as determined in accordance with the GloBE Rules.

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

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 associates, and interests in joint venture 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.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.34 ***Taxation*** (continued)

Deferred tax (continued)

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 at the time transaction incurred; and
- in respect of deductible temporarily differences associated with investments in subsidiaries, associates and interests in joint venture, 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 profits will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at the end of the reporting period and reduced to the extent that it is 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 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 period 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 consolidated 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 Group to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- either the same taxable entity; or
- when the Group 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 period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.35 Earnings/loss per share

Basic earnings/loss per share amounts are calculated by dividing net profit/(loss) after tax for the period attributable to ordinary shareholders of the Group (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary shareholders of the Group (after adjusting for effects of exchangeable bonds/convertible preference shares) by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all dilutive potential ordinary shares.

3.36 Segment information

A segment is a component determined separately by the Group which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments. Management determines the Group's business segments based on business activities, classified according to the nature of the products and services provided. Management defines the Group's geographical segments based on the geographical location of its assets and customers.

3.37 Related parties

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

3.38 Significant accounting estimates

The preparation of the interim consolidated 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 consolidated 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 Group's consolidated 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 DISPOSAL TRANSACTIONS DURING THE PERIOD

During the period, the Group carried out certain significant disposal transactions as follows:

Spin-off and subsequent disposal of VinFast Production and Trading Joint Stock Company ("VinFast Production")

In June 2026, the General Meeting of Shareholders of VinFast Trading and Production Joint Stock Company ("VinFast Production") approved Resolution No. 07/2026/NQ-DHDCD-VINFAST regarding the de-merger plan. Accordingly, a portion of the net assets of VinFast Production was spun off to establish a new subsidiary, VinFast Vietnam Joint Stock Company ("VinFast Vietnam"). VinFast Vietnam owns certain core business components, including electric vehicle design and styling, product concepts, specifications and features, branding, pricing, go-to-market strategy and sales activities.

Subsequently, in June 2026, the Group transferred 99.9% of its ordinary shares in VinFast Production. The total consideration for the transaction was VND13,310 billion. The gain arising from the disposal was VND12,542 billion and was recognised in the interim consolidated income statement (Note 29.3).

Also in June 2026, VinFast Vietnam entered into a Vehicle Manufacturing and Supply Agreement with VinFast Production, appointing VinFast Production as the contract manufacturer for certain electric vehicle and electric motorcycle models designed and/or owned by VinFast Vietnam.

After this series of restructuring transactions, the Group no longer has control over VinFast Production and its subsidiaries.

Disposal of VinTech Technology Development Joint Stock Company ("VinTech")

In June 2026, the Group disposed of its 86.67% equity interest in VinTech, a subsidiary. The total consideration from the disposal transaction amounted to VND1,190 billion. The gain arising from the disposal of VinTech of VND1,295 billion was recognised in the interim consolidated income statement (Note 29.3). Following the completion of the transaction, the Group no longer has control over VinTech.

5. CASH AND CASH EQUIVALENTS

Currency: VND million

	Ending balance	*Beginning balance (Restated)*
Cash on hand	19,768	19,629
Cash at banks	67,850,389	35,411,952
Cash in transit	86,410	11,138
Cash equivalents	8,440,135	36,783,842
TOTAL	**76,396,702**	**72,226,561**

Details of demand deposit balances by bank representing more than 10% of the total demand deposit balance:

	Ending balance	*Beginning balance (Restated)*
- Vietnam Technological and Commercial Joint Stock Bank	31,054,905	9,596,394
- Saigon Treasure Commercial Joint Stock Bank	13,066,682	41,294
- Vietnam Prosperity Joint Stock Commerial Bank	11,521,006	7,743,665
- Joint Stock Commercial Bank for Investment and Development of Vietnam	1,930,858	7,988,409

Details of cash equivalents by bank representing more than 10% of the total cash equivalents balance:

	Ending balance	*Beginning balance (Restated)*
- Vietnam Technological and Commercial Joint Stock Bank	3,495,554	17,712,288
- Joint Stock Commercial Bank for Investment and Development of Vietnam	3,089,714	4,853,885

Cash equivalents as at 30 June 2026 comprise of deposits, with terms ranging from 1 month to 3 months, earning interest ranging from 1.9% to 4.75% per annum (as at 31 December 2025: 1.6% to 4.75% per annum).

Cash at banks and cash equivalents as at 30 June 2026 also include maintenance funds of handed-over apartments, villas and commercial zones at real estate projects of the Group. These maintenance funds will be transferred to the Management Boards at these projects.

5. CASH AND CASH EQUIVALENTS (continued)

Additional information regarding the interim consolidated cash flow statement:

Currency: VND million

	Current period	*Previous period (Restated)*
Actual cash received from borrowings		
Cash received from normal loan agreements	118,191,208	99,610,362
Cash received from issuance of domestic bonds	57,466,000	32,480,000
Cash received from issuance of exchangeable bonds	9,189,950	-
Actual cash payment of borrowings (*)		
Cash payment for normal loan agreements	(67,626,457)	(65,370,656)
Cash payment for principal of domestic bonds	(19,550,000)	(8,500,000)
Cash payment for redemption of exchangeable bonds	(1,421,600)	(4,287,194)

(*) Actual cash payment for the period includes:

- Prepayments of principal amounts of VND13,819 billion for loans and bonds maturing after 30 June 2026 (VND19,018 billion for the six-month period ended 30 June 2025); and
- Payment of principal amounts of VND447 billion for loans maturing before 30 June 2026, which were received and paid for during the six-month period ended 30 June 2026 (VND983 billion for the six-month period ended 30 June 2025)

6. SHORT-TERM INVESTMENTS

6.1 *Held-for-trading securities*

Currency: VND million

	Ending balance			*Beginning balance*		
	Cost	*Fair value*	*Provision*	*Cost*	*Fair value*	*Provision*
Other investment	399,045	399,045	-	1,583,614	1,583,614	-
TOTAL	**399,045**	**399,045**	**-**	**1,583,614**	**1,583,614**	**-**

This represents the investment in Dividend Preferred Shares ("DPS") issued by VinFast Production. Following the disposal of VinFast Production, VinFast Production is no longer a subsidiary of the Company, and the Company also plans to transfer the remaining DPS held in VinFast Production. Accordingly, the investment in DPS of VinFast Production is presented as held-for-trading securities.

The fair value of the DPS was determined based on the valuation performed by an independent valuation specialist.

6. SHORT-TERM INVESTMENTS (continued)

6.2 *Held-to-maturity investments*

Currency: VND million

Short-term	*Ending balance* Cost	*Ending balance* Recoverable amount	*Ending balance* Provision	*Beginning balance (Restated)* Cost	*Beginning balance (Restated)* Recoverable amount	*Beginning balance (Restated)* Provision
Short-term loan receivables (i)	**18,120,101**	**18,037,396**	**(82,705)**	**9,477,452**	**9,381,260**	**(96,192)**
- *Counterparty No.1*	2,803,833	2,803,833	-	1,026,959	1,026,959	-
- *Counterparty No.2*	2,514,612	2,514,612	-	3,108,655	3,108,655	-
- *Counterparty No.3*	2,242,795	2,242,795	-	13,532	13,532	-
- *Counterparty No.4*	2,094,101	2,094,101	-	-	-	-
- *Counterparty No.5*	2,091,397	2,091,397	-	-	-	-
- *Counterparty No.6*	1,861,843	1,861,843	-	1,744,554	1,744,554	-
- *Counterparty No.7*	1,170,311	1,170,311	-	1,122,963	1,122,963	-
- *Individual No.1*	5,834	5,834	-	1,126,462	1,126,462	-
- *Short-term loans to related parties (Note 36.4)*	600,436	600,436	-	-	-	-
- *Other short-term loan receivables*	2,734,939	2,652,234	(82,705)	1,334,327	1,238,135	(96,192)
Short-term deposits (ii)	**8,906,257**	**8,906,257**	-	**8,393,354**	**8,393,354**	-
- *Standard Chartered Vietnam*	3,932,897	3,932,897	-	1,263,159	1,263,159	-
- *Saigon - Hanoi Commercial Joint Stock Bank*	2,450,544	2,450,544	-	2,235,619	2,235,619	-
- *Joint Stock Commercial Bank for Foreign Trade of Vietnam*	-	-	-	2,067,008	2,067,008	-
- *Other short-term deposits*	2,522,816	2,522,816	-	2,827,568	2,827,568	-
Other loan receivables (iii)	**9,102,429**	**9,102,429**	-	**8,858,630**	**8,858,630**	-
- *Counterparty No.8*	4,773,002	4,773,002	-	4,653,560	4,653,560	-
- *Counterparty No.9*	2,211,674	2,211,674	-	2,158,350	2,158,350	-
- *Counterparty No.10*	2,082,884	2,082,884	-	2,023,312	2,023,312	-
- *Others*	34,869	34,869	-	23,408	23,408	-
TOTAL	**36,128,787**	**36,046,082**	**(82,705)**	**26,729,436**	**26,633,244**	**(96,192)**

6 SHORT-TERM INVESTMENTS (continued)

6.2 *Held-to-maturity investment* (continued)

(i) As at 30 June 2026, the balance mainly consists of loan receivables maturing within the next 12 months and earning interest at rates ranging from 7% to 12% per annum.

(ii) As at 30 June 2026, the balance mainly consists of term deposits with remaining terms ranging from 4 months to 1 year and earning interest at rates ranging from 2.9% to 8.3% per annum (as at 31 December 2025: from 2.9% to 7.4% per annum).

As at 30 June 2026, certain term deposits with a total value of VND5,392 billion (as at 31 December 2025: VND5,371 billion) are being pledged at banks as direct collateral for the issuance of standby letters of credit to guarantee certain borrowings of the Group, tax guarantee obligations, or payment guarantee obligations to suppliers.

A portion of the above term deposits as at 30 June 2026 represents maintenance funds of apartments, villas and commercial service zones which have been handed over at the Group's real estate projects. These maintenance funds will be transferred to the Management Boards of the respective projects.

(iii) The balance represents advances to counterparties under BCC contracts, which will mature within the next 12 months and earn interest at 12% per annum.

7. TRADE RECEIVABLES AND ADVANCES TO SUPPLIERS

7.1 *Trade receivables*

Currency: VND million

	Ending balance	*Beginning balance (Restated)*
Short-term		
Receivables from sale of inventory properties	12,738,920	13,308,759
Receivables from manufacturing and related activities	7,126,664	12,630,416
Receivables from construction activities and related services	6,229,409	2,899,087
Receivables from sales consulting and real estate brokerage services	5,977,201	4,211,012
Receivables from rendering hotel, tourism, amusement park and related services	632,776	253,308
Receivables from rendering healthcare and related services	296,918	370,694
Others	1,898,591	1,532,309
TOTAL	**34,900,479**	**35,205,585**
In which:		
Receivables from related parties (Note 36.2)	*2,927,193*	*8,557,530*
Receivables from other customers	*31,973,286*	*26,648,055*
Long-term		
Receivables from construction activities and related services	978,577	-
Receivables from finance lease contracts relating to electric vehicle batteries and related services	750,126	772,573
Others	58,569	35,596
TOTAL	**1,787,272**	**808,169**
In which:		
Receivables from Counterparty No. 11	978,577	-
Receivables from other customers	808,695	808,169
Provision for doubtful debts	(343,799)	(328,428)

7.2 *Short-term advances to suppliers*

Currency: VND million

	Ending balance	*Beginning balance*
Advances to suppliers		
- Counterparty No. 12 (*)	35,962,108	34,168,119
- Counterparty No. 13 (*)	30,640,372	14,200,000
- Other suppliers	68,746,796	35,826,897
TOTAL	**135,349,276**	**84,195,016**
Provision for doubtful advances to suppliers	(134,981)	(190,774)

(*) These are advances to corporate counterparties mainly for the purpose of land filling and infrastructure construction for certain real estate projects of the Group.

8. OTHER RECEIVABLES

Currency: VND million

	Ending balance	*Beginning balance (Restated)*
Short-term		
Advances for land clearance (i)	93,419,917	91,118,012
Advances of profit sharing under BCC contracts (ii)	15,169,974	10,760,333
Receivables from Build-Transfer contracts (iii)	10,079,466	10,079,466
Receivables from payment on behalf	3,704,787	1,371,459
Receivables from BCC profit sharing	1,933,386	2,758,317
Deposits and guarantee deposits for project development and contract implementation	999,959	1,681,456
Receivables from terminated deposit agreements	826,943	8,639,574
Others	7,451,356	3,722,233
TOTAL	**133,585,788**	**130,130,850**
In which:		
Other short-term receivables from related parties (Note 36.2)	*1,099,367*	*979,485*
Receivable from Individual No. 2 (i)	*40,340,000*	*42,340,000*
Receivable from Individual No. 3 (i)	*20,308,158*	*25,908,458*
Receivable from Individual No. 4 (i)	*15,388,099*	*15,706,074*
Receivables from other parties	*56,450,164*	*45,196,833*
Long-term		
Receivables from finance lease contracts (iv)	24,354,577	92,706
Deposits and guarantee deposits for project development and contract implementation	2,133,162	3,013,970
Advances of profit sharing under BCC contracts (ii)	1,190,258	356,581
Contributions for investment cooperation purposes	1,022,976	892,976
Others	367,186	408,892
TOTAL	**29,068,159**	**4,765,125**
In which:		
Other long-term receivables from related parties (Note 36.2)	*1,115,682*	*995,017*
Receivable from VinFast Production	*22,868,822*	*-*
Receivables from other parties	*5,083,655*	*3,770,108*
Provision for doubtful other receivables	(180,740)	(180,700)

8. OTHER RECEIVABLES (continued)

(i) As at 30 June 2026, the balance included advances to individuals for land clearance activities relating to the Group's real estate projects. These advances were secured by shares of a subsidiary held by related parties under common control with the Group (Note 36.1). These advances are expected to be settled based on the progress of the Group's real estate projects.

(ii) As at 30 June 2026, the balance included advances of expected profit distributions to counterparties under BCC contracts. Capital contributions received from these counterparties are presented under Other payables (Note 25).

(iii) As at 30 June 2026, the balance represented receivables arising from the handover of certain infrastructure construction works to government authorities under Build-Transfer contracts.

(iv) The balance as at 30 June 2026 mainly comprises a receivable arising from the finance lease transaction with VinFast Production following the disposal (Note 4). The receivable is collected in accordance with the periodic payment schedule stipulated in the lease agreement.

9. BAD DEBTS

Bad debts of the Group mainly include overdue trade receivables and advances to suppliers:

Currency: VND million

	Ending balance		*Beginning balance (Restated)*	
	Cost	*Recoverable amount*	*Cost*	*Recoverable amount*
Overdue receivables	625,134	70,098	733,721	118,865
Other receivables	174,654	70,170	160,945	75,899
TOTAL	**799,788**	**140,268**	**894,666**	**194,764**

10. INVENTORIES

Currency: VND million

	Ending balance		*Beginning balance*	
	Cost	*Provision*	*Cost*	*Provision*
Completed inventory properties	8,700,984	(24,769)	10,937,155	(24,769)
Inventory properties under construction	254,014,209	-	149,204,656	-
Work in progress for construction activities	5,114,677	-	4,861,188	-
Raw materials	5,899,726	(1,143,167)	22,424,221	(6,797,096)
Completed inventories for manufacturing activities	9,308,568	(1,925,362)	16,313,494	(3,739,239)
Work in progress for manufacturing activities	1,047,819	(365,043)	4,964,341	(895,054)
Goods in transit	3,598,076	(1,051,522)	3,828,780	(329,237)
Others	1,593,239	(102,628)	931,797	(99,961)
TOTAL	**289,277,298**	**(4,612,491)**	**213,465,632**	**(11,885,356)**

The Group's real estate inventories as at 30 June 2026 comprise inventories for which recovery is expected to occur beyond 12 months from the end of the reporting period. Given the number and scale of the integrated real estate projects under development as at the reporting date, management has not been able to obtain sufficient information to determine a reliable estimate of the amount of inventories expected to be recovered within 12 months and more than 12 months from the end of the reporting period. Accordingly, such information has not been disclosed in these consolidated interim financial statements.

As at 30 June 2026, inventories with carrying amount of VND57,387 billion were pledged as collateral for the Group's borrowings, bonds and other obligations.

As at 30 June 2026, inventories with carrying amount of VND219 billion were pledged as collateral for borrowings of another counterparty.

Detailed movements of provision for obsolete inventories:

Currency: VND million

	Current period	*Previous period*
Beginning balance	**11,885,356**	**12,978,276**
Add: Provision made during the period	9,864,570	5,341,530
Less: Disposal of subsidiaries	(11,525,683)	-
Less: Utilisation/reversal of provision during the period	(5,611,752)	(3,997,608)
Ending balance	**4,612,491**	**14,322,198**

11. DEFERRED EXPENSES

Currency: VND million

	Ending balance	*Beginning balance*
Short-term		
Selling expenses related to inventory properties not yet handed over	3,096,576	2,801,186
Deferred expenses related to loans and bonds	1,325,937	925,362
Others	731,552	884,014
TOTAL	**5,154,065**	**4,610,562**
Long-term		
Prepaid land rental	5,386,025	5,578,058
Tools and supplies	2,476,283	2,365,472
Major repair expenses	231,621	211,977
Deferred expenses related to bonds	83,578	200,470
Others	900,970	797,813
TOTAL	**9,078,477**	**9,153,790**

12. OTHER ASSETS

Currency: VND million

	Ending balance	*Beginning balance (Restated)*
Short-term		
Deposits for investment purpose (i)	126,687,161	88,155,588
Restricted cash and cash equivalents	1,202,156	1,315,681
TOTAL	**127,889,317**	**89,471,269**
In which:		
Short-term deposits to related parties (Note 36.2)	*25,200,000*	-
Short-term deposit with Counterparty No. 14	*22,698,300*	*18,915,200*
Short-term deposit with Counterparty No. 15	*20,176,800*	*16,814,000*
Short-term deposit with Counterparty No. 16	*20,176,800*	*16,814,000*
Short-term deposit with Counterparty No. 17	*20,460,500*	*17,307,900*
Short-term deposits to other parties	*19,176,917*	*19,620,169*
Long-term		
Deposits for investment purposes (ii)	117,438,588	38,107,587
Deposits for commercial purposes	1,032,337	1,032,337
Other assets	3,611	210,101
TOTAL	**118,474,536**	**39,350,025**
In which:		
Long-term deposits to related parties (Note 36.2)	-	*25,200,000*
Long-term deposits counterparty No. 2	*87,827,000*	-
Long-term deposits to other parties	*30,647,536*	*14,150,025*

12. OTHER ASSETS (continued)

(i) Balance as at 30 June 2026 mainly includes:

- Deposits to a related party (Note 36.2) and other counterparties, with total value of VND112,503 billion, to secure the execution of business cooperation investment agreements for certain real estate projects, or to acquire shares/equity interests of these counterparties in certain real estate entities.
- A deposit of VND12,000 billion paid to a counterparty to guarantee the performance of an investment co-operation contract relating to a real estate project. The deposit is secured by shares of a subsidiary held by a related party under common control with the Group (Note 36.1); and
- A deposit of VND2,043 billion paid to counterparties for the acquisition of shares in certain real estate companies.

