



LIZEN

BUILDING VALUES TOGETHER

SEPARATE FINANCIAL STATEMENTS

The Second Quarter of 2026

LIZEN JOINT STOCK COMPANY
JULY 30, 2026 | LIZEN.VN

SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 JUNE 2026

Items	Code	Notes	Ending balance VND	Beginning balance VND
(1)	(2)	(3)	(4)	(5)
A. Current assets	100		5,518,730,937,589	5,375,813,099,793
I. Cash and cash equivalents	110	V.1	896,496,484,028	959,693,660,692
1. Cash	111		739,889,998,892	529,693,660,692
2. Cash equivalents	112		156,606,485,136	430,000,000,000
II. Short-term financial investments	120		15,641,264,889	15,641,264,889
1. Short-term investments held to maturity	123	V.2	18,777,683,280	18,777,683,280
2. Provision for short-term Investments held to maturity	124		(3,136,418,391)	(3,136,418,391)
III. Short-term account receivables	130		2,293,245,921,136	2,528,360,336,623
1. Short-term trade receivables	131	V.3	1,635,519,913,855	1,916,584,087,449
2. Short-term advances to suppliers	132	V.4	676,371,285,205	593,559,144,966
3. Other receivables	135	V.5	240,414,540,825	274,162,510,204
4. Provisions for short-term bad debts (*)	136	V.6	(259,059,818,749)	(255,945,405,996)
IV. Inventories	140		2,234,414,019,168	1,833,994,443,241
1. Inventories	141	V.7	2,234,414,019,168	1,833,994,443,241
VI. Other current assets	160		78,933,248,368	38,123,394,348
1. Value added tax deductibles	162		36,183,672,249	3,091,291,078
2. Tax and other receivables from the State	163		42,749,576,119	35,032,103,270
B. NON-CURRENT ASSETS	200		2,038,869,693,194	1,962,045,142,912
I. Long- term receivables	210		88,885,639,322	166,172,591,701
1. Other long-term receivables	215		88,885,639,322	166,172,591,701
II. Fixed assets	220		553,111,450,362	379,525,980,071
1. Tangible fixed assets	221	V.8	78,015,895,069	49,716,719,928
- Cost	222		707,456,640,576	654,333,629,551
- Accumulated depreciation (*)	223		(629,440,745,507)	(604,616,909,623)
2. Finance lease assets	224	V.9	475,095,555,293	329,809,260,143
- Cost	225		645,031,104,283	471,912,070,985
- Accumulated depreciation (*)	226		(169,935,548,990)	(142,102,810,842)
3. Intangible fixed assets	227	V.10	-	-
- Cost	228		10,254,240,000	10,254,240,000
- Accumulated amortisation (*)	229		(10,254,240,000)	(10,254,240,000)
V. Long-term assets in progress	250		73,693,179,703	73,693,179,703
1. Construction in progress	252	V.11	73,693,179,703	73,693,179,703
VI. Long-term financial investments	260		1,244,153,591,734	1,246,803,822,030
1. Investments in subsidiaries	261	V.12	321,998,120,000	328,560,420,000
2. Investments in joint-ventures, associates	262	V.13	934,527,130,379	934,527,130,379
3. Equity investments in other entities	263		107,111,760,000	107,111,760,000
4. Provision for impairment of long-term investments in	264	V.14	(168,528,946,313)	(164,202,200,196)
5. Long-term Investments held to maturity	265		49,045,527,668	40,806,711,847
VII. Other long-term assets	270		79,025,832,073	95,849,569,407
1. Long-term prepaid expenses	271	V.15	25,080,571,634	42,992,549,388
2. Deferred tax assets	272		53,945,260,439	52,857,020,019
TOTAL ASSETS (280 = 100 + 200)	280		7,557,600,630,783	7,337,858,242,705



Items	Code	Notes	Ending balance VND	Beginning balance VND
(1)	(2)	(3)	(4)	(5)
C. LIABILITIES	300		4,946,164,617,117	4,610,403,450,868
I. Current liabilities	310		4,771,550,368,174	4,498,337,776,947
1. Short-term Trade payables	311	V.16	761,583,445,919	564,177,541,123
2. Short-term Advances from customers	312	V.17	2,372,929,110,499	2,013,136,963,834
3. Dividends and Profit Payables	313		145,214,492,015	593,001,715
4. Short-term Tax payables and statutory obligations	314	V.18	43,581,750,134	39,539,486,686
5. Payables to employees	315		17,130,854,133	31,833,777,749
6. Short-term Accrued expenses	316	V.19	130,100,416,995	702,215,173,441
7. Short-term other payables	320	V.20	40,247,941,056	71,189,821,364
8. Short-term loans and debts	321	V.21	1,215,036,609,898	1,035,538,471,572
9. Provision for short-term payables	322		206,304,500	206,304,500
10. Bonus and welfare fund	323		45,519,443,025	39,907,234,963
II. Long-term liabilities	330		174,614,248,943	112,065,673,921
1. Other long-term payables	338		343,000,000	483,000,000
2. Long-term loans and debts	339	V.22	174,271,248,943	111,582,673,921
D. OWNERS' EQUITY	400	V.23	2,611,436,013,666	2,727,454,791,837
1. Contributed capital	411		2,086,024,670,000	2,086,024,670,000
- Ordinary shares with voting rights	411a		2,086,024,670,000	2,086,024,670,000
2. Share premium	412		93,475,603,494	93,475,603,494
3. Treasury shares (*)	415		(18,771,380,000)	(18,771,380,000)
4. Development fund	418		119,204,302,363	119,204,302,363
5. Undistributed earnings	420		331,502,817,809	447,521,595,980
- Undistributed earnings of prior years	420a		293,891,336,006	307,031,388,508
- Undistributed earnings this year	420b		37,611,481,803	140,490,207,472
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	440		7,557,600,630,783	7,337,858,242,705