(ii) Balance as at 30 June 2026 mainly includes:

- Deposits to counterparties, with a total value of VND94,539 billion, to secure the execution of business cooperation investment agreements for certain real estate projects.
- A deposit of VND15,996 billion paid to counterparties for the acquisition of shares in certain real estate companies; and
- Other assets of VND5,597 billion relating to the development rights of a subsidiary in a real estate project.

13. TANGIBLE FIXED ASSETS

Currency: VND million

	Buildings and structures	*Machinery and equipment*	*Means of transportation*	*Office equipment*	*Others*	*Total*
Cost:						
Beginning balance	99,329,732	117,719,395	7,977,748	1,414,710	2,590,876	229,032,461
Newly purchased	20,169	1,167,232	594,194	103,778	33,036	1,918,409
Newly constructed *(Note 17)*	4,718,859	9,092,825	453,737	568,343	11,445	14,845,209
Sold, disposed	(1,380,871)	(698,863)	(205,506)	(22,663)	(34,296)	(2,342,199)
Decrease due to disposal of subsidiaries	(21,004,558)	(80,766,274)	(413,393)	(251,951)	(86,428)	(102,522,604)
Others	(1,100,263)	9,369	(247,946)	(49,149)	(72,349)	(1,460,338)
Ending balance	80,583,068	46,523,684	8,158,834	1,763,068	2,442,284	139,470,938
In which:						
Fully depreciated	*885,708*	*6,312,126*	*392,924*	*382,271*	*539,761*	*8,512,790*
Accumulated depreciation:						
Beginning balance	17,056,743	47,667,386	2,381,657	845,089	2,167,428	70,118,303
Depreciation for the period	1,887,532	7,347,080	503,407	128,585	217,499	10,084,103
Sold, disposed	(667,388)	(379,205)	(75,107)	(18,271)	(29,512)	(1,169,483)
Decrease due to disposal of subsidiaries	(2,615,453)	(34,439,463)	(313,851)	(151,894)	(82,195)	(37,602,856)
Others	(132,528)	(202,949)	(175,319)	(30,034)	(77,849)	(618,679)
Ending balance	15,528,906	19,992,849	2,320,787	773,475	2,195,371	40,811,388
Net carrying amount:						
Beginning balance	82,272,989	70,052,009	5,596,091	569,621	423,448	158,914,158
Ending balance	65,054,162	26,530,835	5,838,047	989,593	246,913	98,659,550

As at 30 June 2026, tangible fixed assets with the carrying amount of:

- VND29,277 billion is pledged to secure loans and bonds of the Group;
- VND6,154 billion is pledged to secure loans and bonds of one counterparty;
- VND4,391 billion is pledged to secure the loans of the Group and a related party of the Group.

14. INTANGIBLE FIXED ASSETS

Currency: VND million

	Land use rights	*Computer software*	*Copyrights, development expenditure and other assets*	*Others*	*Total*
Cost:					
Beginning balance	604,462	5,230,603	60,996,960	2,521,813	69,353,838
Newly purchased	-	118,396	163	7,369	125,928
Newly constructed *(Note 17)*	874,200	50,094	2,103,630	2,559	3,030,483
Decrease due to disposal of subsidiaries	-	(1,807,593)	(56,495,531)	(203,246)	(58,506,370)
Others	(192,347)	(337,646)	(341,051)	(113,705)	(984,749)
Ending balance	1,286,315	3,253,854	6,264,171	2,214,790	13,019,130
In which:					
Fully amortised	-	*998,275*	*29,166*	*59,280*	*1,086,721*
Accumulated amortisation:					
Beginning balance	196,460	3,516,508	28,600,126	707,890	33,020,984
Amortisation for the period	45,713	512,471	4,704,190	121,806	5,384,180
Decrease due to disposal of subsidiaries	-	(1,318,201)	(31,686,698)	(6,663)	(33,011,562)
Others	(88,746)	(456,964)	(251,311)	(54,613)	(851,634)
Ending balance	153,427	2,253,814	1,366,307	768,420	4,541,968
Net carrying amount:					
Beginning balance	408,002	1,714,095	32,396,834	1,813,923	36,332,854
Ending balance	1,132,888	1,000,040	4,897,864	1,446,370	8,477,162

15. INVESTMENT PROPERTIES

Currency: VND million

	Land use rights, buildings, and structures	*Machinery and equipment*	*Total*
Cost:			
Beginning balance	20,073,227	2,608,206	22,681,433
Newly constructed *(Note 17)*	204,246	11,200	215,446
Others	63,765	11,737	75,502
Ending balance	20,341,238	2,631,143	22,972,381
In which:			
Fully depreciated	-	*305,710*	*305,710*
Accumulated depreciation:			
Beginning balance	1,868,571	1,459,242	3,327,813
Depreciation for the period	271,334	113,461	384,795
Others	(76,898)	75,635	(1,263)
Ending balance	2,063,007	1,648,338	3,711,345
Net carrying amount:			
Beginning balance	18,204,656	1,148,964	19,353,620
Ending balance	18,278,231	982,805	19,261,036

As at 30 June 2026, investment properties with the carrying amount of VND1,700 billion are pledged to secure loans and bonds of the Group.

Investment properties of the Group mainly include offices, exhibition center and land and infrastructure in industrial parks for lease and related services. As at 30 June 2026, the Group has not been able to obtain sufficient, necessary information for the purpose of determining the fair value of these investment properties.

Revenue and expenses relating to investment properties are presented in Note 29.2.

Detail of existing investment properties with balance higher than 10% of total balance of investment properties are as follows:

Currency: VND million

Cost	*Ending balance*	*Beginning balance*
Kim Quy Exhibition Center	4,763,113	4,763,113

16. CAPITALISED BORROWING COSTS

During the period, the Group has capitalised borrowing costs with an amount of approximately VND2,376 billion (for the six-month period ended 30 June 2025: approximately VND1,153 billion). These costs relate to specific and general borrowings obtained to finance the real estate and manufacturing projects of the Group.

The capitalised borrowing costs in relation to the general borrowings are determined by applying a capitalisation rate of 11.05% per annum (for the six-month period ended 30 June 2025: 11.67% per annum) on the accumulated weighted average expenditures of the real estate and manufacturing projects of the Group. The capitalisation rate used is the weighted average of the borrowing rates applicable to the borrowings of the Group that are outstanding during the period.

17. CONSTRUCTION IN PROGRESS

Currency: VND million

	Current period	*Previous period*
Beginning balance	**131,774,981**	**113,358,029**
Increase during the period	45,618,745	33,771,024
Transferred to tangible fixed assets (Note 13)	(14,845,209)	(8,259,365)
Transferred to intangible fixed assets (Note 14)	(3,030,483)	(4,003,161)
Transferred to investment properties (Note 15)	(215,446)	-
Transferred to inventories	(29,709,511)	(9,402,055)
Decrease due to disposal of subsidiaries	(6,261,374)	(8,947)
Others	(124,181)	(3,211,239)
Ending balance	**123,207,522**	**122,244,286**

Details for each item with balance higher than 10% of total balance:

Currency: VND million

Projects	*Ending balance*	*Beginning balance*
Vinhomes Paradise Can Gio project	16,037,770	10,153,186

As at 30 June 2026, construction in progress with the carrying amount of VND17,925 billion is pledged to secure loans, bonds and obligations of the Group.

18. LONG-TERM INVESTMENTS

18.1 Investments in associates and joint ventures

Name	*Voting right (also ownership interest) (%)*		*Head office*	*Principal activities*
	Ending balance	*Beginning balance*		
Connexion Vietnam Company Limited ("Connexion Vietnam")	49.00	49.00	6th and 7th Floors, Me Linh Point Building, No. 2 Ngo Duc Ke Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	Computer programming and information technology services
Genestory Joint Stock Company ("Genestory JSC")	47.11	47.11	Symphony Building, Chu Huy Man Street, Vinhomes Riverside Ecological Urban Area, Phuc Loi Ward, Hanoi, Vietnam	Research and experimental development on engineering and technology
Hanoi Breeds Joint Stock Company ("Hanoi Breeds JSC")	37.63	37.63	No. 77 Le Hong Phong Street, Ha Dong Ward, Hanoi City, Vietnam	Cattle breeding
VinVentures Joint Stock Company ("VinVentures JSC")	28.00	28.00	Symphony Building, Chu Huy Man Street, Vinhomes Riverside Ecological Urban Area, Phuc Loi Ward, Hanoi, Vietnam	Investment consulting for companies in the technology sector
V-G High-Tech Energy Solutions Co., Ltd ("V-G High-Tech Ltd") (i)	-	49.00	CN4-5 Lot, CN4 and CN5 Central Industrial Zone, Vung Ang Economic Zone, Ky Anh Commune, Ha Tinh Province, Vietnam	Producing batteries and accumulators
Tuong Phu Natural Stone Exploiting and Processing Limited Liability Company ("Tuong Phu LLC")	40.00	40.00	Residential Group 13, Luc Yen Commune, Lao Cai Province, Vietnam	Mining
Vincom Retail Joint Stock Company ("Vincom Retail JSC")	18.82	18.82	Symphony Building, Chu Huy Man Street, Vinhomes Riverside Ecological Urban Area, Phuc Loi Ward, Hanoi, Vietnam	Investing, developing and trading real estate properties and leasing real estate properties
Vietnam Books Printing Joint Stock Company ("Vietnam Books Printing JSC")	27.76	27.76	No. 22B Hai Ba Trung Street, Cua Nam Ward, Hanoi City, Vietnam	Printing
VinTech	30.00	(*)	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Providing information technology services and other services related to computers

(*) As at 31 December 2025, VinTech was a subsidiary of the Group.

(i) In June 2026, the Group lost control of VinFast Production, resulting in the Group no longer holds any interest in V-G High-Tech Ltd (*Note 4*).

18. LONG-TERM INVESTMENTS (continued)

18.1 *Investments in associates and joint venture* (continued)

Details of investment in these associates and joint venture are listed below:

Currency: VND million

Name	*Beginning balance*	*Share of profit/(loss) from associates and joint ventures*	*Disposal*	*Ending balance*	*Fair value as at 30 June 2026*
Vincom Retail JSC	9,094,520	526,735	-	9,621,255	12,189,880
V-G High-Tech Ltd.	1,083,937	(26,519)	(1,057,418)	-	(i)
Others	259,515	4,221	-	263,736	(i)
TOTAL	**10,437,972**	**504,437**	**(1,057,418)**	**9,884,991**	

(i) The Group has not been able to obtain necessary information to determine the fair value of these investments.

18.2 *Investment in other entities*

Currency: VND million

	Ending balance			*Beginning balance (Restated)*		
	Cost	*Fair value*	*Provision*	*Cost*	*Fair value*	*Provision*
Investment in other entities	37,074,967	34,396,964	(2,678,003)	30,521,035	27,181,728	(3,339,307)
Investment in BCC (*)	6,911,195	6,766,255	(144,940)	13,969,410	13,969,410	-
TOTAL	**43,986,162**	**41,163,219**	**(2,822,943)**	**44,490,445**	**41,151,138**	**(3,339,307)**

(*) As at 30 June 2026, the balance includes capital contributions to BCCs with related parties for the purpose of cooperating in the operation and transfer of shopping mall components. Under these arrangements, the Group does not have control or joint control over the BCCs.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

18. LONG-TERM INVESTMENTS (continued)

18.2 *Investments in other entities* (continued)

	Ending balance					Beginning balance				
	Ownership (%)	Voting right (%)	Cost (VND million)	Provision (VND million)	Fair value (VND million)	Ownership (%)	Voting right (%)	Cost (VND million)	Provision (VND million)	Fair value (VND million)
VinEnergo Holding Joint Stock Company ("VinEnergo Holding JSC") (i)	19.04	19.04	15,185,385	-	(*)	-	-	-	-	(*)
VinSpeed High-speed Railway Investment and Development JSC ("VinSpeed JSC")	10.00	10.00	4,500,000	-	(*)	10.00	10.00	4,500,000	-	(*)
VYHT Joint Stock Company	19.93	19.93	2,836,345	-	(*)	19.93	19.93	2,836,345	-	(*)
NVY Viet Nam Development Joint Stock Company	19.91	19.91	2,326,779	-	(*)	19.91	19.91	2,326,779	-	(*)
GSM VN Holding Joint Stock Company ("GSM VN Holding JSC") (ii)	5.01	5.01	2,170,000	(777,167)	(*)	-	-	-	-	(*)
MV2 Vietnam Real Estate Trading Joint Stock Company	19.73	19.73	2,081,434	-	(*)	19.73	19.73	2,081,434	-	(*)
Investment Contract (iii)	-	-	1,971,132	(867,862)	(*)	-	-	1,958,365	(867,862)	(*)
Prologium Holdings Ltd.	2.29	2.29	1,314,300	-	(*)	2.29	2.29	1,303,850	-	(*)
MV1 Viet Nam Real Estate Trading Limited Liability Company	19.83	19.83	1,142,387	-	(*)	19.83	19.83	2,593,324	-	(*)
MV Viet Nam Real Estate Trading Joint Stock Company	19.82	19.82	614,958	-	(*)	19.82	19.82	614,958	-	(*)
Green and Smart Mobility Joint Stock Company ("GSM JSC") (ii)	0.98	0.98	530,000	(189,483)	(*)	5.00	5.00	1,775,000	(760,751)	(*)
Vien Dong Pearl Urban Development Investment LLC	9.62	9.62	521,072	(521,072)	(*)	9.62	9.62	521,072	(521,072)	(*)
Promissory Notes ("P-notes") (iv)	-	-	458,239	-	(*)	-	-	2,076,411	-	(*)
VinEnergo Energy Joint Stock Company ("VinEnergo JSC") (i)	-	-	-	-	(*)	19.00	19.00	5,383,650	-	(*)
Others			1,422,936	(322,419)	(*)			2,549,847	(1,189,622)	(*)
TOTAL			37,074,967	(2,678,003)				30,521,035	(3,339,307)	

(*) The Group has not been able to obtain necessary information to determine the fair value of these investments.

18. LONG-TERM INVESTMENTS (continued)

18.2 *Investment in other entities* (continued)

(i) During the first six months of 2026, the Group increased its capital contribution to VinEnergo JSC by VND9,802 billion (with no change in its ownership interest). Subsequently, the Group contributed its investment in VinEnergo JSC as capital contribution to establish VinEnergo Holding JSC. Following these transactions, the Group no longer held an investment in VinEnergo JSC, and instead holds an investment in VinEnergo Holding JSC with a carrying amount of VND15,185 billion. The Group's investment in VinEnergo Holding JSC comprises 683,342,334 ordinary shares, representing 19.04% of the voting rights, and 835,196,186 non-voting preference shares.

(ii) During the first six months of 2026, the Group increased its capital contribution to GSM JSC by VND200 billion (with no change in its ownership interest). In addition, the Group acquired an additional 0.45% ownership interest in GSM JSC for a consideration of VND195 billion. Subsequently, the Group contributed its investment in GSM JSC as capital contribution to establish GSM VN Holding JSC. Following these transactions, the Group holds an investment in GSM VN Holding JSC with a carrying amount of VND2,170 billion. The investment in GSM VN Holding JSC comprised 97,650,000 ordinary shares, representing 5.01% of the voting rights, and 119,350,000 non-voting preference shares. In June 2026, the Group further invested VND530 billion in GSM JSC, comprising 53,000,000 ordinary shares representing 0.98% of the voting rights.

(iii) In October 2023, the Group entered into an investment agreement with a foreign bank. Under the agreement, the investment will mature in November 2026, and the Group has the right to receive a specified number of ordinary shares of a subsidiary at the agreed price.

(iv) In April 2026, the Group partially early redeemed its investment in P-notes and recognised a gain of approximately VND2,975 billion from the transaction (Note 29.3).

18. LONG-TERM INVESTMENTS (continued)

18.3 *Held-to-maturity investments*

Currency: VND million

Long-term	*Ending balance*			*Beginning balance (Restated)*		
	Cost	*Recoverable amount*	*Provision*	*Cost*	*Recoverable amount*	*Provision*
Loan receivables (i)	**2,020,578**	**2,020,578**	-	**1,546,164**	**1,546,164**	-
- Counterparty No. 2	*2,000,000*	*2,000,000*	-	-	-	-
- Counterparty No. 1	-	-	-	*500,000*	*500,000*	-
- Loan receivables to related parties (Note 36.4)	*9,700*	*9,700*	-	*13,010*	*13,010*	-
- Others	*10,878*	*10,878*	-	*1,033,154*	*1,033,154*	-
Term deposits (ii)	**356,486**	**356,486**	-	**368,150**	**368,150**	-
- Central Bank of India	*339,139*	*339,139*	-	*349,119*	*349,119*	-
- Others	*17,347*	*17,347*	-	*19,031*	*19,031*	-
TOTAL	**2,377,064**	**2,377,064**	-	**1,914,314**	**1,914,314**	-

(i) Balance as at 30 June 2026 mainly includes loan receivables, which mature in July 2027, earning interest at 12% per annum.

(ii) Balance as at 30 June 2026 mainly includes deposit with a total value of a VND339 billion which earns interest at 6.25% per annum (31 December 2025: VND349 billion, interest rate 6.25% per annum), which was pledged at bank to guarantee certain loans of the Group until 2034.

19. GOODWILL

Currency: VND million

	VinWonders Nha Trang JSC	*Landmark 81 Hotel Investment and Development JSC*	*Thanh Hoa Hotel Investment and Development JSC*	*Others*	*Total*
Cost:					
Beginning balance	2,892,377	1,077,557	623,933	4,366,147	8,960,014
Decrease during the period	-	-	-	(58,539)	(58,539)
Ending balance	2,892,377	1,077,557	623,933	4,307,608	8,901,475
Accumulated amortisation:					
Beginning balance	532,077	198,225	114,778	4,158,940	5,004,020
Amortisation for the period	143,312	53,391	30,915	50,181	277,799
Decrease during the period	-	-	-	(38,769)	(38,769)
Ending balance	675,389	251,616	145,693	4,170,352	5,243,050
Net carrying amount:					
Beginning balance	2,360,300	879,332	509,155	207,207	3,955,994
Ending balance	2,216,988	825,941	478,240	137,256	3,658,425

20. TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

20.1 *Short-term trade payables*

Currency: VND million

	Balance (also amount payables)	
	Ending balance	*Beginning balance*
Trade payables to suppliers	36,210,728	57,785,917
- Counterparty No. 18	-	*13,007,219*
- Payables to related parties (Note 36.2)	*189,763*	*874,602*
- Others	*36,020,965*	*43,904,096*
TOTAL	**36,210,728**	**57,785,917**

20.2 *Long-term trade payables*

This long-term payable to VinFast Production relates to electric vehicle sale and purchase agreements following the disposal transaction (Note 4). These payables are subject to late payment interest as stipulated in the agreements.

20.3 *Advances from customers*

Currency: VND million

	Ending balance	*Beginning balance*
Short-term		
Advance from sale of inventory properties (i)	143,653,727	113,102,153
Advance from construction contracts and related services (ii)	31,939,396	22,968,484
Advance from purchase of cars	2,092,114	1,987,256
Others	1,324,730	1,461,519
TOTAL	**179,009,967**	**139,519,412**
In which:		
Advance from related parties (Note 36.2)	*1,184,412*	*1,184,412*
Advance from Counterparty No. 19	*19,809,513*	-
Advance from other parties	*158,016,042*	*138,335,000*
Long-term		
Advance from construction contracts and related services (ii)	2,876,667	949,876
Others	4,768	-
TOTAL	**2,881,435**	**949,876**
In which:		
Advance from Counterparty No. 12	*2,876,667*	-
Advance from other parties	*4,768*	*949,876*

(i) Including down-payments from customers under sale and purchase agreements for real estate properties of the Group.

(ii) Including advances received under general contractor contracts and Build-Transfer contracts.

21. DIVIDEND AND PROFIT PAYABLES

Currency: VND million

	Ending balance	*Beginning balance (Restated)*
Dividend payable of a subsidiary (i)	6,974,474	-
Other dividends and profits payables	8,708	8,218
TOTAL	**6,983,182**	**8,218**

(i) The balance as at 30 June 2026 mainly comprised dividends payable by Vinhomes Joint Stock Company ("Vinhomes"), a subsidiary. Pursuant to Resolution No. 01/2026/NQ-DHDCD-VHM in April 2026, Vinhomes shareholders have approved the appropriation of the company's 2025 accumulated retained earnings for a cash dividend distribution at a rate of 60% of charter capital.

22. STATUTORY OBLIGATIONS AND RECEIVABLES FROM THE STATE

Currency: VND million

	Beginning balance	*Payables/offset/ other changes during the period*	*Payment made during the period*	*Ending balance*
Short-term payables				
Value added tax	5,173,348	9,863,847	(10,469,654)	4,567,541
Special consumption tax	2,177,447	(2,156,970)	(5,638)	14,839
Corporate income tax	11,236,501	13,609,137	(11,494,001)	13,351,637
Personal income tax	510,210	1,550,874	(1,508,048)	553,036
Land use fee, land rental fee	13,880,502	92,687,410	(63,590,090)	42,977,822
Others	2,147,240	1,482,606	(2,441,367)	1,188,479
TOTAL	**35,125,248**	**117,036,904**	**(89,508,798)**	**62,653,354**
	Beginning balance	*Receivables during the period*	*Offset during the period*	*Ending balance*
Short-term receivables				
Corporate income tax	75,770	125,209	(20,726)	180,253
Others	191,005	30,863	(39,313)	182,555
TOTAL	**266,775**	**156,072**	**(60,039)**	**362,808**

23. ACCRUED EXPENSES

Currency: VND million

	Ending balance	*Beginning balance (Restated)*
Short-term		
Accrued development costs of real estate properties and other assets and accrued development costs of handed-over real estate properties	72,118,599	73,243,068
Accrued selling expenses (i)	7,977,954	15,161,890
Accrued deposit and interest expenses	3,735,288	3,830,336
Others	9,393,919	6,418,102
TOTAL	**93,225,760**	**98,653,396**
In which:		
Accruals to related parties (Note 36.2)	*209,080*	*289,755*
Accruals to other counterparties	*93,016,680*	*98,363,641*
Long-term		
Accrued selling expenses (i)	1,051,619	2,625,420
Others	996,828	247,967
TOTAL	**2,048,447**	**2,873,387**
In which:		
Accruals to related parties (Note 36.2)	*706,706*	-
Accruals to other counterparties	*1,341,741*	*2,873,387*

(i) As at 30 June 2026, accrued selling expenses include accrued expenses related to free-charging programs for customers purchasing electric vehicles ("EV customers"). The accrued expenses of VND1,272 billion will be paid mainly to V-Green Global Charging Station Development JSC ("V-Green JSC") and its subsidiaries, which are related parties of the Group, providing charging station services to EV customers.

24. DEFERRED REVENUE

Currency: VND million

	Ending balance	*Beginning balance (Restated)*
Short-term		
Deferred revenue from education services	3,070,215	3,353,801
Conditional grants (*)	2,108,132	2,105,783
Deferred revenue from hotel and entertainment services	248,572	400,409
Deferred revenue from apartments and villas management services	285,435	233,167
Deferred revenue from other services	937,790	961,755
TOTAL	**6,650,144**	**7,054,915**
Long-term		
Deferred revenue from extended warranty, battery leasing and other related services	879,912	3,805,452
Deferred revenue from rendering of general contractor service contracts	490,199	490,199
Deferred revenue from hotel and entertainment services	421,053	436,466
Deferred revenue from apartments and villas management services	134,079	210,895
Deferred revenue from other services	668,142	579,270
TOTAL	**2,593,385**	**5,522,282**

(*) Balance as at 30 June 2026 includes grants received by a subsidiary. This grant could be refundable if certain conditions are not met according to the agreement with the local government.

25. OTHER PAYABLES

Currency: VND million

	Ending balance	*Beginning balance (Restated)*
Short-term		
Deposits and capital contribution received under investment and business cooperation contracts (i)	120,975,386	53,790,199
Payables under deposit and other agreements relating to real estate projects (ii)	42,206,937	41,134,809
Payables arising from profit-sharing and other payables related to investment and business cooperation contracts	10,555,179	10,143,393
Deposits for investment purpose	2,752,922	2,839,256
Apartment maintenance funds	2,482,896	2,273,528
Payables related to Letters of Credit	57,110	3,984,711
Others	8,336,253	8,344,888
TOTAL	**187,366,683**	**122,510,784**
In which:		
Short-term other payables to related parties (Note 36.2)	*7,685,000*	*2,969,693*
Short-term other payables to other counterparties	*179,681,683*	*119,541,091*
Long-term		
Deposits and capital contribution received under investment and business cooperation contracts (iii)	111,399,968	107,880,521
Payables under deposit and other agreements relating to real estate projects (ii)	10,577,268	10,577,268
Others	889,547	4,627,941
TOTAL	**122,866,783**	**123,085,730**
In which:		
Long-term other payables to related parties (Note 36.2)	*30,507,073*	*29,397,339*
Long-term other payables to other counterparties	*92,359,710*	*93,688,391*

(i) Balance as at 30 June 2026 includes deposits, capital contribution from certain counterparties under the investment and business cooperation contracts a relating to real estate projects.

(ii) Balance as at 30 June 2026 includes amounts received from customers and other corporate counterparties under sale and purchase agreements, deposit and other agreements relating to real estate projects.

(iii) Balance as at 30 June 2026 includes deposits, capital contributions received from counterparties, including related parties, under the investment cooperation contracts for the operation and transfer of shopping mall components, and from certain counterparties under the investment and business cooperation contracts relating to real estate projects.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

26. LOANS AND FINANCE LEASE OBLIGATIONS

Currency: VND million

	Notes	*Beginning balance (Restated)*	*Movement during the period*		*Ending balance*
		Carrying amount (also payable amount)	*Increase*	*Decrease*	*Carrying amount (also payable amount)*
Short-term loans and finance leases					
Short-term loans	26.1	68,191,514	88,255,351	(89,295,051)	67,151,814
- *Credit line facilities*		*68,191,514*	*88,247,351*	*(89,295,051)*	*67,143,814*
- *Other short-term loans*		-	*8,000*	-	*8,000*
Current portion of long-term loans	26.4	18,463,680	19,167,870	(12,199,483)	25,432,067
Short-term bonds	26.2	12,721,783	9,222,189	(4,304,225)	17,639,747
Short-term exchangeable bonds	26.3	3,081,207	78,992	(3,160,199)	-
Current portion of corporate bonds	26.5	26,580,081	20,937,537	(22,044,375)	25,473,243
Current portion of finance lease obligations		107,902	7,084	(52,506)	62,480
TOTAL		**129,146,167**	**137,669,023**	**(131,055,839)**	**135,759,351**
Long-term loans and finance leases					
Long-term loans	26.4	127,043,464	35,828,808	(49,423,949)	113,448,323
Corporate bonds	26.5	82,279,936	56,770,611	(32,479,054)	106,571,493
Finance lease obligations		31,465	7,335	(7,422)	31,378
TOTAL		**209,354,865**	**92,606,754**	**(81,910,425)**	**220,051,194**

Including banks whose outstanding balances represent more than 10% of the total outstanding balance of short-term borrowings:

	Beginning balance	*Movement during the period*		*Ending balance*
	Carrying amount (also payable amount)	*Increase*	*Decrease*	*Carrying amount (also payable amount)*
Short-term loans				
Vietnam Prosperity Joint Stock Commercial Bank	20,428,720	18,536,096	(24,382,641)	14,582,175

26. LOANS AND FINANCE LEASE OBLIGATIONS (continued)

26.1 *Short-term loans*

Details of the short-term loans are presented below:

Lender/Credit arranger	*Ending balance* *Original currency*	*Ending balance* *VND million*	*Maturity date*	*Collateral*
Vietnam Prosperity Joint Stock Commercial Bank	VND	14,582,175	From July 2026 to April 2027	(ii)
Vietnam Technological and Commercial Joint Stock Bank	VND, EUR	5,531,684	From July 2026 to December 2026	(ii)
Ho Chi Minh City Development Joint Stock Commercial Bank	VND	3,660,277	From July 2026 to June 2027	(ii)
Joint Stock Commercial Bank for Foreign Trade of Vietnam	VND	8,447,184	From July 2026 to June 2027	(ii)
Joint Stock Commercial Bank for Investment and Development of Vietnam	VND	3,272,284	From August 2026 to March 2027	(ii)
Vietnam International Commercial Joint Stock Bank	VND	6,041,528	From July 2026 to March 2027	(ii)
Saigon Hanoi Commercial Joint Stock Bank	VND	4,037,740	From July 2026 to December 2026	(ii)
Military Commercial Joint Stock Bank	VND	1,948,357	From July 2026 to December 2026	(ii)
Vietnam Joint Stock Commercial Bank for Industry and Trade	VND	3,020,000	May 2027	(ii)
Mizuho Bank, Ltd.	USD	1,314,775	November 2026	(i)
Prosperity and Growth Commercial Joint Stock Bank	VND	1,419,301	From July 2026 to March 2027	(ii)
Citibank N.A.	USD	1,840,020	April 2027	(ii)
Fortune Vietnam Joint Stock Commercial Bank	VND	5,957,400	From April 2027 to May 2027	(ii)
Bank of China (HongKong) Limited – Ho Chi Minh Branch	VND	1,007,877	From August 2026 to October 2026	(i)
Standard Chartered Bank, Singapore	INR, USD	2,173,051	From August 2026 to December 2026	(ii)
Malayan Banking Berhad	VND, USD	511,399	From July 2026 to November 2026	(i)
Bac A Commercial Joint Stock Bank	VND	2,279,221	From January 2027 to April 2027	(ii)

26. LOANS AND FINANCE LEASE OBLIGATIONS (continued)

26.1 *Short-term loans* (continued)

Details of the short-term loans are presented below (continued):

Lender/Credit arranger	*Ending balance*		*Maturity date*	*Collateral*
	Original currency	*VND million*		
Tien Phong Commercial Joint Stock Bank	VND	99,541	From November 2026 to December 2026	(ii)
Other corporate counterparties	VND	8,000	From September 2026 to March 2027	(i)
TOTAL		67,151,814		

Details about interest rates of short-term loans as at 30 June 2026 are as follow:

Loans	*Original currency*	*Interest rate*
Secured loans	VND	Fixed interest rate, interest rate for the period ranging from 7.5% to 16% per annum
		Floating interest rate, interest rate for the period ranging from 7% to 14.7% per annum
Unsecured loans	VND	Fixed interest rate, interest rate for the period ranging from 6.5% to 9% per annum
Secured loans	EUR	Fixed interest rate, interest rate for the period 14% per annum
Secured loans	USD	Fixed interest rate, interest rate for the period 6.28% to 7.25% per annum
Unsecured loans	USD	Fixed interest rate, interest rate for the period 6.5% per annum
		Floating interest rate, interest rate for the period 5.83% per annum
Secured loans	INR	Floating interest rate, interest rate for the period 7.05% per annum

(i) These loans are unsecured;

(ii) As at 30 June 2026, short-term loans are secured by the following collaterals:

- Inventories (Note 10); tangible fixed assets (Note 13); investment properties (Note 15); construction in progress (Note 17);
- The deposit accounts and the revenue accounts at commercial banks of certain subsidiaries;
- Payment guarantees issued by the Chairman of the Board of Directors;
- Standby letters of credit issued by commercial banks;
- Shares of subsidiaries and an associate held by the Company; shares of the Company held by certain related parties of the Group; and
- Certain assets of associates of the Group.

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

26. LOANS AND FINANCE LEASE OBLIGATIONS (continued)

26.2 *Short-term bonds*

Underwriting agents/Trustee	*Original currency*	*Ending balance VND million*	*Issuance date and principal payment term*	*Number of bonds issued at issuance date*	*Interest rate*	*Collateral*
The HongKong and Shanghai Banking Corporation Limited, Singapore Branch; Bank of UBS AG, Singapore Branch and the Bank of New York Mellon, London Branch ("Exchangeable bonds No. 1") (i)	USD	196,430	Issued in November 2023. Maturity in November 2028	1,250	Fixed interest rate, of 10% per annum	(*)
The Hongkong and Shanghai Banking Corporation Limited; Deutsche Bank AG, Singapore Branch and Barclays Bank PLC and the Bank of New York Mellon, London Branch ("Exchangeable bonds No. 2") (ii)	USD	8,388,052	Issued in December 2025. Maturity in December 2030	1,625	Fixed interest rate, of 5.5% per annum	(*)
The Hongkong and Shanghai Banking Corporation Limited; Deutsche Bank AG, Singapore Branch and Barclays Bank PLC and the Bank of New York Mellon, London Branch ("Exchangeable bonds No. 3") (iii)	USD	9,055,265	Issued in April 2026. Maturity in April 2031	1,750	Fixed interest rate, of 5.5% per annum	(*)
TOTAL		**17,639,747**				
In which:						
Issuance costs		*309,562*				

(*) These bonds are unsecured.

26. LOANS AND FINANCE LEASE OBLIGATIONS (continued)

26.2 *Short term bonds* (continued)

(i) Bondholders have the right to exchange the bonds into ordinary shares of Vinhomes Joint Stock Company ("Vinhomes JSC"), a subsidiary, at the pre-determined exercise price at the time of bond issuance which can be adjusted based on the terms and conditions of the bonds. From December 2023, bondholders have the right to exchange their bonds for shares of Vinhomes JSC at any time during the exchange period and from November 2026, bondholders have the right to request the Group to redeem such bonds at the redemption price as stipulated in relevant bond documents.

During the period, the Group repurchased USD 39.2 million of bond principal prior to maturity and exchanged bonds with a principal amount of USD 124.8 million into shares for a group of bondholders. In July 2026, the Group received exchange notices from a group of bondholders requesting the exchange of the remaining bond principal amount. The Group elected to settle this remaining bond principal amount in shares of Vinhomes JSC.

(ii) Bondholders have the right to exchange the bonds into ordinary shares of Vinpearl Joint Stock Company ("Vinpearl JSC"), a subsidiary, at the pre-determined exercise price at the time of bond issuance which can be adjusted based on the terms and conditions of the bonds. From January 2026, bondholders have the right to exchange their bonds for shares of Vinpearl JSC at any time during the exchange period and from December 2028, bondholders have the right to request the Group to redeem such bonds at the redemption price as stipulated in relevant bond documents.

(iii) Bondholders have the right to exchange the bonds into ordinary shares of Vinpearl Joint Stock Company ("Vinpearl JSC"), a subsidiary, at the pre-determined exercise price at the time of bond issuance which can be adjusted based on the terms and conditions of the bonds. From May 2026, bondholders have the right to exchange their bonds for shares of Vinpearl JSC at any time during the exchange period and from July 2028, bondholders have the right to request the Group to redeem such bonds at the redemption price as stipulated in relevant bond documents.

26. LOANS AND FINANCE LEASE OBLIGATIONS (continued)

26.3 Short-term exchangeable bonds

Exchangeable bonds amounting to USD150 million ("Exchangeable bonds No. 4") were issued in August 2024 with a term of 5 years. The total number of bonds issued at the issuance date were 750 bonds, each with a face value of USD200,000. These bonds are unsecured, bearing interest at a fixed rate of 9.5% per annum and the bondholders have the right to exchange into ordinary shares of the Company at the pre-determined exercise price at the time of bond issuance which can be adjusted based on the terms and conditions of the bonds. From August 2027, bondholders have the rights to request the Issuer to redeem such bonds at the redemption price as stipulated in relevant bond documents.

Management assesses that there is no equity component in these exchangeable bonds and as a result, has recognised the entire exchangeable bonds as a liability.

During the period, the Group repurchased USD2.4 million principal of bonds prior to maturity at market value. Additionally, the Group opted to settle by cash (cash alternative amount determined based on market value of shares of the Company) related to exchange notices from a group of bondholders for a total principal amount of USD12.6 million. For the remaining bond principal amount of USD105.4 million, the Group elected to settle such principal by the ordinary shares of the Company at the exercise price specified above.