Phan Anh Huy
Preparer



Do Van Huong
Chief Accountant



Phí Ngọc Anh
General Director
July 30, 2026

SEPARATE INCOME STATEMENT
THE SECOND QUARTER OF 2026

Items	Code	Notes	THE SECOND QUARTER		ACCUMULATED FROM THE BEGINNING OF THE YEAR TO THE END OF THIS QUARTER	
			CURRENT YEAR VND	PREVIOUS YEAR VND	CURRENT YEAR VND	PREVIOUS YEAR VND
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1. Revenue from sale of goods and rendering of services	01		855,132,164,524	770,886,195,732	1,250,905,428,717	1,198,796,505,073
2. Revenue deductions	02		-	-	-	-
3. Net Revenue from sale of goods and rendering of services (10=01-02)	10	V.24	855,132,164,524	770,886,195,732	1,250,905,428,717	1,198,796,505,073
4. Cost of goods sold	11	V.25	780,702,626,098	682,975,859,792	1,138,143,681,888	1,060,335,469,045
5. Gross profit from sale of goods and rendering of services (20=10-11)	20		74,429,538,426	87,910,335,940	112,761,746,829	138,461,036,028
6. Gain/Loss on Disposal of Investment Property	21		-	-	-	-
7. Revenue from financial activities	22	V.26	6,144,733,795	1,245,379,247	13,108,805,574	3,008,718,660
8. Finance expenses	23	V.27	28,048,355,392	20,788,424,356	48,616,947,741	37,324,655,081
- In which: Borrowing expense	24		25,837,903,104	19,708,392,081	44,282,635,624	36,973,897,366
9. Selling expenses	25		-	-	-	-
10. General and administrative expenses	26		18,931,825,989	29,202,857,208	32,004,636,826	41,922,605,229
11. Operating profit (30=20+(21-22)-(25+26))	30		33,594,090,840	39,164,433,623	45,248,967,836	62,222,494,378
12. Other income	31	V.28	613,249,558	209,843,802	1,150,180,467	908,977,639
13. Other expenses	32	V.29	455,620,077	118,950,389	561,305,190	221,102,317
14. Other profit (40=31-32)	40		157,629,481	90,893,413	588,875,277	687,875,322
15. Accounting profit before tax (50=30+40)	50		33,751,720,321	39,255,327,036	45,837,843,113	62,910,369,700
16. Current corporate income tax expense	51	V.30	7,356,820,675	10,905,664,414	9,314,601,730	15,849,025,510
17. Deffered tax income (expense)	52	V.30	(985,707,268)	(3,013,100,000)	(1,088,240,420)	(3,184,300,000)
18. Net profit after tax (60=50-51-52)	60		27,380,606,914	31,362,762,622	37,611,481,803	50,245,644,190
19. Basic earnings per share	70		133		182	260



Phan Anh Huy
Preparer



Do Van Huong
Chief Accountant



Phí Ngọc Anh
General Director
July 30, 2026

SEPARATE CASH FLOW STATEMENT

(Indirect method)

from 01 January 2026 to 30 June 2026

Code	Items	Notes	Current Year VND	Previous Year VND
(1)	(2)	(3)	(4)	(5)
	I. Cash flows from operating activities			
01	1. Profit before tax		45,837,843,113	62,910,369,700
	2. Adjustments for:			
02	- Depreciation and amortisation (including amortization of goodwill)		52,656,574,032	59,902,614,569
03	- Provisions		7,441,158,870	14,250,757,715
04	- Unrealised foreign exchange (gains)/losses		7,566,000	-
05	- (Profits)/losses from investing activities		13,108,805,574	(3,008,718,660)
06	- Borrowing expense		44,282,635,624	36,973,897,366
08	3. Operating profit before changes in working capital		163,334,583,213	171,028,920,690
09	- (Increase)/decrease in receivables		59,753,999,633	126,240,779,843
10	- (Increase)/decrease in inventories		(400,419,575,927)	(184,425,072,202)
11	- Increase/(decrease) in payables (other than interest, corporate income tax)		99,648,865,629	(502,549,131,724)
12	- (Increase)/decrease in prepaid expenses		17,911,977,754	13,329,453,269
13	- (Increase)/decrease in held-for-trading securities		-	-
14	- Borrowing expense paid		(41,464,498,634)	(40,675,967,220)
15	- Corporate income tax paid		(4,600,926,213)	(5,849,262,179)
16	- Other cash inflows from operating activities		-	-
17	- Other cash outflows from operating activities		(3,383,061,612)	(2,438,566,000)
20	Net cash flows from/(used in) operating activities		(109,218,636,157)	(425,338,845,523)
	II. Cash flows from investing activities		-	-
21	1. Purchase and construction of fixed assets and other long-term assets		(42,869,355,464)	(4,443,200,000)
22	2. Proceeds from disposals of fixed assets and other long-term assets		-	-
23	3. Loans to other entities and payments for purchase of debt instruments of other entities		(7,035,000,000)	(16,673,223,651)
24	4. Collections from borrowers and proceeds from sale of debt instruments of other entities		-	-
25	5. Payments for investments in other entities		(30,000,000)	-
26	6. Proceeds (loss) from sale of investments in other entities/disposal of a subsidiary		6,592,300,000	9,127,800,000
27	7. Interest and dividends received		11,037,791,206	1,658,039,345
30	Net cash flows from/(used in) investing activities		(32,304,264,258)	(10,330,584,306)
	III. Cash flows from financing activities		-	-
31	1. Capital contribution and issuance of shares		-	-
33	2. Drawdown of borrowings		1,226,035,657,720	1,142,534,226,931
34	3. Repayment of borrowings		(1,084,915,295,814)	(926,576,310,765)
35	4. Payment of finance lease liabilities		(62,794,638,155)	(59,344,979,300)
36	5. Dividends paid		-	-
40	Net cash flows from/(used in) financing activities		78,325,723,751	156,612,936,866
50	Net increase/(decrease) in cash and cash equivalents (50 = 20+30+40)		(63,197,176,664)	(279,056,492,963)
60	Cash and cash equivalents at the beginning of the period		959,693,660,692	348,941,397,687
61	Impact of exchange rate fluctuation		-	-
70	Cash and cash equivalents at the end of the period (70 = 50+60+61)		896,496,484,028	69,884,904,724

Phan Anh Huy
Preparer

Do Van Huong
Chief Accountant

Phí Ngọc Anh
General Director
July 30, 2026

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the accounting period from 01 January 2026 to 30 June 2026.

I. CHARACTERISTICS OF BUSINESS OPERATIONS

1. Forms of capital ownership

Lizen Joint Stock Company was established in accordance with Decision No. 327/QĐ-BXD dated February 28, 2006, issued by the Ministry of Construction.

The company's head office is located at 24A Phan Dang Luu Street, Gia Dinh Ward, Ho Chi Minh City

The company has the following subsidiaries and associates:

Subsidiaries	Address	Principal activities
Construction and Trading 12 Company Limited	21/3C Quarter 4, Tan Thoi Hiep Ward, HCM City	Civil and industrial construction. Trade in residential properties.
LIZEN Infrastructure Investment Joint Stock Company LICOI 16	24A Phan Dang Luu, Gia Dinh Ward, HCM City.	Construction of railway and road works.
LICOI 16 Investment Utility Joint Stock Company	24A Phan Dang Luu, Gia Dinh Ward, HCM City.	Extraction, treatment and supply of water.
Investment Renewable Energy Joint Stock Company	24A Phan Dang Luu, Gia Dinh Ward, HCM City.	Production of building materials. Civil and industrial construction.
Chu Ngoc Solar Power Joint Stock Company	National Highway 25, B'Lang Hamlet, Phu Tuc Commune, Gia Lai Province.	Production of electric transformers and distribution of electricity. Civil and industrial construction.
LIZEN Real Estate Joint Stock Company	24A Phan Dang Luu, Gia Dinh Ward, HCM City.	Real estate trading.
Bac Giang – Lang Son – Huu Nghi BOT Joint Stock Company	Room No. 311, 3rd Floor, Office Area, CT2 Building, Ban Co Apartment, Thanh Xuan Ward, Hanoi.	Construction of railway and road works.
Son Ha Materials Joint Stock Company	Xom Song, Lien Son Commune, Phu Tho Province	Extraction of stone, sand, gravel, and clay.

Associates

Orient Bio-Fuels Company Limited	Hamlet 8, Bu Dang Commune, Dong Nai Province.	Investment, construction and operation of bio-ethanol production facilities.
Bac Giang - Lang Son BOT Joint Stock Company	278 Thuy Khue, Tay Ho Ward, Hanoi	Construction of road works.
Huu Nghi - Chi Lang Expressway Joint Stock Company	No. 22 Dinh Liet, Dong Kinh Ward, Lang Son Province	Construction of road works.
Phu Tho Association Of Enterprises Joint Stock Company	No. 281 Tien Dung, Thanh Mieu Ward, Phu Tho province	Construction materials business

2. Business Sector

The area of business of the Company is the execution of construction projects.

3. Business Lines

According to the Business Registration Certificate No. 4103004836, initially registered on June 2, 2006, and subsequently amended for the 31st time on April 29, 2026, under number 0302310209, the business activities of the Company are as follows:

- Construction of civil and industrial works, transportation infrastructure, irrigation and hydroelectric works, airport, seaport, electrical transmission lines and substations, urban and industrial infrastructure projects, water supply and wastewater treatment facilities, foundations of constructions.;
- Production and trading of materials, equipment, spare parts and various types of building materials, including concrete pipes and ready-mixed concrete;
- Processing and manufacturing of construction mechanical products, including formwork, scaffolding, and industrial framework (excluding production and fabrication at the headquarters).
- Sale and lease of technical equipment and materials, investment consulting services;
- Repair and installation services for machinery and equipment, mechanical products and shaped structures;
- Investment and trade in residential housing, new urban areas, technical infrastructure of industrial zones, medium and small hydropower projects;
- Purchase and sale of machinery and materials for the construction industry.;
- Experimentation of building materials, quarrying, extraction of stone utilizing industrial explosives.;
- Vocational training, intermediate professional education, college training and secondary education.

4. Normal production and business cycle: within 12 months

II.ACCOUNTING PERIOD AND CURRENCY

1. Accounting period

The annual accounting period of the Company is from 1 January to 31 December.

2. Accounting currency

The currency utilized for accounting records is the Vietnamese Dong (VND).

III. THE ACCOUNTING STANDARDS AND SYSTEM

1. Applied accounting System

The Company applies Accounting System for Enterprises issued under Circular 99/2025/TT-BTC dated October 27, 2025 of the Minister of Finance

2. Statement of compliance with Accounting Standards and System

The Company has applied Vietnamese Accounting Standards and standard guiding documents issued by the Ministry of Finance. The financial statements are prepared and presented in accordance with all regulations set forth in each standard, the circulars guiding the implementation of the standards and the current accounting policies in effect.

3. Applied accounting documentation system

The company's applied accounting documentation system is the accounting computer based system.

IV. APPLIED ACCOUNTING POLICIES

1. Principles for recognition of cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in 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 and that are subject to an insignificant risk of change in value.

2. Principles of recording provisions for doubtful debts

Provision for doubtful accounts is made for receivables that have been overdue for three months or more, or for amounts owed that the debtor is unlikely to be able to pay due to liquidation, bankruptcy or similar difficulties.

3. Principles of recording inventories

Inventories are stated at cost. In cases where net realizable value is less than cost, inventories are stated at net realisable value. Cost comprises purchase costs, processing costs and other directly related costs incurred in bringing the inventories to their present location and condition.

The value of inventory is determined using the specific identification method.

The perpetual method is used to record inventories.

Provision for devaluation of inventories made at year-end is the difference between the cost of inventories and their net realizable value.

Unfinished production and business expenses refer to the quantity of construction work that is recorded upon the issuance of an acceptance and payment report for the completed volume, or based on invoices issued by the contractor after deducting the corresponding cost of goods transferred related to the revenue recognized during the period.

4. Principles of recognition and depreciation method of fixed assets

Tangible fixed assets, intangible fixed assets are recognized at cost. When using, tangible fixed assets, intangible fixed assets are stated at cost, accumulated depreciation and carrying amount.

Finance lease assets are recognized at cost based on the fair value or the present value of the minimum lease payments (excluding value-added tax) and any directly attributable initial costs related to the finance lease assets. During the usage period, financial lease assets are accounted for at cost, accumulated depreciation, and carrying value.