The principal balance of these bonds as at 30 June 2026 are as follows:

Currency: USD

		Movement during the period			
	Beginning balance	*New issuance*	*Exchanged to shares*	*Redemption*	*Ending balance*
Exchangeable bonds No.4	120,400,000	-	(105,400,000)	(15,000,000)	-

Currency: million VND

	Current period	*Previous period*
Initial recognition of exchangeable bonds	2,887,894	3,631,150
Equity component	-	-
Liability component at initial recognition	2,887,894	3,631,150
Add: Accumulated amortisation of bond issuance cost		
Beginning balance	56,359	9,024
Increase amortisation in the period	78,991	13,781
Ending balance	135,350	22,805
Add: Unrealized foreign exchange loss arising from revaluation	55,273	152,625
Less: Repurchase and exercise bondholders' exchange notice	(3,078,517)	-
Liability component at the end of the period	**-**	**3,806,580**

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

26. LOANS AND FINANCE LEASE OBLIGATIONS (continued)

26.4 *Long-term loans*

Details of the long-term loans are presented below:

Lender/Credit arranger	*Ending balance* *Original currency*	*Ending balance* *VND million*	*Maturity date*	*Collateral*
Joint Stock Commercial Bank for Foreign Trade of Vietnam	VND	16,936,012	From July 2026 to July 2032	(ii)
In which: current portion	*VND*	*2,574,428*		
Tien Phong Commercial Joint Stock Bank	VND	3,341,394	December 2027	(ii)
Military Commercial Joint Stock Bank	VND	6,862,524	From August 2026 to April 2031	(ii)
In which: current portion	*VND*	*492,500*		
Vietnam Joint Stock Commercial Bank for Industry and Trade	VND	1,427,256	From January 2027 to May 2045	(ii)
In which: current portion	*VND*	*5,621*		
Joint Stock Commercial Bank for Investment and Development of Vietnam	VND	1,577,647	From August 2026 to April 2036	(ii)
In which: current portion	*VND*	*154,470*		
EVF General Finance Joint Stock Company	VND	1,000,000	December 2027	(ii)
Ho Chi Minh City Development Joint Stock Commercial Bank	VND	2,844,654	From July 2026 to December 2035	(ii)
In which: current portion	*VND*	*104,573*		
Vietnam Prosperity Joint Stock Commercial Bank	VND	1,065,394	From August 2026 to November 2033	(ii)
In which: current portion	*VND*	*346,100*		
Vietnam Technological and Commercial Joint Stock Bank	VND	238,826	From September 2026 to September 2030	(ii)
In which: current portion	*VND*	*62,930*		
Woori Bank Singapore Branch	USD	1,573,704	October 2028	(ii)
Central Bank of India	INR	3,753,199	From September 2027 to December 2034	(ii)
Cargill Financial Services International, Inc.	USD	3,344,681	July 2028	(ii)
Lenders of the syndicated loan No.1	USD	4,880,236	December 2026	(ii)
In which: current portion	*USD*	*4,880,236*		
Lenders of the syndicated loan No.2	USD	5,040,653	From October 2027 to October 2030	(ii)
Lenders of the syndicated loan No.3	USD	6,500,240	From August 2026 to May 2029	(ii)
In which: current portion	*USD*	*1,866,306*		
Lenders of the syndicated loan No.4	USD	2,598,133	From November 2026 to November 2028	(ii)
In which: current portion	*USD*	*461,486*		

26. LOANS AND FINANCE LEASE OBLIGATIONS (continued)

26.4 *Long-term loans* (continued)

Details of the long-term loans are presented below (continued):

	Ending balance			
Lender/Credit arranger	*Original currency*	*VND million*	*Maturity date*	*Collateral*
Lenders of the syndicated loan No.5	VND	379,493	From November 2026 to November 2028	(ii)
In which: current portion	*VND*	*66,342*		
Lenders of the syndicated loan No.6	USD	3,828,168	From July 2026 to April 2031	(ii)
In which: current portion	*USD*	*788,865*		
Lenders of the syndicated loan No.7	VND	21,400,000	From August 2027 to July 2030	(ii)
Lenders of the syndicated loan No.8	VND	19,500,000	From October 2027 to September 2030	(ii)
Lenders of the syndicated loan No.9	USD	3,846,079	From September 2027 to September 2028	(ii)
Lenders of the syndicated loan No.10	USD	2,581,234	September 2027	(ii)
Lenders of the syndicated loan No.11	IDR	1,314,094	From September 2026 to April 2032	(ii)
In which: current portion	*IDR*	*34,660*		
Lenders of the syndicated loan No.12	USD	5,256,219	April 2032	(ii)
Corporate counterparties (*)	VND	17,790,550	From December 2026 to August 2027	(i)
In which: current portion	*VND*	*13,593,550*		
TOTAL		**138,880,390**		
In which: issuance costs		*1,123,582*		
In which:				
Long-term loans		*113,448,323*		
Current portion of long-term loans		*25,432,067*		

(*) As at 30 June 2026, this balance includes loans from related parties (Note 36.3).

26. LOANS AND FINANCE LEASE OBLIGATIONS (continued)

26.4 *Long-term loans* (continued)

Details of interest rates for long-term loans as at 30 June 2026 are as follows:

Loans	*Original currency*	*Interest rate*
Secured loans	VND	Floating interest rate, interest rate for the period ranging from 6.1% to 14.5% per annum
Unsecured loans	VND	Fixed interest rate, interest rate for the period from 11% to 12% per annum
Secured loans without interest rate swap contract	USD	Floating interest rate, interest rate for the period ranging from 4.86% to 7.75% per annum
Secured loans with floating interest rate swapped for fixed interest rate (also fixed exchange rate) under interest rate swap contracts	USD	Fixed interest rate under swap contracts, interest rate for the period ranging from 7.85% to 9.4% per annum
Secured loans	IDR	Floating interest rate, interest rate for the period 8.46% per annum
Secured loans	INR	Floating interest rate, interest rate for the period ranging from 10.43% to 11.45% per annum

(i) These loans are unsecured;

(ii) As at 30 June 2026, these long-term loans are secured by the following collaterals:

- Inventories (Note 10), tangible fixed assets (Note 13), investment properties (Note 15), constructions in progress (Note 17);
- The Debt Service Reserve Account at the offshore account management bank, the Revenue Account at a commercial bank with outstanding balance and accumulated other related benefits arising from such account;
- Payment guarantee by a commercial bank;
- Deposits at certain of banks held by individuals at banks in Vietnam;
- Deposits of the Company and a subsidiary at banks in Vietnam;
- Standby letters of credit issued by commercial banks in Vietnam;
- Shares, ownership of subsidiaries and an associate held by the Company, subsidiaries and related party; shares of the Company held by related party of the Group; and
- Assets of an associate of the Group.

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26. LOANS AND FINANCE LEASE OBLIGATIONS (continued)

26.5 *Corporate bonds*

Trustee/Underwriting agents	*Ending balance*		*Issuance date and principal payment term*	*Number of bonds issued at issuance date*	*Interest rate*	*Collateral*
	Original currency	*(VND million)*				
Techcom Securities Joint Stock Company	VND	65,282,474	Issued from November 2021 to June 2026. Maturity from August 2026 to August 2029.	21,538,900	Include: (a) Floating interest rate, interest rate for the period ranging from 8.875% to 15.24% per annum (b) Fixed interest rate, interest rate for the period ranging from 11% to 12% per annum	(ii)
In which: current portion	*VND*	*6,957,287*				
Techcom Securities Joint Stock Company	VND	7,971,312	Issued from January 2024 to March 2024. Maturity from January 2027 to March 2027.	40,040,000	Include: (a) Floating interest rate, interest rate for the period 9.7% per annum (b) Fixed interest rate, interest rate for the period 12% per annum.	(i)
In which: current portion	*VND*	*7,971,312*				
SSI Securities Corporation	VND	735,472	Issued in September 2023. Maturity in September 2026.	7,364,300	Floating interest rate, interest rate for the period ranging from 9.175% to 9.7% per annum	(i)
In which: current portion	*VND*	*735,472*				
HD Securities Corporation	VND	19,427,489	Issued from April 2025 to December 2025. Maturity from April 2027 to December 2027.	200,000	Fixed interest rate, interest rate for the period 12.5% per annum	(i)
In which: current portion	*VND*	*9,809,172*				
HD Securities Corporation	VND	7,884,528	Issued from May 2026 to June 2026. Maturity from May 2028 to June 2029.	80,000	Fixed interest rate, interest rate for the period 12.5% per annum	(ii)
VPBank Securities Joint Stock Company	VND	19,962,708	Issued from September 2025 to June 2026. Maturity from September 2027 to June 2028.	210,000	Include: (a) Floating interest rate, interest rate for the period 12% per annum (b) Fixed interest rate, interest rate for the period 11% per annum	(ii)

26. LOANS AND FINANCE LEASE OBLIGATIONS (continued)

26.5 *Corporate bonds* (continued)

Trustee/Underwriting agents	*Ending balance*		*Issuance date and principal payment term*	*Number of bonds issued at issuance date*	*Interest rate*	*Collateral*
	Original currency	*(VND million)*				
BIDV Securities Joint Stock Company	VND	3,069,500	Issued from June 2025 to June 2026. Maturity from June 2028 to June 2029.	31,090	Fixed interest rate, interest rate ranging for the period ranging from 12% to 12.5% per annum	(ii)
LPBank Securities Joint Stock Company	VND	2,849,581	Issued in June 2026. Maturity in September 2029.	30,000	Floating interest rate, interest rate for the period 12.5% per annum	(ii)
MB Securities Joint Stock Company	VND	4,861,672	Issued in June 2026. Maturity in June 2031.	49,070	Floating interest rate, interest rate for the period 12% per annum	(ii)
TOTAL		**132,044,736**				
In which: Issuance costs		*2,687,695*				
In which:						
Long-term bonds		*106,571,493*				
Current portion of long-term bonds		*25,473,243*				

(i) These bonds are unsecured.

(ii) As at 30 June 2026, these bonds are secured by the following collaterals:

- Inventories (Note 10), tangible fixed assets (Note 13), investment properties (Note 15), construction in progress (Note 17);
- A deposit contract held by the Group at a commercial bank; and
- Shares of a subsidiary and an associate held by the Company, shares of the Company held by a related party of the Group.

27. PROVISIONS

Currency: VND million

	Beginning balance	*Increase during the period*	*Decrease during the period*	*Ending balance*
Short-term				
Provision for electric vehicle's residual value guarantee program	270,082	745,095	(30,115)	985,062
Warranty provision (i)	7,106,656	1,698,661	(8,295,703)	509,614
Provision for onerous contracts (ii)	685,747	14,231	(479,025)	220,953
Provision for severance allowance	206,718	8,499	(77,479)	137,738
Provision for contract compensation	1,330,492	161,330	(1,491,822)	-
Others	697,361	31,260	(508,552)	220,069
TOTAL	**10,297,056**	**2,659,076**	**(10,882,696)**	**2,073,436**
Long-term				
Provision for electric vehicle's residual value guarantee program	1,673,598	588,367	(528,801)	1,733,164
Warranty provision (i)	15,442,562	10,647,905	(24,518,399)	1,572,068
Provision for onerous contracts (ii)	3,109,363	60,304	(1,129,511)	2,040,156
Others	151,755	37,789	(9,911)	179,633
TOTAL	**20,377,278**	**11,334,365**	**(26,186,622)**	**5,525,021**

(i) The balance as at 30 June 2026 mainly includes warranty provision for EVs and related products ("vehicle products") which were manufactured by the Group at its overseas manufacturing facilities. Upon completion of the disposal of VinFast Production, the warranty obligations related to vehicle products sold by VinFast Production were transferred to this entity (Note 4).

(ii) The balance as at 30 June 2026 mainly includes provisions for onerous contracts related to battery lease contracts with customers who purchased EVs and E-scooters under preferential sale programs and sales and purchase contracts with the suppliers.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

28. OWNERS' EQUITY

28.1 *Increase and decrease in owners' equity*

Currency: VND million

	Owner's contributed capital	*Share premium*	*Other owners' capital*	*Treasury shares*	*Foreign exchange differences reserve*	*Other funds belonging to owners' equity*	*Undistributed earnings*	*Non-controlling interests*	*Total*
For the six-month period ended 30 June 2025									
Beginning balance	38,785,833	40,308,020	15,306,530	(1,344,123)	(235,621)	107,845	44,468,350	16,437,647	153,834,481
- Net profit/(loss) for the period	-	-	-	-	-	-	6,037,854	(1,498,052)	4,539,802
- Disposal of subsidiaries	-	-	-	-	-	-	-	43,116	43,116
- Change of equity interest in existing subsidiaries without loss of control and capital contribution by non-controlling shareholders	-	46,004	-	-	-	-	554,998	996,083	1,597,085
- Dividend declared by subsidiary to non-controlling shareholders	-	-	-	-	-	-	-	(1,881,488)	(1,881,488)
- Other increases/(decreases)	-	-	-	-	317,940	10,000	(8,675)	239,629	558,894
Ending balance	**38,785,833**	**40,354,024**	**15,306,530**	**(1,344,123)**	**82,319**	**117,845**	**51,052,527**	**14,336,935**	**158,691,890**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

28. OWNERS' EQUITY (continued)

28.1 *Increase and decrease in owners' equity* (continued)

Currency: VND million

	Owner's contributed capital	*Share premium*	*Other owners' capital*	*Treasury shares*	*Foreign exchange differences reserve*	*Other funds belonging to owners' equity*	*Undistributed earnings (*)*	*Non-controlling interests*	*Total*
For the six-month period ended 30 June 2026									
Beginning balance	77,334,919	2,037,169	15,306,530	(1,344,123)	(163,385)	117,845	54,277,387	3,922,593	151,488,935
- Net profit for the period	-	-	-	-	-	-	15,987,971	4,917,000	20,904,971
- Disposal of subsidiaries (i)	-	-	-	-	820,459	-	(1,331,462)	27,028	(483,975)
- Change of equity interest in existing subsidiaries without loss of control and capital contribution by non-controlling shareholders (ii)	-	2,226,711	-	-	-	-	3,219,331	19,092,016	24,538,058
- Dividend declared by subsidiary to non-controlling shareholders (iii)	-	-	-	-	-	-	-	(7,377,120)	(7,377,120)
- Exchange of convertible bonds with treasury shares (vi)	-	1,706,508	-	629,410	-	-	-	-	2,335,918
- Other increases/(decreases)	-	-	-	-	176,560	10,000	(7,170)	83,428	262,818
Ending balance	**77,334,919**	**5,970,388**	**15,306,530**	**(714,713)**	**833,634**	**127,845**	**72,146,057**	**20,664,945**	**191,669,605**

(*) The balances as at 30 June 2026 includes VND3,669 billion undistributed earnings from Vinschool Joint Stock Company ("Vinschool JSC"). Vinschool JSC commits to reinvesting this profit for the purpose of upgrading and developing the education system, and accordingly, this profit is not distributable to the owners in accordance with the regulations for social enterprises.

28. OWNERS' EQUITY (continued)

28.1 *Increase and decrease in owners' equity* (continued)

(i) The Group's disposals of subsidiaries mainly comprised of the transfers of VinTech and VinFast Production to certain partners and related parties (*Note 4*).

(ii) Mainly due to the impact of the following transactions:

- Capital contributions from non-controlling shareholders through a private placement by Vinpearl Joint Stock Company of convertible dividend preference shares.
- Capital contributions from non-controlling shareholders through dividend preference shares issued by Berjaya Vietnam International University Town Joint Stock Company ("Berjaya University Company").
- Changes in the Group's ownership interests in Huong Duong Real Estate Development Limited Liability Company ("Huong Duong Company"), VMC Holding Investment and Trading Joint Stock Company ("VMC Holding") and Vinsmart Research and Manufacture Joint Stock Company ("Vinsmart").
- The exchange of Exchangeable Bond No. 1 into ordinary shares of Vinhomes Joint Stock Company, resulting in a change in the Group's ownership interest in this subsidiary (*Note 26.2*).

(iii) Principally comprised cash dividends to non-controlling shareholders pursuant to a resolution approved by the General Meeting of Shareholders of Vinhomes Joint Stock Company in April 2026.

(iv) During the period, 105,221,003 ordinary shares of the Company held by Vinpearl Joint Stock Company were transferred to bondholders for the exchangeable of bonds.

28.2 *Contributed share capital*

Currency: VND million

	Ending balance	*Beginning balance*
Issued share capital	77,334,919	77,334,919
Share premium	5,970,388	2,037,169
Treasury shares	(714,713)	(1,344,123)
TOTAL	**82,590,594**	**78,027,965**

28. OWNERS' EQUITY (continued)

28.3 *Capital transactions with owners*

Currency: VND million

	Current period	*Previous period*
Issued share capital		
Beginning balance	77,334,919	38,785,833
Ending balance	77,334,919	38,785,833

28.4 *Shares*

	Shares	
	Ending balance	*Beginning balance*
Authorised shares	**7,733,491,896**	**7,733,491,896**
Issued shares	**7,733,491,896**	**7,733,491,896**
Ordinary shares	*7,706,031,024*	*7,706,031,024*
Preference shares	*27,460,872*	*27,460,872*
Shares in circulation (*)	**7,733,491,896**	**7,733,491,896**
Ordinary shares	*7,706,031,024*	*7,706,031,024*
Preference shares	*27,460,872*	*27,460,872*

(*) Including 102,069,961 ordinary shares (as at 31 December 2025: 207,290,964 shares) held by subsidiaries and recognised as treasury shares *(Note 28.1 and Note 28.2)*.

The par value of outstanding shares is VND10,000 per share (31 December 2025: VND10,000 per share).

According to Share Subscription Agreement dated 7 August 2018, preference shares are not entitled to vote, being restricted for transfer within one year since 22 August 2018 and have the right to convert into ordinary shares of the Company at the conversion price specified in the contract at any time after the issuance date.

In June 2026, the Board of Directors of the Company issued Resolution No. 21/2026/NQ-HDQT-VINGROUP approving the private placement plan for the conversion of preference shares into ordinary shares. Accordingly, all 27,460,872 preference shares held by certain investors were converted into 56,155,405 ordinary shares in July 2026.