Depreciation is deducted in accordance with the provisions of Circular 45/2013/TT-BTC, dated April 25, 2013, issued by the Ministry of Finance.

5. The principles of recognition and depreciation of investment property

Investment property is recorded at cost. During the holding period, whether awaiting appreciation or engaged in rental activities, investment property is recorded at cost, less accumulated depreciation and carrying value.

6. Principles of recording financial investments

Investments in subsidiaries over which the Company has control are carried at cost. Distributions from accumulated net profits of the subsidiaries arising subsequent to the date of acquisition are recognized in the separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investments in associates over which the Company has significant influence are carried at cost. Distributions from accumulated net profits of the associates arising subsequent to the date of acquisition are recognized in the separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investments in joint ventures are accounted at cost. The joint venture capital contribution is not adjusted for the change in the company's share of the joint venture's net assets. The income statement of the Company reflects the income

distributed from the accumulated net profit of the joint venture arising after the contribution of capital to the joint venture.

Joint venture activities in the form of jointly controlled businesses and jointly controlled assets are subject to the same general accounting principles as with other ordinary business activities. Including:

- The Company separately monitors the incomes and expenses related to joint venture activities and makes allocations to the parties in the joint venture according to the joint venture;
- The Company separately monitors assets contributed to joint ventures, capital contributions to jointly controlled assets and joint liabilities and separate liabilities arising from joint venture.

Securities investments at the reporting time, if:

- With a maturity or withdrawal period not exceeding 3 months from the date of purchase, such investment is considered "cash equivalent";
- Having a withdrawal period of less than 1 year or within 1 business cycle, which is classified as a short-term asset;
- Having a withdrawal period of more than 1 year or more than 1 business cycle, which is classified as a long-term asset;

Provision for devaluation of investments made at year-end is the difference between the cost of investments accounted in the accounting books and their market value at the time of making the provision.

7. The principles of recognition and capitalisation of borrowing costs

Borrowing costs are recognized in business expenses in the period in which they are incurred, except where the borrowing costs related to the investment in construction or production of unfinished assets which are included in the value of assets (capitalized) when all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs" are met.

Borrowing costs related to the investment in construction or production of unfinished assets are included in the value of the asset (capitalized), including interest on the loan, amortization of discounts or additional fees when issuing bonds, additional costs incurred in relation to the borrowing process.

8. The principles of recognizing and allocating prepaid expenses.

Prepaid expenses that only relate to production costs for the current fiscal year are recognized as short-term prepaid expenses and are accounted for as production costs within the fiscal year.

The following expenses incurred during the fiscal year are recorded as long-term prepaid expenses to gradually allocate to many later accounting periods:

- Tools and instruments are of great value;
- Other long-term prepaid expenses.

Calculation and allocation of long-term prepaid expenses into production and business expenses in each accounting period is based on the nature and extent of each type of expense in order to choose a method and reasonable allocation criteria. Prepaid expenses are gradually amortized to production and business expenses on a straight-line basis.

9. Principles of recording payable expenses

Actual expenses that have not been incurred but are deducted in advance into production and business expenses in the period to ensure that when incurred costs actually do not cause a sudden change in production and business costs on the basis of ensuring the matching rule between revenue and cost. When such expenses are incurred, if there is a difference with the deducted amount, the accountant shall record additional or decrease expenses corresponding to the difference.

10. Principles and methods of recording the payables provision

The recognized amount of a payable provision is the most reasonable estimate of the amount that will be required to settle the present obligation as at the end of accounting period or at the end of interim reporting period.

Only expenses related to the payable provision initially made will be offset by such provision.

The difference between the provisions for payables made in the previous accounting period that has not been used up is larger than the provision for payables made in the reporting period, which is reversed and recorded as a decrease in production and business expenses in the period minus the difference. The larger amount of the provision for warranty payments for construction works is reversed into other income in the period.

11. Principles of recognition of equity

The owner's investment equity is recognized according to the actual capital contributed by the shareholders.

Share premium is recognized according to the larger or smaller difference between the actual value of the issue and the par value of the shares upon the initial issuance, additional issuance or re-issuance of treasury shares.

Other equity of the owner is stated according to the residual value between the fair value of assets that the enterprise is donated or sponsored by other organizations and individuals after deducting (-) payable taxes (if any) related to these donated assets and not additional business capital from business performance.

Treasury shares refer to shares that are issued by a company and subsequently repurchased. Treasury shares are recorded at their actual value and are presented on the Balance Sheet as a reduction in shareholders' equity. The company does not recognize any gains or losses when buying, selling, issuing or cancelling treasury shares.

Undistributed earnings is the amount of profit from the enterprise's operating activities after deducting (-) adjustments due to retrospective application of changes in accounting policies and retrospective adjustment of material misstatements of the previous years.

Net profit after tax is available for appropriation to shareholders after approval in the annual General Meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

Dividends payable to shareholders are recognized as liabilities in the Company's Balance Sheet following the announcement of dividend distribution by the Company's Board of Directors.

12. Foreign currency transactions

Transactions arising in currencies other than the Company's accounting currency (VND/USD) are accounted for according to the guidance in Circular 99/2025/TT-BTC dated October 27, 2025.

13. Principles and methods of recording revenue

Revenue from sales of goods

Sales revenue is recognized when the following conditions are simultaneously satisfied:

- The significant risks and rewards of ownership of the product or goods have been transferred to the buyer;
- The company no longer holds the right to manage the goods as the owner of the goods or control the goods;
- The revenue can be measured reliably;
- The Company has obtained or will receive economic benefits from the sale transaction;
- Determine the costs associated with the sale transaction.