29. REVENUE

29.1 Revenue from sale of goods and rendering of services

Currency: VND million

	Current period	*Previous period (Restated)*
Gross revenue	**221,968,415**	**128,855,882**
In which:		
Sale of inventory properties	127,186,720	69,032,736
Manufacturing and related activities	61,192,893	32,981,140
Rendering of general contractor and related services	12,655,455	4,950,523
Rendering of hotel services, amusement park services and related services	7,213,817	5,280,464
Rendering of education services and related services	3,635,399	3,204,392
Rendering of sales consulting and real estate brokerage services	3,151,388	7,553,547
Rendering of hospital services and related services	2,925,415	2,498,585
Others	4,007,328	3,354,495
Less sales deduction	**(48,005)**	**(17,248)**
Net revenue	**221,920,410**	**128,838,634**
In which:		
Sale of inventory properties	*127,186,720*	*69,032,736*
Manufacturing and related activities	*61,179,292*	*32,972,276*
Rendering of general contractor and related services	*12,655,455*	*4,950,523*
Rendering of hotel services, amusement park services and related services	*7,179,413*	*5,272,080*
Rendering of education services and related services	*3,635,399*	*3,204,392*
Rendering of sales consulting and real estate brokerage services	*3,151,388*	*7,553,547*
Rendering of hospital services and related services	*2,925,415*	*2,498,585*
Others	*4,007,328*	*3,354,495*
In which:		
Sale to related parties	*6,097,256*	*6,928,298*
Sale to others	*215,823,154*	*121,910,336*

29. REVENUE (continued)

29.1 *Revenue from sale of goods and rendering of services* (continued)

Revenue from construction contracts recognised during the period and cumulative revenue of the on-going construction contracts are as follows:

Currency: VND million

	Current period	*Previous period*
Revenue recognised during the period of the completed construction contracts	1,867,414	270,054
Revenue recognised during the period of the on-going construction contracts	10,788,041	4,664,963
TOTAL	**12,655,455**	**4,935,017**
Cumulative revenue recognised up to end of period of the on-going construction contracts	21,028,648	16,974,858

29.2 *Revenue and expense relating to investment properties*

Currency: VND million

	Current period	*Previous period (Restated)*
Rental income from leasing investment properties	601,100	516,295
Direct operating expenses of investment properties that generated rental income during the period	(371,257)	(191,975)

29.3 *Finance income*

Currency: VND million

	Current period	*Previous period (Restated)*
Gains from disposal of subsidiaries and financial investments	17,409,047	2,171,713
Income from business co-operation contracts	4,460,183	327,260
Interest income from deposits, loans and advances	2,626,957	3,414,523
Foreign exchange gains	601,027	158,896
Others	188,016	329,183
TOTAL	**25,285,230**	**6,401,575**

30. COST OF GOODS SOLD AND SERVICES RENDERED

Currency: VND million

	Current period	*Previous period (Restated)*
Inventory properties sold	50,915,465	37,071,298
Manufacturing and related activities	87,868,304	44,331,706
Rendering of general contractor and related services	11,480,504	4,106,884
Rendering of hotel services, amusement park services and related services	4,789,555	4,072,498
Rendering of education services and related services	3,118,708	2,463,725
Rendering of sales consulting and real estate brokerage services	2,251,882	4,598,438
Rendering of hospital services and related services	2,505,056	2,074,019
Others	3,557,253	2,976,510
TOTAL	**166,486,727**	**101,695,078**

31. FINANCE EXPENSES

Currency: VND million

	Current period	*Previous period (Restated)*
Interest expenses	16,183,331	12,650,399
Costs on repurchase of exchangeable bonds (i)	3,125,525	-
Issuance costs	1,604,590	1,066,159
Deposit interest expenses under business co-operation contracts (ii)	1,447,590	997,324
Foreign exchange losses	853,648	1,887,031
Provision for diminution in value of investments	501,040	485,594
Others	4,957,504	7,143,221
TOTAL	**28,673,228**	**24,229,728**

(i) This represents the costs arising from the repurchase of exchangeable bonds *(Note 26.2)*

(ii) Including interest on deposits under business co-operation contracts with the Group's associates.

32. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

Currency: VND million

	Current period	*Previous period (Restated)*
Selling expenses		
- Provision for warranty	12,051,087	3,970,257
- External service expenses	4,046,266	2,872,401
- Sales support expenses	2,481,523	1,040,671
- Labour costs	1,635,924	1,339,461
- Depreciation and amortisation of fixed assets	118,459	261,250
- Others	1,172,652	297,729
TOTAL	**21,505,911**	**9,781,769**
General and administration expenses		
- Labour costs	3,566,583	2,489,522
- External service expenses	2,203,851	1,710,052
- Research and development expenses	1,149,467	2,241,722
- Depreciation and amortisation of fixed assets and goodwill	857,168	810,744
- Provision expenses	433,134	373,325
- Subsidy and charity expenses	358,875	352,352
- Others	1,390,553	748,372
TOTAL	**9,959,631**	**8,726,089**

33. OTHER INCOME AND EXPENSES

Currency: VND million

	Current period	*Previous period (Restated)*
Other income	**14,680,052**	**23,515,981**
Sponsorship income (i)	12,531,674	23,011,492
Gain from disposal of fixed assets	1,699,919	47,474
Others	448,459	457,015
Other expenses	**1,364,541**	**3,859,537**
Penalty paid	667,670	1,542,182
Loss from disposal and write-off of fixed assets	416,856	2,164,792
Others	280,015	152,563
NET OTHER PROFIT	**13,315,511**	**19,656,444**

(i) Sponsorship income mainly includes non-refundable grants from the Chairman of Board of Directors to VinFast Production (prior to the disposal of this subsidiary), VinFast Vietnam, and VinFast Trading and Services Company Limited.

34. PRODUCTION AND OPERATING COSTS

Currency: VND million

	Current period	*Previous period*
Development costs of inventory properties	152,184,998	49,442,411
Raw materials	50,946,843	30,005,224
Expenses for external services	10,765,213	15,912,503
Labour costs	21,370,972	15,031,309
Depreciation, amortisation and allocation of goodwill	16,450,049	12,993,342
Others (excluding finance expenses)	37,497,209	18,974,784
TOTAL	**289,215,284**	**142,359,573**

35. CORPORATE INCOME TAX

The current statutory corporate income tax ("CIT") rate applicable to the Group and its subsidiaries is 20%, except for the following entities:

- Vinmec International General Hospital JSC ("Vinmec JSC"), Vinschool JSC and VinAcademy Education and Training LLC ("VinAcademy LLC") apply the incentive tax rate of 10% for income from social service activities in the fields of education - training and healthcare. Additionally, the undistributed earnings reinvested to upgrade and develop the education system from Vinschool JSC's socialized establishments are tax-exempt;
- Vinhomes Ha Tinh Industrial Park Investment JSC applies the incentive tax rate of 10% in the first 15 years commencing from the first year in which revenue is generated, CIT exemption for 4 years commencing from the first year in which taxable profit is earned (or commencing from the fourth year from the first year in which revenue is generated if no taxable profit is earned for the first 3 years), and a 50% reduction of CIT for the subsequent 9 years for manufacturing activities; and
- Foreign subsidiaries' CIT rate depends on the regulations of the respective local tax authorities.

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

35.1 CIT expenses

Currency: VND million

	Current period	*Previous period*
Current tax expenses	13,844,631	6,100,240
Deferred tax (income)/expense	(349,511)	518,881
TOTAL	**13,495,120**	**6,619,121**

35. CORPORATE INCOME TAX (continued)

35.1 *CIT expenses* (continued)

The reconciliation between CIT expenses and the accounting profit before tax multiplied by applicable CIT rate is presented below:

Currency: VND million

	Current period	*Previous period*
Accounting profit before tax	**34,400,091**	**11,158,923**
At CIT rate of 20%:	6,880,018	2,231,785
Adjustments:		
Unrecognised deferred tax assets related to tax losses of Group's subsidiaries	5,124,714	2,363,542
Deferred revenue from service type warranty and non-deductible provisions for warranty	1,752,490	558,118
Non-deductible interest expenses	1,226,190	2,513,858
Provision/(reversal of provision) for investments in subsidiaries	375,470	(907,271)
Adjustments for gain/loss arising from transfer of investments recognised in the consolidated financial statements	(2,265,209)	(173,291)
Tax losses carried forward	(3,386,962)	(1,792,644)
Others	3,788,409	1,825,024
CIT expenses	**13,495,120**	**6,619,121**

35.2 *Current tax*

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

35. CORPORATE INCOME TAX (continued)

35.3 *Deferred tax*

Currency: VND million

	Interim consolidated statement of financial position		*Interim consolidated income statement*	
	Ending balance	*Beginning balance*	*Current period*	*Previous period*
Deferred tax assets				
Temporary difference arising from provisional CIT at 1% on downpayments from customers	1,026,705	904,584	122,121	(378,207)
Temporary difference arising from unrealised profit from inter-company transactions within the Group	240,969	340,527	(71,943)	(160,723)
Temporary difference arising from provisions/accruals	254,211	282,005	(27,794)	(29,995)
Temporary difference arising from fair value adjustments from acquisition and merger of subsidiaries	55,915	53,973	1,942	1,058
Others	170,558	209,800	(39,242)	88,805
Deferred tax liabilities				
Temporary difference arising from fair value adjustments from acquisition of subsidiaries	(1,477,655)	(1,537,788)	60,133	62,320
Temporary difference arising from unrealised loss from inter-company transactions within the Group	(852,218)	(798,291)	(53,927)	(291,221)
Others	(1,388,217)	(33,946)	358,221	189,082
Net deferred tax liabilities	**(1,969,732)**	**(579,136)**		
Net deferred tax credit/(charge) to the consolidated income statement			**349,511**	**(518,881)**
Presented on the interim consolidated statement of financial position				
Deferred tax assets	1,748,358	1,790,889		
Deferred tax liabilities	(3,718,090)	(2,370,025)		
Net deferred tax liabilities	**(1,969,732)**	**(579,136)**		

35. CORPORATE INCOME TAX (continued)

35.4 *Unrecognised deferred tax assets*

Tax loss carried forward

The Group is entitled to carry each individual tax loss forward to offset against future taxable income. Details are as follows:

- For legal entities doing business in Vietnam: as at 30 June 2026, total accumulated tax losses amounting to VND120,460 billion (31 December 2025: VND120,524 billion) which can be used to offset against future taxable income within 5 years subsequent to the year in which the loss was incurred in accordance with the laws of Vietnam; and

- For legal entities doing business abroad: as at 30 June 2026, total accumulated tax losses amounting to VND51,603 billion (31 December 2025: VND36,009 billion) which can be used to offset against future taxable income within a certain period of time in accordance with the laws of the host country.

These are estimated accumulated tax losses as per the CIT declarations of the Company and its subsidiaries for the six-month period ended 30 June 2026, which have not been finalised by the local tax authorities as of the date of these interim consolidated financial statements.

No deferred tax assets have been recognised in respect of these accumulated tax losses because future taxable profit cannot be ascertained at this stage.

Interest expenses exceeding the prescribed threshold

The Group is entitled to carry forward interest expenses exceeding the prescribed threshold that have not been deducted when calculating CIT for the current year ("non-deductible interest expenses") to the following years when determining the total deductible interest expenses of the following years. The subsequent period that the interest expenses can be carried forward to will not exceed consecutive period of 05 years subsequent to the year in which the non-deductible interest expenses incurred.

Deferred tax assets have not been recognised in respect of these non-deductible interest expenses because future taxable profits and the conditions for deduction in subsequent tax periods cannot be ascertained at this stage.

Unrecognised deferred tax assets due to application of top-up tax under the global anti-base erosion rules

On 29 August 2025, the Government issued Decree No. 236/2025/ND-CP ("Decree 236") detailing certain provisions of Resolution No. 107/2023/QH15 dated 29 November 2023 of the National Assembly ("Resolution 107") on the application of top-up corporate income tax under the global anti-base erosion rules ("GloBE").

Based on the financial information of the Constituent entities for the six-month accounting period ended 30 June 2026, the Group has assessed its additional corporate income tax obligations under the prevailing regulations, taking into consideration relevant guidance and international practices. Based on this assessment, the Group did not incur any additional corporate income tax expense arising from the GloBE. The Group will continue to monitor any changes in applicable regulations and assess the impact, and will make appropriate adjustments in subsequent reporting periods, if necessary.

36. TRANSACTIONS WITH RELATED PARTIES

List of related parties that have a controlling relationship with the Group during the period and as at 30 June 2026 is as follows:

Related parties	*Relationship*
Mr. Pham Nhat Vuong	Chairman of the Group, Control of the Group

36.1 *Significant transactions of the Group with related parties*

Significant transactions with related parties for the six-month period ended 30 June 2026 and 30 June 2025 were as follows:

Currency: VND million

Related parties	*Relationship*	*Transactions*	*Current period*	*Previous period*
Mr. Pham Nhat Vuong	Chairman of the Group	Sponsorship to subsidiary	12,500,000	23,000,000
		Transfer of shares in subsidiary	586,208	-
		Acquisition of shares in GSM JSC (Note 18.2)	195,000	-
Kind Heart Foundation	Under common control	Revenue from rendering services	49,931	21,584
Vietnam Investment Group Joint Stock Company	Under common control	Deposit to Vietnam Investment Group JSC under business cooperation contracts	-	11,700,000
		Purchase office rental, hotel and advisory services	98,139	91,152
		Revenue from rendering services	73,348	65,274
GSM JSC	Under common control	Revenue from selling goods and rendering services	5,029,459	4,918,490
		Sales support expenses	268,357	-
		Capital contribution	730,000	-
		Interest receivable from late payment	23,426	97,716
GSM VN Holding JSC	Under common control	Capital contribution by shares held in GSM JSC (Note 18.2)	2,170,000	-
VinEnergo JSC	Under common control	Capital contribution	9,801,735	1,900,000
		Revenue from selling goods	204,957	-
VinEnergo Holding JSC	Under common control	Capital contribution by shares held in VinEnergo JSC (Note 18.2)	15,185,385	-
V-Green JSC	Under common control	Deposit received from business cooperation contracts	7,685,000	-
		Charging station expenses under free charging station programs for EV buyers	2,264,026	590,297
		Receivables from payment on behalf	580,056	1,045,519
		Revenue from business cooperation contracts	136,019	112,279
		Income from disposal of batteries	59,005	-

36. TRANSACTIONS WITH RELATED PARTIES (continued)

36.1 *Significant transactions of the Group with related parties* (continued)

Significant transactions with related parties for the six-month period ended 30 June 2026 and 30 June 2025 were as follows (continued):

Currency: VND million

Related parties	*Relationship*	*Transactions*	*Current period*	*Previous period (Restated)*
Vincom Retail JSC	Associate	Interest on deposits under investment cooperation contracts	1,255,048	817,631
		Profit sharing from investment cooperation contracts	72,501	68,720
		Revenue from rendering services	47,727	-
		Collaterals fee	16,736	97,938
Vincom Retail Operation LLC	Associate	Deposit received from investment cooperation contracts	665,001	-
		Gain on disposal of investments in BCC	427,664	12,955
		Rental expenses of shopping center	362,750	361,664
		Interest on deposits under investment cooperation contracts	214,360	225,998
		Revenue from rendering services	135,966	-
		Capital contribution for investment cooperation contracts	130,000	-
		Profit sharing from investment cooperation contracts	61,983	76,957
		Capital contribution	-	125,444
Green and Smart Mobility Philippines ("GSM Philippines JSC")	Under common control	Revenue from selling goods	349,533	198,292
		Sale support expenses	78,735	-
PT XanhSM Green and Smart Mobility Indonesia ("GSM Indonesia JSC")	Under common control	Revenue from selling goods	70,316	491,075
		Sale support expenses	393,795	-
V-G High-Tech Ltd (i)	Joint venture	Purchase of goods (*)	2,986,265	1,871,110
VinSpeed JSC	Under common control	Capital contribution	-	1,500,000
Green Future Services and Trading JSC ("Green Future JSC") (ii)	Under common control	Revenue from selling goods	-	1,121,304
Counterparty No. 20 (iii)	Major shareholder of a subsidiary	Dividend payables	-	987,000

36. TRANSACTIONS WITH RELATED PARTIES (continued)

36.1 Significant transactions of the Group with related parties (continued)

Significant transactions with related parties for the six-month period ended 30 June 2026 and 30 June 2025 were as follows (continued):

Currency: VND million

Related parties	*Relationship*	*Transactions*	*Current period*	*Previous period*
Suoi Hoa Urban Development and Investment LLC ("Suoi Hoa LLC") (iv)	Associate until September 2025	Capital contribution for investment cooperation contracts	-	257,899
Counterparty No. 6	Major shareholder of a subsidiary	Borrowings	-	197,000

(i) Ceased to be a joint venture of the Group from June 2026.

(ii) Merged into GSM JSC in March 2026.

(iii) Ceased to be a related party of the Group from December 2025.

(iv) Merged into Vincom Retail Operations Company in September 2025.

(*) During the period, the Group purchases and makes payments indirectly through a third party.

As at 30 June 2026, certain receivables, advances and deposits of the Group were secured by 876 million shares of VinFast Auto Ltd. and 112 million shares of the Company held by entities under the common control with the Group.

Terms and conditions of transactions with related parties

In addition to the sale transactions recognized as revenue as presented above, during the six-month period ended 30 June 2026, the Group also entered into certain sales transactions that did not meet the criteria for revenue recognition with GSM Group.

Purchases and sales of goods and services, as well as investment and business cooperation transactions with related parties, were conducted at prices and on terms agreed in the respective contracts. In addition, under the framework agreement governing vehicle sales between VinFast Auto Ltd. and GSM JSC, VinFast Auto Ltd. and its subsidiaries committed to selling GSM a cumulative total of 1 million electric vehicles and 4 million e-scooters during the period from 2026 to 2030, including incentives and trade discounts stipulated in the agreement.

As at 30 June 2026, except for interest-bearing borrowings and loans disclosed in Notes 36.3 and 36.4, balances with related parties were non-interest bearing and were expected to be settled in cash or through offsetting arrangements. During the period, the Group did not recognize any allowance for doubtful accounts in respect of amounts due from related parties (31 December 2025: nil). Management assessed the recoverability of these balances on an ongoing basis by considering the financial position and operating markets of the related parties.