Revenue from rendering of services

Revenue from provision of services is recognized when the results of the transaction are reliably determined. In cases where the service provision spans multiple periods, revenue is recognized in the period based on the outcome of the work completed as of the date of the balance sheet for that period. The results of the service provision transaction are determined when the following conditions are satisfied:

- The revenue can be measured reliably;
- It is probable that there are economic benefits from the transaction of services;
- The work completed at the balance sheet date can be determined;

- Determine the costs incurred for the transaction and the cost to complete the transaction of providing that service;
- The work of providing services completed has been determined by work completion assessment method;

Financial income

Revenue arising from interest, royalties, dividends, distributed profits and other financial income is recognized when the following two (2) conditions are satisfied simultaneously:

- It is likely to obtain economic benefits from the transaction;
- The revenue can be measured reliably.
- Dividends and distributed profits are recognized when the Company receives dividends or receives profits from capital contribution.

Revenue from construction contracts

Revenue from construction contracts is recognized upon the completion of a progress report that confirms the value of the work completed or the final settlement of the completed project.

14. Principles and methods of recording financial expenses

Financial expenses are expenses incurred in the year for financial activities including:

- Expenses or losses relating to financial investment activities;
- Expenses of borrowing;
- Losses from trading of securities;
- Provision for diminution in value of investments;
- Losses from foreign exchange differences and payment discounts.

15. Principles and methods of recording taxes

Current tax assets (liabilities) for the current and prior periods are measured at the amount expected to be paid to (recovered from) the taxation authorities, using the tax rates and tax laws that have been enacted by the end of the reporting period.

V. ADDITIONAL INFORMATION ON ITEMS PRESENTED ON THE BALANCE SHEET

1 . Cash and cash equivalents	30/06/2026 VND	01/01/2026 VND
Cash on hand	36,002,401	66,637,411
Cash in banks	738,215,996,491	527,989,023,281
Cash equivalents	156,606,485,136	430,000,000,000
Cash in blocked account	1,638,000,000	1,638,000,000
Total	896,496,484,028	959,693,660,692
2 . Investments held to maturity	30/06/2026 VND	01/01/2026 VND
Term deposits in banking	963,391,109	963,391,109
Licogi 16.1 Joint Stock Company	3,136,418,391	3,136,418,391
Related parties (Notes VII)	14,677,873,780	14,677,873,780
Total	18,777,683,280	18,777,683,280
3 . Short-term trade receivables	30/06/2026 VND	01/01/2026 VND
Investment and Construction Project Management Board No. 1	405,449,230,897	483,093,939,373
Vietnam Expressway Corporation	163,033,143,787	1,331,412,645
Gia Lai Province Investment and Construction Project Management Board	93,982,446,296	-
Ms. Luu Thi Binh Dan	82,522,000,000	82,522,000,000
Projects Management Board 7	79,589,376,999	79,220,085,999
IPC Group Joint Stock Company	40,534,398,234	76,931,162,098
Railway Projects Management Board	28,507,988,861	56,787,971,273
Other customers	548,165,952,716	562,450,655,120
Related parties (Notes VII)	193,735,376,065	574,246,860,941
Total	1,635,519,913,855	1,916,584,087,449
4 . Short-term advances to suppliers	30/06/2026 VND	01/01/2026 VND
Sacons Joint Stock Company	67,740,003,404	125,947,800,000
Minh Duc 399 Thai Nguyen Company limited	63,683,166,108	96,857,125,323
Thai Khang International Import Export Joint Stock Company	31,795,200,000	-
Hugia Investment and Development Joint Stock Company	22,271,510,911	25,284,000,000
575 Project Investment & Construction Joint Stock Company	20,195,688,606	23,643,900,000
Thang Long L.T Company Limited	11,907,000,000	11,907,000,000
Other suppliers	391,865,904,712	246,164,941,931
Related parties (Notes VII)	66,912,811,464	63,754,377,712
Total	676,371,285,205	593,559,144,966

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5 . Other Receivables	30/06/2026	01/01/2026
	VND	VND
Advances	138,437,768,342	173,944,659,253
Interest Income	15,510,959,796	13,440,267,580
Related parties (Notes VII)	2,000,000,000	2,000,000,000
Others	84,465,812,687	84,777,583,371
Total	240,414,540,825	274,162,510,204
6 . Provision for bad debts	From 01 Jan, 2026 To 30 Jun, 2026	From 01 Jan, 2025 To 31 Dec 2025
	VND	VND
Beginning balance	(255,945,405,996)	(227,314,288,015)
Provisions made during the year	(7,695,825,398)	(35,154,251,367)
Provision for reversal during the year	4,581,412,645	6,523,133,386
Total	(259,059,818,749)	(255,945,405,996)
7 . Inventory	30/06/2026	01/01/2026
	VND	VND
Construction materials	66,940,935,556	44,610,049,163
Tools and supplies	515,148,885	281,026,200
Inventory on-going construction projects (*)	1,838,337,012,392	1,461,664,706,901
Properties available for sale (**)	44,897,080,971	44,895,952,971
Inventory properties under development (***)	283,723,841,364	282,542,708,006
Total	2,234,414,019,168	1,833,994,443,241
<i>(*) Inventory on-going construction projects</i>	<i>1,838,337,012,392</i>	<i>1,461,664,706,901</i>
Van Phong - Nha Trang Highway	244,214,215,826	345,317,502,255
Ring Road 4 - Hung Yen	239,879,754,828	196,015,461,007
Huu Nghi - Chi Lang Highway	197,908,535,177	-
Heritage Road - Hung Yen	135,395,573,072	28,424,569,925
Yen Bai - Lao Cai Highway	82,197,191,318	26,269,579,191
Dau Giay - Tan Phu Highway	61,631,124,754	-
Quy Nhon - Pleiku Highway	59,123,677,100	9,928,054,740
Tan Phuc Vong Phan Street	42,570,167,113	37,541,571,627
Others	775,416,773,204	818,167,968,156
<i>(**) Properties available for sale</i>	<i>44,897,080,971</i>	<i>44,895,952,971</i>
Hoa Xuan Riverside Ecological Urban Area Project	14,551,834,871	14,550,706,871
De Dong Apartment Complex in Quy Nhon	30,345,246,100	30,345,246,100
<i>(***) Inventory properties under development</i>	<i>283,723,841,364</i>	<i>282,542,708,006</i>
Mui Dinh Project	139,918,690,480	139,918,690,480
Long Tan Residential Project	103,049,217,200	102,291,238,423
Bao Loc Residential Project	40,755,933,684	40,332,779,103

8 . Tangible Fixed Asset

Items	Building & Construction	Machinery equipment & Others	Motor vehicles	Office equipment	Total Tangible FA
Historical cost					
Beginning balance	8,238,660,794	493,118,675,368	150,884,109,389	2,092,184,000	654,333,629,551
Increase for the period	-	53,123,011,025	-	-	53,123,011,025
- New purchase	-	42,869,355,464	-	-	42,869,355,464
- Reclassification	-	10,253,655,561	-	-	10,253,655,561
Decrease for the period	-	-	-	-	-
- Sold, disposed	-	-	-	-	-
Ending balance	8,238,660,794	546,241,686,393	150,884,109,389	2,092,184,000	707,456,640,576
Accumulated depreciation					
Beginning balance	119,996,726	459,409,792,010	143,097,726,154	1,989,394,733	604,616,909,623
Increase for the period	117,328,297	22,495,117,505	2,170,484,946	40,905,136	24,823,835,884
- Depreciation for the year	117,328,297	12,241,461,944	2,170,484,946	40,905,136	14,570,180,323
- Reclassification	-	10,253,655,561	-	-	10,253,655,561
Decrease for the period	-	-	-	-	-
- Sold, disposed	-	-	-	-	-
Ending balance	237,325,023	481,904,909,515	145,268,211,100	2,030,299,869	629,440,745,507
Net book value					
Beginning balance	8,118,664,068	33,708,883,358	7,786,383,235	102,789,267	49,716,719,928
Ending balance	8,001,335,771	64,336,776,878	5,615,898,289	61,884,131	78,015,895,069

9 . Finance leases Fixed Asset

Items	Building & Construction	Machinery equipment & Others	Motor vehicles	Office equipment	Total Tangible FA
Historical cost					
Beginning balance		471,912,070,985			471,912,070,985
Increase for the period		183,372,688,859			183,372,688,859
- New purchase		183,372,688,859			183,372,688,859
- Reclassification		-			-
Decrease for the period		10,253,655,561			10,253,655,561
- Return		-			-
- Reclassification		10,253,655,561			10,253,655,561
Ending balance		645,031,104,283			645,031,104,283
Accumulated depreciation					
Beginning balance		142,102,810,842			142,102,810,842
Increase for the period		38,086,393,709			38,086,393,709
- New purchase		38,086,393,709			38,086,393,709
- Reclassification		-			-
Decrease for the period		10,253,655,561			10,253,655,561
- Sold, disposed		-			-
- Reclassification		10,253,655,561			10,253,655,561
Ending balance		169,935,548,990			169,935,548,990
Net book value					
Beginning balance		329,809,260,143			329,809,260,143
Ending balance		475,095,555,293			475,095,555,293

10 . Intangible Fixed Asset

Items	Land using rights	Copyright, patents	Brand recognition, trademark	Software	Total Intangible FA
Historical cost					
Beginning balance				10,254,240,000	10,254,240,000
Increase for the period				-	-
- Newly purchased				-	-
Decrease for the period				-	-
Ending balance				10,254,240,000	10,254,240,000
Accumulated depreciation					
Beginning balance				10,254,240,000	10,254,240,000
Increase for the period				-	-
- Depreciation for the year				-	-
Decrease for the period				-	-
Ending balance				10,254,240,000	10,254,240,000
Net book value					
Beginning balance				-	-
Ending balance				-	-

11 . Construction in progress

	30/06/2026	01/01/2026
	VND	VND
LICOGI College project	73,693,179,703	73,693,179,703
Total	73,693,179,703	73,693,179,703

12 . Investments in subsidiaries

	% of ownership at 30 Jun, 2026	30/06/2026 VND	01/01/2026 VND
LIZEN Infrastructure Investment Joint Stock Company	95.00%	47,500,000,000	47,500,000,000
LICOGI 16 Investment Utility Joint Stock Company	75.00%	75,000,000,000	75,000,000,000
Construction and Trading Company 12 Limited	80.00%	85,878,880,000	85,878,880,000
Bac Giang – Lang Son – Huu Nghi BOT Joint Stock Company	50.71%	46,653,200,000	53,245,500,000
LICOGI 16 Investment Renewable Energy Joint Stock Company	97.00%	35,760,000,000	35,760,000,000
LIZEN Real Estate Joint Stock Company	95.00%	28,500,000,000	28,500,000,000
Chu Ngoc Solar Power Joint Stock Company	98.00%	2,676,040,000	2,676,040,000
Son Ha Materials Joint Stock Company	51.00%	30,000,000	-
Total		321,998,120,000	328,560,420,000

13 . Investments in associates, joint ventures

	% of ownership at 30 Jun, 2026	30/06/2026 VND	01/01/2026 VND
Orient Bio-Fuels Company Limited	22.00%	123,508,733,758	123,508,733,758
Bac Giang - Lang Son BOT Joint Stock Company	22.41%	527,589,030,000	527,589,030,000
Huu Nghi - Chi Lang Expressway Joint Stock Company	20.00%	211,429,366,621	211,429,366,621
Phu Tho Association Of Enterprises Joint Stock Company	36.00%	72,000,000,000	72,000,000,000
Total		934,527,130,379	934,527,130,379

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14 . Provision for long-term investments	30/06/2026	01/01/2026
	VND	VND
Orient Bio-fuels Company Limited	123,508,733,758	123,508,733,758
LICOGI 16 Investment Utility Joint Stock Company	19,253,475,149	20,362,502,022
Construction & Trading 12 Company Limited	9,019,440,170	7,513,020,303
B.O.O Phu Ninh Water Treatment Plant Joint Stock Company	7,279,258,913	7,279,258,913
Bac Giang - Lang Son BOT Joint Stock Company	1,659,525,374	1,224,189,320
LIZEN Real Estate Joint Stock Company	7,808,512,949	4,314,495,880
Total	168,528,946,313	164,202,200,196

15 . Long-term prepaid expenses	30/06/2026	01/01/2026
	VND	VND
Tools and supplies	1,688,226,640	1,439,794,425
Land mining costs	2,866,094,258	10,599,452,146
Guarantee expenses	20,526,250,736	30,953,302,817
Total	25,080,571,634	42,992,549,388