36. TRANSACTIONS WITH RELATED PARTIES (continued)

36.2 *Amounts due to and due from related parties*

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

Currency: VND million

Related parties	*Relationship*	*Transactions*	*Ending balance*	*Beginning balance (Restated)*
Short-term trade receivables (Note 7.1)				
GSM JSC	Under common control	Receivables from sale of goods	1,593,845	2,671,536
		Receivables from rendering services	255,988	161,231
V-Green JSC	Under common control	Receivables from sale of goods	493,443	-
		Profit sharing receivables from business cooperation contracts	82,010	67,074
Vincom Retail Operation LLC	Associate	Receivables from rendering services	140,686	78,222
V-G High-Tech Ltd (i)	Joint venture	Receivables from construction activities	140,534	140,534
GSM Indonesia JSC	Under common control	Receivables from sale of goods	-	3,296,711
GSM Philippines JSC	Under common control	Receivables from sale of goods	-	1,755,032
Green Future JSC (v)	Under common control	Receivables from sale of goods and other activities	-	170,954
Other related parties	Other related parties	Other receivables	220,687	216,236
			2,927,193	**8,557,530**
Other short-term receivables (Note 8)				
V-Green JSC	Under common control	Receivables from payment on behalf	442,138	164,495
Vincom Retail JSC	Associate	Profit sharing receivables from investment cooperation contracts	344,439	321,863
Vincom Retail Operation LLC	Associate	Profit sharing receivables from investment cooperation contracts	134,011	219,893
Other related parties	Other related parties	Other receivables	178,779	273,234
			1,099,367	**979,485**

36. TRANSACTIONS WITH RELATED PARTIES (continued)

36.2 *Amounts due to and due from related parties* (continued)

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

Currency: VND million

Related parties	*Relationship*	*Transactions*	*Ending balance*	*Beginning balance (Restated)*
Other long-term receivables (Note 8)				
Vincom Retail Operation LLC	Associate	Capital contribution for investment cooperation contracts	1,022,976	892,976
		Other receivables	-	9,335
Vincom Retail JSC	Associate	Receivables from finance lease contract	92,706	92,706
			1,115,682	**995,017**
Investment in other entities (Note 18.2)				
Vincom Retail Operation LLC	Associate	Investments in BCC	3,791,065	5,481,683
Vincom Retail JSC	Associate	Investments in BCC	3,120,130	3,092,727
			6,911,195	**8,574,410**
Other short-term assets (Note 12)				
Vietnam Investment Group JSC	Under common control	Deposit for business cooperation purposes	25,200,000	-
			25,200,000	**-**
Other long-term assets (Note 12)				
Vietnam Investment Group JSC	Under common control	Deposit for business cooperation purposes	-	25,200,000
			-	**25,200,000**
Short-term trade payables (Note 20.1)				
V-Green JSC	Under common control	Payables related to rendering services	90,253	508,425
Vincom Retail Operation LLC	Associate	Payables related to rendering services	73,371	199,784
GSM JSC	Under common control	Payables related to rendering services	21,481	81,413
Green Future JSC	Under common control	Payables related to rendering services	-	64,332
Vincom Retail JSC	Associate	Payables related to rendering services	4,658	20,648
			189,763	**874,602**

36. TRANSACTIONS WITH RELATED PARTIES (continued)

36.2 Amounts due to and due from related parties (continued)

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

Currency: VND million

Related parties	*Relationship*	*Transactions*	*Ending balance*	*Beginning balance*
Short-term advances from customers (Note 20.3)				
Vincom Retail JSC	Associate	Advance received for transfer of real estate	1,184,412	1,184,412
			1,184,412	**1,184,412**
Short-term accrued expenses (Note 23)				
Counterparty No. 6	Major shareholder of a subsidiary	Interest payables	209,080	156,955
Vincom Retail JSC	Associate	Interest on deposits payables	-	111,089
Vincom Retail Operation LLC	Associate	Interest on deposits payables	-	21,711
			209,080	**289,755**
Long-term accrued expenses (Note 23)				
Vincom Retail JSC	Associate	Interest on deposits payables	530,288	-
Vincom Retail Operation LLC	Associate	Interest on deposits payables	176,418	-
			706,706	**-**
Other short-term payables (Note 25)				
V-Green JSC	Under common control	Deposit received from business cooperation contracts	7,685,000	-
Vincom Retail JSC	Associate	Deposit received from investment cooperation contracts	-	899,641
Vincom Retail Operation LLC	Associate	Deposit received from investment cooperation contracts	-	2,054,318
		Payables of payment on behalf	-	15,734
			7,685,000	**2,969,693**

36. TRANSACTIONS WITH RELATED PARTIES (continued)

36.2 *Amounts due to and due from related parties* (continued)

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

Currency: VND million

Related parties	*Relationship*	*Transactions*	*Ending balance*	*Beginning balance*
Other long-term payables (Note 25)				
Vincom Retail JSC	Associate	Deposit receipt for real estate transfer	10,383,168	10,383,168
		Deposit receipt from investment cooperation contracts	11,042,615	10,597,883
Vincom Retail Operation LLC	Associate	Deposit receipt from investment cooperation contracts	8,887,190	8,222,188
Vietnam Investment Group JSC	Under common control	Deposit receipt for real estate transfer	194,100	194,100
			30,507,073	**29,397,339**

36.3 *Details of borrowings from related parties* (Note 26)

Details of borrowings as at 30 June 2026:

Related parties	*Relationship*	*Ending balance VND million*	*Interest rate % per annum*	*Maturity date % per annum*	*Collateral*
Short-term borrowings					
Counterparty No. 6	Major shareholder of a subsidiary	908,000	11% - 12%	January 2027	None
		908,000			

Details of borrowings as at 31 December 2025:

Related parties	*Relationship*	*Beginning balance VND million*	*Interest rate % per annum*	*Maturity date % per annum*	*Collateral*
Long-term borrowings					
Counterparty No. 6	Major shareholder of a subsidiary	938,000	11% - 12%	January 2027	None
		938,000			

36. TRANSACTIONS WITH RELATED PARTIES (continued)

36.4 *Details of loans receivables from related parties* (Note 6.2 and 18.3)

Details of loans receivables as at 30 June 2026:

Related parties	*Relationship*	*Ending balance VND million*	*Interest rate % per annum*	*Maturity date % per annum*	*Collateral*
Short-term loans					
Genestory JSC	Associate	11,000	12%	June 2027	None
Connexion Vietnam LLC ("Connexion LLC")	Associate	10,000	12%	February 2027	None
VinTech JSC (*)	Associate	579,436			
		600,436			
Long-term loans					
VinTech JSC	Associate	9,700	12%	August 2027	None
		9,700			

Details of loans receivables as at 31 December 2025:

Related parties	*Relationship*	*Beginning balance VND million*	*Interest rate % per annum*	*Maturity date % per annum*	*Collateral*
Long-term loans					
Connexion LLC	Associate	13,010	12%	December 2026	None
		13,010			

(*) This is short term interest receivable.

36. TRANSACTIONS WITH RELATED PARTIES (continued)

36.5 Transactions with other related parties

Remuneration of members of the Board of Directors of the Company (*):

Currency: VND million

	Position	*Current period*	*Previous period*
Mr. Pham Nhat Vuong	Chairman	-	-
Ms. Pham Thuy Hang	Vice Chairwoman	3,269	1,490
Ms. Pham Thu Huong	Vice Chairwoman	2,832	1,490
Ms. Nguyen Dieu Linh	Vice Chairwoman	-	-
Mr. Nguyen Viet Quang	Vice Chairman	3,145	1,985
Mr. Adil Ahmad	Independent Board member	657	645
Mr. Chin Michael Jaewuk	Independent Board member	657	645
Mr. Ronaldo Dy-Liacco Ibasco	Independent Board member	657	645
TOTAL		**11,217**	**6,900**

(*) This only includes the remuneration paid for positions at the Board of Directors.

Salaries, bonuses for the Chief Executive Officer and other management members of the Company:

Currency: VND million

	Position	*Current period*	*Previous period*
Mr. Nguyen Viet Quang	Chief Executive Officer	12,579	7,942
Other management members		33,394	22,419
TOTAL		**45,973**	**30,361**

Salary and operating expenses of the Board of Supervision:

Currency: VND million

	Position	*Current period*	*Previous period*
Mr. Nguyen The Anh	Head of Board of Supervision	1,836	2,105
Other supervision members		485	465
TOTAL		**2,321**	**2,570**

37. EARNINGS PER SHARE

Basic earnings per share amounts are calculated by dividing net profit after tax for the period attributable to ordinary shareholders of the Group by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary shareholders of the Group by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

The following reflects the data used in the basic and diluted earnings per share computations:

Currency: VND million

	Current period	*Previous period (Restated)*
Net profit after tax attributable to ordinary shareholders	15,987,971	6,037,854
Cumulative dividends of preference shares required for the period (*)	(632,602)	-
Undistributable profit of social enterprise subsidiaries (Note 28.1)	(398,196)	(312,477)
Excess of the fair value of the consideration paid to the preference shareholders over the carrying amount of the preference shares (*)	(166,783)	-
Net profit after tax attributable to ordinary shareholders for basic earnings per share	14,790,390	5,725,377
Dilution resulting from convertible preference shares	(836)	-
Net profit attributable to ordinary shareholders adjusted for the effect of dilution	**14,789,554**	**5,725,377**

Unit: shares

	Current period	*Previous period (Restated)*
Weighted average number of ordinary shares (excluding treasury shares) for basic earnings per share	7,552,761,973	7,440,032,158
Effect of dilution due to:		
Convertible preference shares	*56,155,405*	*114,862,761*
Weighted average number of ordinary shares (excluding treasury shares) adjusted for the effect of dilution	**7,608,917,378**	**7,554,894,919**

Currency: VND

	Current period	*Previous period (Restated)*
Basic earnings per share	1,958	770
Diluted earnings per share	1,944	758

37. EARNINGS PER SHARE (continued)

(*) Profit attributable to ordinary shareholders for the six-month period ended 30 June 2026 was adjusted by cumulative dividends required during the period and the partial redemption of Class A preference shares of a subsidiary. Cumulative dividends preference shares were estimated based on the dividends expected to be distributed to the holders of such preference shares as of the reporting date.

The exchangeable bond No. 1, exchangeable bond No. 2 and exchangeable bond No. 3 *(Note 26.2)* issued by the Company and its subsidiaries, which could potentially dilute basic earnings per share in the future but were not included in the calculation of diluted earnings per share because they are anti-dilutive for the current period.

The preference shares are not entitled to vote, being restricted for transfer within one year and have the right to convert into ordinary shares of the Company at the conversion price specified in the contract at any time after the issuance date. The preference share has dilutive effect on earnings per share that was included in the calculation of diluted earnings per share for the current period.

The weighted average number of ordinary shares (excluding treasury shares) used to calculate basic and diluted earnings per share for the previous period is adjusted retrospectively due to the bonus issue to existing shareholders in 2025.

38. COMMITMENTS AND CONTINGENCIES

Commitment related to consortium agreements for real estate project development

The Group has received approval from State authorities for the consortium agreements with other counterparties to become the investor in certain real estate projects. Accordingly, the Group and the counterparties commit to contributing capital equivalent to the amount specified in relevant documents issued by the competence authorities.

Commitments related to deposits for business cooperation contracts for real estate development projects

The Group has entered into framework agreements with certain corporate partners, related parties participating in certain consortium agreements of various real estate projects, and with entities owning interests in real estate projects to acquire their respective interests in such projects. As at 30 June 2026, the aggregate outstanding commitment by the Group under these agreements amounted to VND163,619 billion.

Commitments related to profit sharing business cooperation contracts

The Group has entered into Business Cooperation Contracts with counterparties. Under these contracts, the Group is committed to profit sharing, capital reimbursement, and fulfilling other contractual obligations in accordance with term in the contracts.

Commitments related to deposits for share transfer

The Group has signed share transfer agreements with corporate counterparties. The remaining commitment under these contracts as at 30 June 2026 is VND504 billion.

The Company entered into agreements to acquire ordinary shares and preferred shares of the GSM Group and the VinEnergo Group from certain related individuals, representing approximately 30% and 16% of the charter capital of those companies, respectively.

38. COMMITMENTS AND CONTINGENCIES (continued)

Capital expenditure commitments relating to on-going real estate projects and product development programs

The Group has entered into a number of contracts relating to the development of real estate projects, purchase and installation of machinery and equipment, information technology systems and construction of factories and development of products. The remaining commitment under these contracts as at 30 June 2026 is approximately VND130,007 billion (as at 31 December 2025: VND145,116 billion).

Commitments under operating leases where the Group is a lessor

The Group, as lessor, leases out batteries, office, factory, and mixed-use spaces under operating lease agreements. The future minimum rental receivables under these agreements are as follows:

Currency: VND million

	Ending balance	*Beginning balance*
Less than 1 year	1,490,717	1,457,788
From 1 to 5 years	3,975,562	3,878,246
More than 5 years	2,509,989	2,689,939
TOTAL	**7,976,268**	**8,025,973**

Under the business co-operation contract signed between certain subsidiaries of the Group and Thien Huong Investment JSC ("Thien Huong JSC") regarding the school operations in Vinhomes Royal City projects, the Group is entitled to a share of 15% of revenue from school operation and can be adjusted according to agreements between both parties. The duration of the business co-operation contract is from February 2012 to August 2043.

According to the business cooperation contract signed between a subsidiary and V-Green JSC regarding the collaboration on EV charging station systems, the Group will receive a revenue sharing from V-Green JSC calculated at 13.5% of the revenue generated from the EV charging station systems, which may be adjusted based on annual agreements. The duration of the business cooperation contract extends until December 2032.

Commitments under operating leases where the Group is a lessee

The Group, as lessee, entered into certain operating lease agreements, mainly land lease and office lease, with the minimum lease commitments under these agreements are as follows:

Currency: VND million

	Ending balance	*Beginning balance*
Less than 1 year	1,342,831	2,014,435
From 1 to 5 years	4,019,880	4,426,333
More than 5 years	26,279,709	21,333,533
TOTAL	**31,642,420**	**27,774,301**

38. COMMITMENTS AND CONTINGENCIES (continued)

Commitments under finance leases where the Group is lessor

As at 30 June 2026, the Group entered into finance lease contracts for the lease of batteries and factories. At the end of the reporting date, the present value of the minimum lease payment receivables under these finance lease agreements are as follows:

Currency: VND million

	Ending balance			*Beginning balance*		
	Total minimum lease payments	*Finance income*	*Present value of payment*	*Total minimum lease payments*	*Finance income*	*Present value of payment*
Current receivables						
Less than 1 year	1,044,996	2,878,163	1,028,649	59,652	10,836	48,816
Non-current receivables						
From 1 to 5 years	6,349,904	14,139,503	4,302,154	238,475	68,432	170,043
More than 5 years	285,372,775	250,151,132	20,268,074	102,223	29,063	73,160
TOTAL	**292,767,675**	**267,168,798**	**25,598,877**	**400,350**	**108,331**	**292,019**

Other commitments and contingent liabilities

Commitments relating to credit limit facilities incurring in the future

In accordance with credit limit facilities incurring in the future signed between the Group and commercial banks, the Group commits to use shares of subsidiaries and an associate held by the Company, fixed assets, inventories, construction in progress held by the Group to secure for these contracts.

Commitment with a non-controlling owner of a subsidiary

In accordance with the agreement between the two owners of a subsidiary of the Group, the non-controlling owner has the right to contribute capital equivalent to 15% equity ownership, together with rights, obligations in this subsidiary. The Group has previously completed its capital contribution to this subsidiary in accordance with the Board resolutions approving its capital increase.

38. COMMITMENTS AND CONTINGENCIES (continued)

Other commitments and contingent liabilities (continued)

Commitments under interest support agreements to real estate buyers

According to three-party interest support agreements among the investors and real estate buyers of the Group's projects and certain banks, the Group commits to supporting the buyers in settling the interest in committed period in accordance with loan contracts signed between buyers and these banks.

Commitments related to properties management and leasing services

The Group provided management and leasing services to customers who bought villas and condotels at real estate projects of Vinpearl JSC. Accordingly, for the first 10 years from the date of villas being handed over, customers are guaranteed by these entities to receive the committed profit under the signed agreements with customers.

Contingent liability relating to the U.S. litigation

In May 2026, the State of North Carolina (the "State") filed a lawsuit against VinFast Manufacturing US, LLC and the Company relating to the land associated with the VinFast U.S. Factory Project (the "Site"). The complaint alleges that certain obligations under agreements entered into between the parties were not satisfied and seeks, among other remedies, to exercise the State's repurchase rights over the Site and recover certain amounts previously reimbursed or provided by the State in connection with the project.

The Group is working with external legal counsel in connection with proceeding to respond to the allegations. As of the date of these interim consolidated financial statements, the ultimate outcome of the lawsuit is uncertain. Accordingly, no provision has been recognized in these interim consolidated financial statements.

Contingent liabilities arising from the demerger and subsequent disposal of VinFast Manufacturing

In connection with the demerger and the subsequent disposal of VinFast Manufacturing as disclosed in Note 4, as at 30 June 2026 and up to the date of these interim consolidated financial statements, the Group continues to maintain certain obligations and commitments arising from contractual agreements entered into prior to the disposal date. These obligations include the use of certain assets of the Group as collateral and the provision of guarantees for certain borrowings and bonds of VinFast Manufacturing. As at 30 June 2026, the aggregate outstanding balance of borrowings and bonds of VinFast Manufacturing secured by the Group's assets and guaranteed by the Group amounted to approximately VND67,256 billion. The Group's obligations will cease on a facility-by-facility basis when the related collateral is released and the corresponding guarantee arrangements are terminated, or when VinFast Manufacturing has fully settled the relevant borrowings and bonds. In addition, VinFast Vietnam has certain commitments arising from the demerger transaction in accordance with applicable laws and regulations.

39. SEGMENT INFORMATION

For management purpose, the operating businesses are organised and managed separately according to the nature of the products and services provided, and consist of business segments as follows:

- Sale of inventory properties: including developing and trading properties at real estate projects of the Group and other investment activities in real estate sector;
- Hospitality, entertainment and related services: including rendering hotel, amusement, and related services at the hotels and resorts owned by the Group;
- Health care and related services: including provision of health care and related services at Vinmec International General Hospitals and Vinmec International clinic;
- Education and related services: including provision of education and related services at Vinschool, Brighton and VinUni education system of the Group;
- Manufacturing and related activities: including manufacturing and trading electric vehicles, electric scooters, electric buses and other related products and services;
- Others: including rendering sales consulting and real estate brokerage services, general contractor services, real estate management services, information technology services and other services.

The Group monitors each segment's performance for the purpose of making decisions on resource allocation and performance assessment. The performance of each segment is assessed based on profit and loss and is determined in a consistent manner with the Group's profit and loss on the interim consolidated financial statements. However, the Group's financing activities including finance expenses and finance income are monitored on a centralised basis and not allocated to segments. Other incomes and other expenses are not included in segment profit.

Unallocated assets monitored on a centralised basis are mainly deferred tax assets, short-term investments, other long-term investments, loan receivables, interest receivables, value-added tax deductible and tax and other receivables from the State.

Unallocated liabilities monitored on a centralised basis are mainly loans and debts, exchangeable bonds, statutory obligations, interest payables and deferred tax liabilities.

Transaction price between segments is determined on the basis of the same contractual agreement as transactions with third parties. Revenue, costs and profit/loss of the segment include transactions between segments. These transactions are eliminated in the interim consolidated financial statements.

The Group's geographical segments are determined based on the location of customers. Revenue from external customers by geographical segment is disclosed based on the customers' locations. The total carrying amount of segment assets is disclosed based on the location of the assets. Total expenditures incurred during the year to acquire non-current assets that are expected to be used for more than one financial year (including tangible fixed, intangible fixed assets and other long-term assets) are disclosed based on the location of the assets.

39. SEGMENT INFORMATION (continued)

39.1 *Business segment*

The following tables present revenue, expense, profit and certain asset and liability information regarding the Group's business segment as at 30 June 2026 and for the six-month period then ended:

Currency: VND million

	Sale of inventory properties	*Hospitality, entertainment and related services*	*Health care and related services*	*Education and related services*	*Manufacturing and related activities*	*Others*	*Adjustment and elimination*	*Total*
Net revenue								
Net sales to external customers	127,186,720	7,179,413	2,925,415	3,635,399	61,179,292	19,814,171	-	221,920,410
Net inter-segment sales	-	31,038	96,808	490	769,784	4,863,491	(5,761,611)	-
Net total revenue	**127,186,720**	**7,210,451**	**3,022,223**	**3,635,889**	**61,949,076**	**24,677,662**	**(5,761,611)**	**221,920,410**
Results								
Depreciation and amortisation (including amortisation of goodwill)	295,657	1,959,513	352,321	279,743	12,180,742	1,382,073	-	16,450,049
Share of (loss)/profit of associates and joint venture	-	-	-	-	(26,519)	630,956	-	504,437
Segment net profit/(loss) before tax	**75,550,002**	**1,103,208**	**(705,863)**	**113,351**	**(50,119,570)**	**1,456,546**	**513,489**	**27,911,163**
Unallocated profit								**6,488,928**
Assets and liabilities								
Segment assets	**1,006,643,185**	**82,433,515**	**11,835,248**	**33,123,763**	**89,273,258**	**149,579,735**	**(197,831,505)**	**1,175,057,199**
Unallocated assets								**134,289,283**
Segment liabilities	**547,152,962**	**10,526,806**	**2,377,164**	**5,317,925**	**71,134,139**	**274,913,233**	**(197,831,505)**	**713,590,724**
Unallocated liabilities								**404,086,153**
Other segment information								
Investment in associates and joint venture	-	-	-	-	-	9,884,991	-	9,884,991
Capital expenditure	7,669,212	7,052,130	856,685	2,537,017	22,199,324	7,419,658	-	47,734,026

39. SEGMENT INFORMATION (continued)

39.1. *Business segment* (continued)

The following tables present revenue, expense, profit and certain assets and liability information regarding the Group's business segment for the six-month period ended 30 June 2025 and present assets, liabilities regarding the Group's business segment as at 31 December 2025:

Currency: VND million

	Sale of inventory properties	*Hospitality, entertainment and related services*	*Health care and related services*	*Education and related services*	*Manufacturing and related activities*	*Others*	*Adjustment and elimination*	*Total*
Net revenue								
Net sales to external customers (Restated)	69,032,736	5,272,080	2,498,585	3,204,392	32,972,276	15,858,565	-	128,838,634
Net inter-segment sales	-	49,487	71,779	-	85,482	3,869,157	(4,075,905)	-
Net total revenue (Restated)	**69,032,736**	**5,321,567**	**2,570,364**	**3,204,392**	**33,057,758**	**19,727,722**	**(4,075,905)**	**128,838,634**
Results								
Depreciation and amortisation (including amortisation of goodwill)	173,997	1,938,088	317,745	256,469	9,212,029	1,095,014	-	12,993,342
Share of (loss)/profit of associates and joint venture	-	-	-	-	(138,622)	449,306	-	310,684
Segment net profit/(loss) before tax	**24,351,489**	**(46,594)**	**(418,564)**	**350,642**	**(25,333,158)**	**4,888,627**	**99,486**	**3,891,928**
Unallocated profit								**7,266,995**
Assets and liabilities								
Segment assets	**743,100,224**	**77,372,760**	**10,674,104**	**22,846,863**	**216,216,081**	**102,502,680**	**(135,508,261)**	**1,037,204,451**
Unallocated assets								**81,418,174**
Segment liabilities	**425,246,116**	**10,162,556**	**2,362,814**	**5,367,361**	**98,791,708**	**182,839,940**	**(135,508,261)**	**589,262,234**
Unallocated liabilities								**377,871,456**
Other segment information								
Investment in associates and joint venture	-	-	-	-	1,083,937	9,354,035	-	10,437,972
Capital expenditure	5,727,700	1,787,024	590,948	1,174,605	17,518,495	10,512,632	-	37,311,404

39. SEGMENT INFORMATION (continued)

39.2 *Geographical segments*

The following tables present revenue, certain asset and capital expenditure information regarding the Group's geographical segments:

Currency: VND million

	Vietnam	*Others*	*Adjustment and elimination*	*Total*
For the six-month period ended 30 June 2026				
Net revenue				
Net sales to external customers	*217,411,577*	*4,508,833*	-	*221,920,410*
Net inter-segment sales	*4,565,002*	*301,100*	*(4,866,102)*	-
Net total revenue	**221,976,579**	**4,809,933**	**(4,866,102)**	**221,920,410**
Capital expenditure	45,011,942	2,722,084	-	47,734,026
As at 30 June 2026				
Segment assets	1,131,871,433	43,225,600	(39,834)	1,175,057,199
Unallocated assets				134,289,283
Total assets				**1,309,346,482**
For the six-month period ended 30 June 2025				
Net revenue				
Net sales to external customers	*125,840,745*	*2,997,889*	-	*128,838,634*
Net inter-segment sales	*6,260,630*	*177,745*	*(6,438,375)*	-
Net total revenue	**132,101,375**	**3,175,634**	**(6,438,375)**	**128,838,634**
Capital expenditure	36,853,580	457,824	-	37,311,404
As at 31 December 2025				
Segment assets	1,032,216,936	39,279,883	(34,292,368)	1,037,204,451
Unallocated assets				81,418,174
Total assets				**1,118,622,625**

40. OFF BALANCE SHEET ITEMS

Details of foreign currencies:

	Ending balance	*Beginning balance*
Foreign currencies:		
- Indonesian Rupiah	180,095,081,916	212,572,498,698
- Indian Rupee	2,333,788,703	4,052,045,541
- Philippine Peso	1,103,165,452	65,741,148
- Kazakhstani Tenge	251,103,013	-
- United States Dollar	89,303,584	147,458,258
- Canadian Dollar	5,117,250	7,498,575
- Korean Won	2,222,000	2,580,000
- Euro	1,826,418	12,590,952
- Thai Baht	1,225,689	1,399,239
- Australian Dollar	147,437	664,940
- Singaporean Dollar	62,484	1,757,967
- Pound Sterling	43,359	44,351
- Japanese Yen	162	238,000
- Mexican Peso	4	-
- Russian Ruble	-	15,253
- Emirati Dirham	-	1,170,418

As at 30 June 2026, overdue receivables of VND436 billion have been written off as management assessed that these receivables are irrecoverable (as at 31 December 2025: VND436 billion).

41. 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 (*Note 3.1*) for the current period's interim consolidated financial statements. The details are as follows:

Currency: VND million

Items	*Beginning balance (as previously presented)*	*Restated*	*Beginning balance (restated)*
CONSOLIDATED STATEMENT OF FINANCIAL POSITION			
Cash	35,989,397	(546,678)	35,442,719
Cash equivalents	37,552,845	(769,003)	36,783,842
Short-term held-to-maturity investments	8,254,830	18,474,606	26,729,436
Provision for diminution in value of held-to-maturity investments	-	(96,192)	(96,192)
Short-term trade receivables	35,747,342	(541,757)	35,205,585
Short-term loan receivables	8,438,394	(8,438,394)	-
Other short-term receivables	139,625,305	(9,494,455)	130,130,850
Provision for short-term doubtful receivables	(796,094)	96,192	(699,902)
Other current assets	88,155,588	1,315,681	89,471,269
Long-term loan receivables	1,546,164	(1,546,164)	-
Other long-term receivables	18,734,535	(13,969,410)	4,765,125
Investment in other entities	30,521,035	13,969,410	44,490,445
Long-term held-to-maturity investments	368,150	1,546,164	1,914,314
Dividends and profits payables	-	8,218	8,218
Short-term accrued expenses	98,844,756	(191,360)	98,653,396
Short-term deferred revenues	4,949,132	2,105,783	7,054,915
Other short-term payables	124,433,425	(1,922,641)	122,510,784
Short-term loan and finance lease obligations	114,000,484	15,145,683	129,146,167
Long-term loans and finance lease obligations	221,419,341	(12,064,476)	209,354,865
Exchangeable bonds	3,081,207	(3,081,207)	-

41. RECLASSIFICATION OF THE CORRESPONDING FIGURES IN ACCORDANCE WITH REQUIREMENTS OF CIRCULAR 99 (continued)

Currency: VND million

Items	*Previous period (as previously stated)*	*Restated*	*Previous period (restated)*
INTERIM CONSOLIDATED INCOME STATEMENT			
Revenue from sale of goods and rendering of services	130,493,086	(1,637,204)	128,855,882
Net revenue from sale of goods and rendering of services	130,475,838	(1,637,204)	128,838,634
Cost of goods sold and services rendered	107,855,345	(6,160,267)	101,695,078
Gross profit from sale of goods and rendering of services	22,620,493	4,523,063	27,143,556
Gains from the sale and disposal of investment properties	-	384,250	384,250
Finance income	6,388,620	12,955	6,401,575
Finance expenses	19,520,736	4,708,992	24,229,728
Selling expenses	10,119,948	(338,179)	9,781,769
General and administrative expenses	8,684,680	41,409	8,726,089
Operating loss	(9,005,567)	508,046	(8,497,521)
Other income	24,042,668	(526,687)	23,515,981
Other expenses	3,878,178	(18,641)	3,859,537
Other profit	20,164,490	(508,046)	19,656,444

Items	*Previous period (as previously stated)*	*Restated*	*Previous period (restated)*
INTERIM CONSOLIDATED CASH FLOW STATEMENT			
Profits from investing and financing activities	(2,119,146)	(835,182)	(2,954,328)
Operating profit before changes in working capital	42,858,932	(835,182)	42,023,750
Increase in receivables	2,146,534	1,415,569	3,562,103
Borrowing costs paid	(12,085,142)	(1,623,551)	(13,708,693)
Net cash flows from operating activities	70,748,727	(1,043,164)	69,705,563
Drawdown of borrowings	130,466,811	1,623,551	132,090,362
Net cash flows from financing activities	53,903,711	1,623,551	55,527,262
Net cash flows for the period	31,618,565	580,387	32,198,952
Cash and cash equivalents at the beginning of the period	42,582,366	(3,035,970)	39,546,396
Cash and cash equivalents at the end of the period	74,759,825	(2,455,583)	72,304,242
ADDITIONAL INFORMATION REGARDING THE INTERIM CONSOLIDATED CASH FLOW STATEMENT			
Cash received from normal loan agreements	98,615,286	995,076	99,610,362
Cash received from issuance of domestic bonds	31,851,525	628,475	32,480,000

42. EVENTS AFTER THE REPORTING PERIOD

In addition to the events disclosed in other notes to the interim consolidated financial statements, the Group also has certain subsequent events as follows:

In July 2026, the Chairman of the Board of Directors of Vinhomes Joint Stock Company issued Decision regarding the record date for the distribution of the 2025 stock dividend. The dividend distribution ratio is 1:1, whereby each existing shareholder is entitled to receive one additional share for every share held. The total par value of shares to be issued is expected VND41,074 billion.

In July 2026, the Group transferred its entire equity interest in Nam Trang Cat Company Limited ("Nam Trang Cat") to several counterparties. After the transaction, Nam Trang Cat ceased to be a subsidiary of the Group.

42. EVENTS AFTER THE REPORTING PERIOD (continued)

Other than the above, there is no other matter or circumstance that has arisen since the end of the reporting period that requires adjustment or disclosure in the interim consolidated financial statements of the Group.

Approved, 29 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Van Thi Hai Ha	Nguyen Thi Thu Hien	Nguyen Viet Quang

APPENDIX 1 – LIST OF SUBSIDIARIES AS AT 30 June 2026

No.	*Full name*	*Short name*	*Voting right (%) (*)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
1	Vinhomes JSC	Vinhomes JSC	71.70	71.70	Symphony Office Building, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Investing, developing and trading real estate properties ▸ Leasing office, apartments and rendering real estate management services ▸ Residential and civil constructions
2	Royal City Real Estate Development & Investment JSC	Royal City JSC	97.85	69.92	No. 72A Nguyen Trai Street, Thanh Xuan Ward, Hanoi City, Vietnam	▸ Investing, developing and trading real estate properties
3	Metropolis Hanoi Company Limited	Metropolis Hanoi LLC	100.00	71.62	HH land area, Pham Hung Street, Yen Hoa Ward, Hanoi City, Vietnam	▸ Investing, developing, and trading real estate properties
4	Cangio Tourist City Corporation	Cangio JSC	100.00	71.62	20A Floor, Vincom Center Dong Khoi Building, 72 Le Thanh Ton Street, Saigon Ward, Ho Chi Minh City, Vietnam	▸ Investing, developing, and trading real estate properties
5	Ecology Development and Investment JSC	Ecology Investment JSC	100.00	71.52	No. 191 Ba Trieu Street, Hai Ba Trung Ward, Hanoi City, Vietnam	▸ Investing, developing, and trading real estate properties
6	Gia Lam Urban Development and Investment Company Limited (**)	Gia Lam LLC	99.39	71.08	2nd Floor, Vincom Mega Mall Ocean Park, Hanoi City, Vietnam	▸ Investing, developing, and trading real estate properties
7	Vietnam Investment and Consulting Investment JSC	Vietnam Investment JSC	70.00	49.94	No. 191 Ba Trieu Street, Hai Ba Trung Ward, Hanoi City, Vietnam	▸ Investing, developing, and trading real estate properties
8	Berjaya Vietnam International University Town LLC	Berjaya VIUT JSC	98.33	70.40	20A Floor, Vincom Center Dong Khoi Building, 72 Le Thanh Ton Street, Saigon Ward, Ho Chi Minh City, Vietnam	▸ Investing, developing, and trading real estate properties
9	Berjaya Vietnam Financial Center Company Limited	Berjaya VFC LLC	67.50	32.16	20A Floor, Vincom Center Dong Khoi Building, 72 Le Thanh Ton Street, Saigon Ward, Ho Chi Minh City, Vietnam	▸ Investing, developing, and trading real estate properties

APPENDIX 1 – LIST OF SUBSIDIARIES AS AT 30 June 2026 (continued)

No.	*Full name*	*Short name*	*Voting right (%) (*)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
10	Millennium Trading Investment and Development Company Limited	Millennium Trading LLC	100.00	71.70	20A Floor, Vincom Center Dong Khoi Building, 72 Le Thanh Ton Street, Saigon Ward, Ho Chi Minh City, Vietnam	▸ Investing, developing, and trading real estate properties
11	Thai Son Investment Construction Corporation	Thai Son JSC	100.00	47.64	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Investing, developing, and trading real estate properties
12	GS Cu Chi Development JSC	GS Cu Chi JSC	100.00	71.46	20A Floor, Vincom Center Dong Khoi Building, 72 Le Thanh Ton Street, Saigon Ward, Ho Chi Minh City, Vietnam	▸ Investing, developing, and trading real estate properties
13	Green City Development JSC	Green City JSC	100.00	71.63	No. 72 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	▸ Investing, developing, and trading real estate properties
14	Delta JSC	Delta JSC	100.00	71.66	No. 110 Dang Cong Binh Street, Hamlet 6, Ba Diem Commune, Ho Chi Minh City, Vietnam	▸ Investing, developing, and trading real estate properties
15	Vinhomes Industrial Zone Investment JSC	VinhomesIZ JSC	100.00	71.18	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Investing, developing, and trading real estate properties
16	Vinhomes Hai Phong Industrial Park Investment JSC	VinhomesIZ Hai Phong JSC	100.00	71.18	Vinfast automobile production complex, Dinh Vu - Cat Hai Economic Zone, Cat Hai special economic zone, Hai Phong city, Vietnam	▸ Investing, developing, and trading real estate properties
17	Vinhomes Ha Tinh Industrial Park Investment JSC	VinhomesIZ Ha Tinh JSC	100.00	71.56	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Investing, developing, and trading real estate properties
18	Son Thai Trading And Investment Joint Stock Company	Son Thai JSC	99.99	71.62	No. 65 Hai Phong Street, Hai Chau Ward, Da Nang City, Vietnam	▸ Investing, developing, and trading real estate properties

APPENDIX 1 – LIST OF SUBSIDIARIES AS AT 30 June 2026 (continued)

No.	*Full name*	*Short name*	*Voting right (%) (*)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
19	VinCons Construction Development and Investment JSC	VinCons JSC	100.00	71.70	10th Floor, TechnoPark Tower, Gia Lam Urban Area, Bat Trang Commune, Hanoi City, Vietnam	▸ Real estate consultancy, brokerage, auction
20	Vincons Windows Construction Development JSC	Vincons 2 JSC	100.00	71.70	10th Floor, TechnoPark Tower, Gia Lam Urban Area, Bat Trang Commune, Hanoi City, Vietnam	▸ Real estate consultancy, brokerage, auction
21	Muoi Cam Ranh JSC	Muoi Cam Ranh JSC	100.00	71.70	Km 15, Km 1497, Bac Cam Ranh Ward, Khanh Hoa Province, Vietnam	▸ Trading real estate properties
22	Truong Thinh Real Estate Investment and Development JSC	Truong Thinh JSC	99.00	70.90	8th Floor, TechnoPark Building, Vinhomes Ocean Park Urban Area, Gia Lam Commune, Hanoi City, Vietnam	▸ Trading real estate properties
23	Ca Tam Tourism JSC	Ca Tam JSC	100.00	71.66	Hon Tre Island, Nha Trang Ward, Khanh Hoa Province, Vietnam	▸ Investing, developing and trading real estate properties
24	Hiep Thanh Cong Investment JSC	Hiep Thanh Cong JSC	100.00	71.66	Hon Tre Island, Nha Trang Ward, Khanh Hoa Province, Vietnam	▸ Investing, developing and trading real estate properties
25	Xavinco Land JSC	Xavinco JSC	96.44	96.14	No. 191 Ba Trieu Street, Hai Ba Trung Ward, Hanoi City, Vietnam	▸ Investing, developing and trading real estate properties
26	Xalivico LLC	Xalivico LLC	74.00	71.14	No. 233 Nguyen Trai Street, Khuong Dinh Ward, Hanoi City, Vietnam	▸ Investing, developing and trading real estate properties
27	Thang Long Real Estate Trading Investment JSC	Thang Long Real Estate JSC	73.00	70.17	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Investing, developing and trading real estate properties
28	Vietnam Exhibition Fair Centre JSC	VEFAC JSC	87.97	86.65	Lai Da Village, Dong Anh Commune, Hanoi, Vietnam	▸ Investing, developing and trading real estate properties

APPENDIX 1 – LIST OF SUBSIDIARIES AS AT 30 June 2026 (continued)