16 . Short-term trade payables	30/06/2026	01/01/2026
	VND	VND
Sacons Joint Stock Company	72,345,751,376	-
Electricity Licogi 16 Joint Stock Company	38,204,313,246	50,519,569,238
Deo Ca Group Joint Stock Company	27,997,344,768	7,194,553,485
Hoa Binh Materials & Construction Investment Company Limited	26,405,244,400	8,820,759,600
Nhung Dung Construction Trading And Service Company Limited	13,321,510,210	-
Khanh Hoa Road Construction And Management Joint Stock Company	10,788,087,000	10,597,657,000
Other suppliers	503,266,858,615	377,461,510,571
Related parties (Notes VII)	69,254,336,304	109,583,491,229
	761,583,445,919	564,177,541,123

17 . Short-term advances from customers	30/06/2026	01/01/2026
	VND	VND
Investment and Construction Project Management Board No. 1	1,401,355,198,705	1,195,691,807,705
Vietnam Expressway Corporation	385,103,727,750	540,588,300,000
Dau Giay - Tan Phu Expressway Investment Company Limited	328,000,000,000	-
Gia Lai Province Construction Investment Projects Management Board	101,344,609,000	101,344,609,000
Other customers	95,684,772,206	105,448,620,016
Related parties (Notes VII)	61,440,802,838	70,063,627,113
	2,372,929,110,499	2,013,136,963,834

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18 . Statutory obligations	30/06/2026	01/01/2026
	VND	VND
Corporate income tax	43,494,623,251	38,780,947,734
Personal income tax	24,646,452	441,712,755
Other taxes	62,480,431	316,826,197
Total	43,581,750,134	39,539,486,686
19 . Short-term accrued expenses	30/06/2026	01/01/2026
	VND	VND
Construction project costs to complete (*)	117,038,530,211	700,817,046,428
13th month salary	10,710,448,771	-
Accrued interest expenses	1,540,208,675	610,045,823
Others	811,229,338	788,081,190
Total	130,100,416,995	702,215,173,441
(*) Construction project costs to complete	117,038,530,211	700,817,046,428
Heritage Road - Hung Yen	-	339,953,727,160
Huu Nghi - Chi Lang Highway	-	214,811,359,521
Long Tan Project	66,098,713,124	66,098,713,124
Quang Trung Primary School	11,488,847,615	11,517,042,615
TBA 500kV Thanh Hoa	5,724,340,454	5,724,340,454
TBA 500kV Phu My 3	5,608,589,239	5,709,142,655
TBA 500kV Vinh Yen	922,620,368	922,620,368
Other projects	27,195,419,411	56,080,100,531
20 . Other short-term payables	30/06/2026	01/01/2026
	VND	VND
Board of Directors' remuneration	7,323,760,555	4,996,971,206
Tax penalty	10,838,008,496	44,615,617,189
Interest payables	18,044,047,610	19,889,534,335
Others	4,042,124,395	1,687,698,634
Total	40,247,941,056	71,189,821,364
21 . Short-term borrowing and finance lease liabilities	30/06/2026	01/01/2026
	VND	VND
Tien Phong Commercial Joint Stock Bank- Ho Chi Minh City Branch (**)	823,017,971,495	605,669,214,012
Joint Stock Commercial Bank for Investment and Development of Vietnam - Saigon Branch (***)	196,503,037,896	274,633,667,783
Current portion (Detail in long-term loans)	140,024,429,236	99,668,754,554
BOT 38 Joint Stock Company	5,520,471,271	5,520,471,271
Licogi 16 investment utility joint stock company	49,970,700,000	50,038,000,000
Others	-	8,363,952
Total	1,215,036,609,898	1,035,538,471,572

(**) The loan is secured by the land use rights of the 50-hectare project and the 27-hectare Long Tan project.
 with floating interest rates, loan term from 6 months to 9 months.
 The loan is secured by the 27-hectare Long Tan Project.

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22 . Long-term borrowing and finance lease liabilities	30/06/2026	01/01/2026
	VND	VND
Finance lease	314,295,678,179	211,251,428,475
- In which: Current portion	140,024,429,236	99,668,754,554
Total	174,271,248,943	111,582,673,921
23 . Owners' equity		
a. Comparison table of changes in equity		
b. Details of the capital contribution of the owner		
	30/06/2026	01/01/2026
	VND	VND
State-owned capital contribution	-	-
Other shareholders	2,086,024,670,000	2,086,024,670,000
Total	2,086,024,670,000	2,086,024,670,000
c. Capital transactions with owners and distribution of dividends, profit division		
	From 01 Jan, 2026 To 30 Jun, 2026	From 01 Jan, 2025 To 31 Dec, 2025
	VND	VND
<i>The owner's contributed capital</i>		
+ Capital at beginning of the year	2,086,024,670,000	1,950,911,700,000
+ Capital increased in the year	-	135,112,970,000
+ Capital decreased in the year	-	-
Capital at ending of the year	2,086,024,670,000	2,086,024,670,000
d. Dividends		
	30/06/2026	01/01/2026
- Number of shares registered for issuance	208,602,467	208,602,467
- Number of shares issued / sold to the public	208,602,467	208,602,467
+ Ordinary shares	208,602,467	208,602,467
+ Preference shares	-	-
- Number of outstanding shares	206,602,129	206,602,129
+ Ordinary shares	206,602,129	206,602,129
+ Preference shares	-	-
- Number of treasury shares	2,000,338	2,000,338
+ Ordinary shares	2,000,338	2,000,338
*Par value of outstanding shares: VND Dong/share	10.000 VND/ 1Share	10.000 VND/ 1Share
e. Funds of the enterprise		
	30/06/2026	01/01/2026
	VND	VND
Investment & Development fund	119,204,302,363	119,204,302,363
Share premium	93,475,603,494	93,475,603,494
Accumulated retained earnings	331,502,817,809	447,521,595,980
Cộng	544,182,723,666	660,201,501,837

VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED ON THE CONSOLIDATED INCOME STATEMENTS

	From 01 Jan, 2026 To 30 Jun, 2026	From 01 Jan, 2025 To 30 Jun, 2025
24 . Net revenue from sale of goods and rendering of services		
Revenue from construction contracts	1,151,520,189,822	1,148,006,745,697
Sales of goods, rendering of service	99,385,238,895	50,789,759,376
Total	1,250,905,428,717	1,198,796,505,073
25 . Cost of goods		
Cost of construction contracts rendered	1,045,965,097,703	1,013,253,481,792
Cost of finished products sold, goods sold, services rendered	92,178,584,185	47,081,987,253
Total	1,138,143,681,888	1,060,335,469,045
26 . Financial income		
Interest income	7,852,805,574	2,601,644,080
Other financial income	5,256,000,000	407,074,580
Total	13,108,805,574	3,008,718,660
27 . Financial expenses		
Interest expenses	44,282,635,624	36,973,897,366
Losses exchange rate difference	7,566,000	-
Provision for diminution in value of investment	4,326,746,117	350,757,715
Total	48,616,947,741	37,324,655,081
28 . Other income		
Guarantee income	443,332,708	111,633,837
Others	706,847,759	797,343,802
Total	1,150,180,467	908,977,639
29 . Other expenses		
Guarantee expenses	140,140,220	31,469,270
Tax and administrative fines	413,996,621	5,000,000
Others	7,168,349	184,633,047
Total	561,305,190	221,102,317

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	From 01 Jan, 2026 To 30 Jun, 2026	From 01 Jan, 2025 To 30 Jun, 2025
30 . Corporate income tax expense		
Current income tax expense	9,314,601,730	15,849,025,510
Deferred tax expenses	(1,088,240,420)	(3,184,300,000)
Total current corporate income tax expense	8,226,361,310	12,664,725,510

VII. LIST OF RELATED PARTIES

During the course of business operations, the Company has transactions with related parties as follows:

Related parties	Relationship	Nature of transaction	Amount VND
LIZEN Infrastructure Investment JSC	Subsidiary	Construction service rendered Other revenues	89,481,601,927 71,663,380,566
LICOI 16 Investment Renewable Energy JSC	Subsidiary	Construction service rendered Other revenues	18,241,689,595 6,039,863,647
Construction & Trading 12 Company Limited	Subsidiary	Other services rendered	90,000,000
Huu Nghi - Chi Lang Expressway JSC	Associate	Construction revenues	88,505,148,503

Amounts due to and due from related parties at the balance sheet date were as follows:

Related parties	Relationship	Nature of transaction	Amount VND
Customer receivables			
Orient Bio-Fuels Company Limited	Associate	Customer receivables	11,878,702,365
	Associate	Advances to suppliers	386,145,312
Construction & Trading 12 Company Limited	Subsidiary	Customer receivables	-
		Advances to suppliers	4,905,153,078
BOT 38 Joint Stock Company	Related parties	Customer receivables	28,293,236,718
LIZEN Infrastructure Investment JSC	Subsidiary	Customer receivables	-
		Advances to suppliers	21,469,154,426
Huu Nghi - Chi Lang Expressway JSC	Associate	Customer receivables	66,983,605,267
		Advances to suppliers	-
LIZEN Infrastructure Investment JSC	Subsidiary	Customer receivables	6,423,892,414
		Advances to suppliers	40,152,358,648
Bac Giang - Lang Son BOT JSC	Associate	Customer receivables	513,786,718
B.O.O Phu Ninh Water Treatment Plant JSC	Related parties	Customer receivables	79,642,152,583
Short-term trade payables			
LIZEN Infrastructure Investment JSC	Subsidiary		224,375,390
Construction & Trading 12 Company Limited	Subsidiary		3,703,343,705
LICOI 16 Investment Renewable Energy Joint Stock Company	Subsidiary		65,326,617,209

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Short-term advances from customers

Construction & Trading 12 Company Limited	Subsidiary	23,946,504,011
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Huu Nghi - Chi Lang Expressway JSC	Associate	37,494,298,827
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Short-term investments held to maturity

LIZEN Infrastructure Investment JSC	Subsidiary	14,677,873,780
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Other Receivables

Huu Nghi - Chi Lang Expressway JSC	Associate	2,000,000,000
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VIII. COMPARATIVE INFORMATION

The comparative figures are based on the financial statements for the fiscal year ended December 31, 2025 and the Interim Separate Financial statements for the period ended 30 June 2025, audited by Vietnam Auditing and Valuation Company Limited and adjusted in accordance with Circular No. 99/2025/TT-BTC dated October 27, 2025, issued by the Ministry of Finance.



Phan Anh Huy
Preparer



Do Van Huong
Chief Accountant



Phí Ngọc Anh
General Director
July 30, 2026

LIZEN JOINT STOCK COMPANY

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Appendix 1. Comparison table of changes in equity

Items	Contributed share capital	Share premium	Treasury stock	Investment and development fund	Undistributed earnings	Total
Beginning balance at 01 January, 2025	1,950,911,700,000	93,475,603,494	(18,771,380,000)	119,204,302,363	445,788,583,496	2,590,608,809,353
- Increase in capital	-	-	-	-	-	-
- Net profit for the period	-	-	-	-	140,490,207,472	140,490,207,472
- Share dividend	-	-	-	-	-	-
- Dividend declared	135,112,970,000	-	-	-	(135,112,970,000)	-
- Transfer to bonus and welfare fund	-	-	-	-	(3,644,224,988)	(3,644,224,988)
Ending balance at 31 December, 2025	2,086,024,670,000	93,475,603,494	-18,771,380,000	119,204,302,363	447,521,595,980	2,727,454,791,837
- Increase in capital	-	-	-	-	-	-
- Net profit for the period	-	-	-	-	37,611,481,803	37,611,481,803
- Share dividend	-	-	-	-	(144,621,490,300)	(144,621,490,300)
- Dividend declared	-	-	-	-	-	-
- Transfer to bonus and welfare fund	-	-	-	-	(9,008,769,674)	(9,008,769,674)
Ending balance at 30 June, 2026	2,086,024,670,000	93,475,603,494	-18,771,380,000	119,204,302,363	331,502,817,809	2,611,436,013,666