No.	*Full name*	*Short name*	*Voting right (%) (*)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
29	Vietnam Books JSC	Savina JSC	65.33	65.33	No. 44 Trang Tien Street, Cua Nam Ward, Hanoi City, Vietnam	Public books
30	SV Tay Hanoi 2 Real Estate JSC	SV Tay Hanoi 2 JSC	100.00	71.13	2nd Floor, Almaz Market Area, Hoa Lan Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Investing, developing and trading real estate properties
31	TS Holding Real estate Development Limited	TS Holding LLC	65.99	47.26	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Trading real estate properties
32	TPX Holding Real estate Development Limited	TPX Holding LLC	99.99	71.62	No. 72 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	Trading real estate properties
33	Cam Ranh Investment JSC	Cam Ranh JSC	100.00	71.67	Hon Tre Island, Nha Trang Ward, Khanh Hoa Province, Vietnam	Investing, developing, and rendering hospitality services
34	Sao Mai Commerce and Trading Development Limited	Sao Mai LLC	100.00	47.64	TechnoPark Tower, Gia Lam Urban Area, Gia Lam Commune, Hanoi City, Vietnam	Trading real estate properties
35	Vinh Xanh 1 Real Estate Development Company Limited	Vinh Xanh 1 LLC	99.74	71.51	Apartment TĐ 6-02, Dai An Urban Area, Nghia Tru Commune, Hung Yen Province, Vietnam	Trading real estate properties
36	Vinh Xanh 2 Real Estate Investment and Development Company Limited	Vinh Xanh 2 LLC	99.77	71.53	Apartment TĐ 6-02, Dai An Urban Area, Nghia Tru Commune, Hung Yen Province, Vietnam	Trading real estate properties
37	Smart City Application Research, Development and Deployment Joint Stock Company	VinSC JSC	99.00	99.00	Symphony Office Building, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Coastal and ocean freight transport
38	Vinpearl JSC	Vinpearl JSC	85.55	85.55	Hon Tre Island, Nha Trang Ward, Khanh Hoa Province, Vietnam	Investing, developing, and rendering hospitality services

APPENDIX 1 – LIST OF SUBSIDIARIES AS AT 30 June 2026 (continued)

No.	*Full name*	*Short name*	*Voting right (%) (*)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
39	Phuc An Travel Development And Investment LLC	Phuc An LLC	100.00	85.69	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Providing short-time accommodation services
40	Nha Trang Port JSC	Nha Trang Port JSC	99.35	50.21	No. 05 Tran Phu Street, Nha Trang Ward, Khanh Hoa Province, Vietnam	▸ Goods loading, warehouse leasing
41	Vinpearl Australia PTY LTD	Vinpearl Australia PTY Ltd	100.00	50.53	234 Balaclava Road, Caulfield North 3161, Melbourne, Victoria, Australia	▸ Providing accommodation services and travel agencies
42	Cape Wickham Golf Links PTY LTD	Cape Wickham PTY Ltd	100.00	50.53	1 Cape Wickham Road, Wickham, TAS 7256, Australia	▸ Golf management services
43	Vinpearl Cua Hoi JSC	Vinpearl Cua Hoi JSC	100.00	85.55	Binh Minh Street, Cua Lo Ward, Nghe An Province, Vietnam	▸ Providing short-time accommodation services
44	Landmark 81 Hotel Investment and Development JSC	Vinpearl Landmark 81 JSC	100.00	85.54	Floors 1 to 3, Floors 47 to 63, and Floors 65 to 77, Landmark 81 Building, Tan Cang Saigon Complex, 720A Dien Bien Phu,Thanh My Tay Ward, Ho Chi Minh City, Vietnam	▸ Providing short-time accommodation services
45	Thanh Hoa Hotel Investment and Development JSC	Vinpearl Thanh Hoa JSC	100.00	85.54	No. 27 Tran Phu Street, Hac Thanh Ward, Thanh Hoa Province, Vietnam	▸ Providing short-time accommodation services
46	VinWonders Nha Trang JSC	VinWonders Nha Trang JSC	100.00	85.55	Hon Tre Island, Nha Trang Ward, Khanh Hoa Province, Vietnam	▸ Amusement park and theme park entertainment services
47	VMC Holding Business Investment JSC	VMC Holding JSC	100.00	96.00	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Consulting and management activities
48	Vinmec International General Hospital JSC	Vinmec JSC	100.00	96.00	No. 458 Minh Khai Street, Vinh Hung Ward, Hanoi City, Vietnam	▸ Healthcare, medical and related services
49	VinMedTech High-Tech Medical Investment JSC	VinMedTech JSC	99.00	99.00	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Healthcare, medical and related services

APPENDIX 1 – LIST OF SUBSIDIARIES AS AT 30 June 2026 (continued)

No.	*Full name*	*Short name*	*Voting right (%) (*)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
50	VS Development Investment JSC	VS JSC	61.42	61.42	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Management consultancy services
51	Vinschool JSC	Vinschool JSC	100.00	61.43	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Providing education services
52	World Academy Limited Liability Company	World Academy LLC	60.00	60.00	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Providing education services
53	EduCore Research and Advisory Company Limited	EduCore LLC	100.00	61.42	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Providing education services
54	VinAcademy Education and Training LLC	VinAcademy LLC	100.00	100.00	Land Lot DH, Vinhomes Ocean Park Urban Area, Bat Trang Commune, Hanoi City, Vietnam	Providing education services
55	Vincom Security Service Company Limited	Vincom Security Ltd	100.00	100.00	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Providing security services
56	VinBus Ecology Transport Services LLC	VinBus LLC	100.00	100.00	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Transportation
57	VinFast Auto Pte, Ltd	VinFast Auto Ltd	50.65	50.65	61 Robinson Road, #06-01, 61 Robinson, Singapore (068893)	Management consulting services, other financial services
58	VinFast Investment and Development JSC	VinFast Invest JSC	99.90	50.60	Dinh Vu – Cat Hai Economic Zone, Cat Hai Island, Cat Hai Special Zone, Hai Phong City, Vietnam	Supporting and investing
59	VinFast Germany GmbH	VinFast Germany GmbH	100.00	50.60	Kornmarktarkaden, Bethmannstraße 8/Berliner Straße 51 – 60311 Frankfurt am Main, Germany	Import/Export spare parts, components and materials for the automotive industry and related services
60	VinFast Engineering Australia PTY Ltd	VinFast Australia PTY Ltd	100.00	50.60	Unit 3, 419 Bay Street, Brighton VIC 3186, Australia	Design automobile & motorbike, Technology

APPENDIX 1 – LIST OF SUBSIDIARIES AS AT 30 June 2026 (continued)

No.	*Full name*	*Short name*	*Voting right (%) (*)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
						research, Import/Export products
61	Vingroup Investment Viet Nam JSC	Vingroup Investment Vietnam JSC	100.00	50.72	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Consultancy and investment activities
62	VinFast Commercial And Services Trading LLC	VinFast Trading LLC	99.50	50.35	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Retail cars
63	Vingroup USA, LLC	Vingroup USA, LLC	100.00	50.65	251 Little Falls Drive, Wilmington, DE, 19808, USA	▸ Import and distribution of electronic and telecommunications equipment
64	VinFast Auto, LLC	VinFast Auto, LLC	100.00	50.65	251 Little Falls Drive, Wilmington, DE, 19808, USA	▸ Import and distribution of automotive vehicles
65	Vinfast USA Distribution, LLC	VinFast USA Distribution, LLC	100.00	50.65	251 Little Falls Drive, Wilmington, DE, 19808, USA	▸ Import and distribution of automotive vehicles
66	VinFast Auto Canada Inc.	VinFast Canada Inc,	100.00	50.72	1133 Melville Street Suite 3500, The Stack, Vancouver, BC V6E 4E5, Canada	▸ Import and distribution of automotive vehicles
67	VinFast France, LLC	VinFast France, LLC	100.00	50.72	72 rue du Faubourg Saint Honoré, Paris, 75008 France	▸ Import and distribution of automotive vehicles
68	VinFast Netherlands B.V	VinFast Netherlands B.V	100.00	50.72	Raadhuisstraat 32, 1016 DG Amsterdam, Netherlands	▸ Import and distribution of automotive vehicles
69	VinFast Manufacturing US, LLC	VinFast Manufacturing US, LLC	100.00	50.65	1686 VinFast Drive Moncure, North Carolina 27559 Chatham County, USA	▸ Assembly EV and Ebus
70	PT VinFast Automobile Indonesia LLC	VinFast Indonesia	100.00	50.70	AXA Tower, 45th floor, Jl. Prof.Dr.Satrio Kav 18, Kuningan Setiabudi, Jakarta 12940 Indonesia	▸ Market research and development
71	VinFast Auto India Private Limited	VinFast India	100.00	50.70	1st Floor, Urbanwrk, The Statement Baani, Golf Course Road, Sector 43,	▸ Vehicles manufacturing and related business

APPENDIX 1 – LIST OF SUBSIDIARIES AS AT 30 June 2026 (continued)

No.	*Full name*	*Short name*	*Voting right (%) (*)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
					DLF QE, Gurgaon, Haryana, 122002, India	
72	VinFast UK Ltd	VinFast UK	100.00	50.65	21 Holborn Viaduct, London, United Kingdom EC1A 2DY	Distribution of automotive vehicles
73	VinFast Auto (Thailand) Co.,Ltd	VinFast Thailand	100.00	50.65	No. 425/1, Enco Terminal Building B, 4th Floor, Kamphaeng Phet 6 Road, Don Mueang District, Don Mueang Subdistrict, Bangkok Metropolis	Distribution of automotive vehicles
74	VinFast Middle East FZE	VinFast UAE	100.00	50.65	Jebel Ali Freezone, Dubai United Arab Emirates	Distribution of automotive vehicles
75	VinFast Kazakhstan LLC	VinFast Kazakhstan	100.00	50.65	No. 10, Yelebekov Street, Medew District, Almaty City, Kazakhstan	Distribution of automotive vehicles
76	VinFast Auto Philippines Corp.	VinFast Philippines	100.00	50.65	Unti 1603 Capital House, 9th Avenue corner Lane S, Bonifacio Global City, Taguig City 1634, Philippines	Distribution of automotive vehicles
77	VinFast Auto México, S. DE R.L DE C.V.	VinFast Mexico	100.00	50.65	Street: Bosque de Ciruelos |Ext Number: 180| Int Number: PP 101 | Suburb: Bosque de las Lomas| County: Miguel Hidalgo| State: Mexico City | Zip Code: 11700	Distribution of automotive vehicles
78	PT. VinFast Trading Indonesia JSC	PT. VinFast Trading Indonesia	99.00	50.20	AXA Tower, 45th floor, Jl. Prof.Dr.Satrio Kav 18, Karet Kuningan, Setiabudi District, Adm. Jakarta Selatan City, DKI Jakarta Province Code: 12940	Wholesale of cars
79	Vinsmart Research and Manufacture JSC	Vinsmart JSC	50.53	50.53	Lot CN1-06B-1&2, High-Tech Industrial Zone 1, Hoa Lac Hi-Tech Park, Ha Bang Commune, Hanoi City, Vietnam	Manufacture of communication equipment
80	Vinsmart Trading and Investment Pte. Ltd.	Vinsmart Trading and Investment Pte. Ltd.	100.00	50.53	38 Kim Tain Road, #03-07, Singapore	Information technology consultancy services

APPENDIX 1 – LIST OF SUBSIDIARIES AS AT 30 June 2026 (continued)

No.	Full name	Short name	Voting right (%) (*)	Equity interest (%)	Registered office's address	Principal activities
81	Vingroup Global Pte. Ltd.,	Vingroup Global Pte. Ltd.	100.00	50.53	120 Lower Delta Road, #02-00, Cendex Centre, Singapore	▸ Goods distributions, technology research
82	Vingroup Investment Pte. Ltd.,	Vingroup Investment Pte. Ltd.	99.75	50.41	120 Lower Delta Road, #02-00, Cendex Centre, Singapore	▸ Market research and development
83	VinFast Lithium Battery Pack LLC	VinFast Lithium Battery LLC	100.00	50.53	Bumper Workshop, VinFast Automobile Manufacturing Complex, Dinh Vu – Cat Hai Economic Zone, Cat Hai Island, Cat Hai Special Zone, Hai Phong City, Vietnam	▸ Producing batteries and accumulators
84	VinCSS Internet Security Services JSC	VinCSS JSC	65.00	65.00	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Scientific research and technology development
85	VinSOC JSC	VinSOC JSC	99.86	99.68	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Providing information technology services and other services related to computers
86	Vinsmart Future JSC	Vinsmart Future JSC	53.73	53.54	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Data processing, leasing and related activities
87	Vin3S JSC	Vin3S JSC	100.00	86.55	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ E-commerce platform
88	VinAI Artificial Intelligence Application And Research JSC	VinAI JSC	100.00	99.95	Symphony Office Building, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Research and experimental development on engineering and technology
89	VinRobotics Robot Application and Research Development JSC	VinRobotics JSC	51.00	51.00	Symphony Office Building, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Research and experimental development on engineering and technology
90	VinMotion General purpose Humanoid Robots Application	VinMotion JSC	51.00	51.00	Symphony Office Building, Chu Huy Man Street, Vinhomes Riverside Eco-	▸ Research and experimental development

APPENDIX 1 – LIST OF SUBSIDIARIES AS AT 30 June 2026 (continued)

No.	*Full name*	*Short name*	*Voting right (%) (*)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
	Development and Research JSC				Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	on engineering and technology
91	Bao Lai Investment JSC	Bao Lai Investment JSC	96.48	68.84	No. 166 Pham Van Dong Street, Dong Ngac Ward, Hanoi City, Vietnam	▸ Mining
92	Bao Lai Marble One Member Company Limited	Bao Lai Marble Co, Ltd	100.00	68.84	Hop Nhat Village, Yen Binh Commune, Lao Cai Province, Vietnam	▸ Mineral production
93	Doc Thang Marble JSC	Doc Thang JSC	100.00	65.74	Ngoi Ken Village, Luc Yen Commune, Lao Cai Province, Vietnam	▸ Mining
94	An Phu White Marble Co., LTD	An Phu White Marble Co, Ltd	100.00	68.84	Khau Ca Village, Muong Lai Commune, Lao Cai Province, Vietnam	▸ Mineral production
95	Bao Lai Luc Yen Mineral Exploitation One Member Company Limited	Bao Lai Luc Yen Ltd	100.00	68.84	Ngoi Ken Village, Luc Yen Commune, Lao Cai Province, Vietnam	▸ Mining
96	Phan Thanh Mineral JSC	Phan Thanh JSC	100.00	69.00	Ban Ro Village, Tan Linh Commune, Lao Cai Province, Vietnam	▸ Mining
97	Van Khoa Investment JSC	Van Khoa Investment JSC	100.00	69.84	Ngoi Ken Village, Luc Yen Commune, Lao Cai Province, Vietnam	▸ Mining
98	Bao Lai Green Company Limited	Bao Lai Green LLC	100.00	68.84	9th Floor, Viettel Building, No. 70 Nguyen Van Cu Street, Ha Long Ward, Quang Ninh Province, Vietnam	▸ Amusement park and theme park entertainment services
99	Vinpro Business And Trading Services LLC	VinPro LLC	100.00	100.00	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Retail computers, software, telecommunication devices and audio-visual devices
100	Ecology Development And Trading JSC	Ecology Trading JSC	100.00	71.10	Symphony Office Building, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Investing, developing, and trading real estate properties

APPENDIX 1 – LIST OF SUBSIDIARIES AS AT 30 June 2026 (continued)

No.	*Full name*	*Short name*	*Voting right (%) (*)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
101	Newland Development Investment JSC	Newland JSC	99.92	71.64	20A Floor, Vincom Center Dong Khoi Building, 72 Le Thanh Ton Street, Saigon Ward, Ho Chi Minh City, Vietnam	▸ Trading real estate properties
102	Vantix Technology Solutions And Services JSC	Vantix JSC	100.00	100.00	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Providing information technology services and other services related to computers
103	Tay Tang Long Real Estate Company Limited	Tay Tang Long LLC	90.00	64.53	No. 72 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	▸ Investing, developing, and trading real estate properties
104	VinES Energy Solutions Joint Stock Company	VinES JSC	100.00	71.62	Dinh Vu – Cat Hai Economic Zone, Cat Hai Island, Cat Hai Special Zone, Hai Phong City, Vietnam	▸ Trading real estate properties
105	VinMetal Trading and Production JSC	VinMetal JSC	98.00	98.00	Symphony Office Building, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Steel production
106	VinMotion USA, INC	VinMotion USA, INC	100.00	51.00	9920 Irvine Center Dr. Irvine, CA 92618	▸ Research and experimental development on engineering and technology
107	VinDynamics Humanoid Robot Research, Development and Application JSC	VinDynamics JSC	51.00	51.00	Symphony Office Building, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Research and experimental development on engineering and technology
108	Vin New Horizon Joint Stock Company	Vin New Horizon JSC	65.00	65.00	Symphony Office Building, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	▸ Healthcare and related services
109	Huong Duong Real Estate Development Company Limited	Huong Duong LLC	100.00	71.65	No. 7, Chua Hamlet, Group 15, Hai Ba Trung Ward, Hanoi City, Vietnam	▸ Trading real estate properties

APPENDIX 1 – LIST OF SUBSIDIARIES AS AT 30 June 2026 (continued)

No.	*Full name*	*Short name*	*Voting right (%) (*)*	*Equity interest (%)*	*Registered office's address*	*Principal activities*
110	VinMotion, Inc.	VinMotion, Inc.	100.00	51.00	9920 Irvine Center Dr, Irvine, CA 92618	Manufacturing industrial and intelligent robots
111	Vingroup DRC Holding S.A.R.L.U	Vingroup DRC Holding S.A.R.L.U	100.00	100.00	60 Uvira Avenue, Aimée Tower Building, Gombe, Kinshasa	Trading real estate properties and electric vehicles
112	VinDynamics USA Inc.	VinDynamics USA Inc.	100.00	51.00	9920 Irvine Center Dr., Irvine, CA 92618	Manufacturing industrial and intelligent robots
113	VinMetal Ha Tinh Industry JSC	VinMetal Ha Tinh JSC	95.00	93.10	Symphony Building, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Mining iron ores
114	Vin Mining DRC	Vin Mining DRC	100.00	100.00	No. 70, Tilapia Building, 2nd Floor, Batelela Avenue, Batelela Area, Gombe District, Kinshasa City	Mineral exploration, research and exploitation
115	VinSurgical JSC	VinSurgical JSC	51.00	51.00	Symphony Office Building, Chu Huy Man Street, Vinhomes Riverside Eco-Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Scientific research and technological development in science and pharmaceuticals
116	EduCore Education Research Company Limited	EduCore Education Research LLC	100.00	61.42	No. 7 Bang Lang 1 Street, Vinhomes Riverside Urban Area, Phuc Loi Ward, Hanoi City, Vietnam	Providing education services
117	VinFast Vietnam JSC	VinFast Vietnam JSC	99.90	50.60	Dinh Vu – Cat Hai Economic Zone, Cat Hai Island, Cat Hai Special Zone, Hai Phong City, Vietnam	Trading real estate properties and electric vehicles
118	Nam Trang Cat Company Limited	Nam Trang Cat LLC	100.00	71.18	No. 87, Street No. 4, Lach Tray Riverside Urban Area, Le Chau Ward, Hai Phong City, Vietnam	Trading real estate properties

(*) The voting right is also the ownership of the Group in these subsidiaries.

(**) Non-controlling owner of this subsidiary has the right to contribute capital as presented in Note 38.

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