NRC
Innovate for Prosperity

CONSOLIDATED FINANCIAL STATEMENT

The 2nd quarter of 2026

NRC CORPORATION JOINT STOCK COMPANY

CÔNG TY CỔ PH
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NRC CORPORATION JOINT STOCK COMPANY

Form B 01 - DN/HN

CONSOLIDATED BALANCE SHEET

As at Mar 31,2026

Unit: VND

		ASSETS	Code	Notes	30/06/2026	01/01/2026
A.		**CURRENT ASSETS**	100		**602,572,869,122**	**866,174,032,868**
I.		**Cash and cash equivalents**	110	V.1.	**1,970,337,537**	**1,870,777,069**
	1.	Cash	111		1,970,337,537	1,870,777,069
II.		**Short-term financial investments**	120		-	-
III.		**Short-term receivables**	130		**567,647,382,815**	**847,999,337,312**
	1.	Short-term trade receivables	131	V.2.	171,591,266,179	10,748,602,965
	2.	Short-term prepayments to suppliers	132		40,753,037,320	54,000,000
	5.	Other short-term receivables	135	V.3.	370,338,926,196	864,607,611,227
	6.	Provision for doubtful debts	136	V.3.	(15,035,846,880)	(27,410,876,880)
IV.		**Inventories**	140		**29,941,275,769**	**13,642,805,938**
	1.	Inventories	141	V.4.	29,941,275,769	13,642,805,938
	2.	Provision for decline in value of inventories	142		-	-
V.		**Short-term biological assets**	150		-	-
VI.		**Other current assets**	160		**3,013,873,001**	**2,661,112,549**
	1.	Short-term prepayments	161		132,515,406	183,658,921
	2.	Deductible VAT	162		2,875,662,989	2,471,759,022
	3.	Taxes and other receivables from the State Budget	163		5,694,606	5,694,606
	5.	Other current assets	165		-	-
B.		**NON-CURRENT ASSETS**	200		**1,470,034,850,895**	**1,104,128,635,418**
I.		**Long-term receivables**	210		**1,334,701,113,456**	**865,281,330,500**
	5.	Other long-term receivables	215	V.3.	1,334,701,113,456	865,281,330,500
	6.	Provision for doubtful long-term receivables	216		-	-
II.		**Fixed assets**	220		**66,790,683,194**	**67,375,017,644**
	1.	Tangible fixed assets	221	V.5.	8,389,764,678	8,864,593,914
		- Cost	222		15,574,927,473	15,574,927,473
		- Accumulated depreciation	223		(7,185,162,795)	(6,710,333,559)
	2.	Finance lease assets	224		-	-
	3.	Intangible fixed assets	227	V.6.	58,400,918,516	58,510,423,730
		- Cost	228		59,677,358,270	59,677,358,270
		- Accumulated depreciation	229		(1,276,439,754)	(1,166,934,540)
III.		**Long-term biological assets**	230		-	-
IV.		**Investment Properties**	240	V.7.	**65,620,500,000**	**65,726,400,000**
		- Cost	241		66,150,000,000	66,150,000,000
		- Accumulated depreciation	242		(529,500,000)	(423,600,000)
V.		**Non-current assets in progress**	250		**119,230,778**	**119,230,778**
	1.	Works in progress	251		-	-
	2.	Capital construction in progress	252		119,230,778	119,230,778
VI.		**Long-term investments**	260		**-**	**102,752,973,586**
	1.	Investments in subsidiaries	261		-	-
	2.	Investments in associates, joint-ventures	262		-	102,752,973,586
VII.		**Other long-term assets**	270		**2,803,323,467**	**2,873,682,910**
	1.	Long-term prepaid expenses	271		127,849,288	198,208,731
	7.	Goodwill	279		2,675,474,179	2,675,474,179
		TOTAL ASSETS	280		**2,072,607,720,017**	**1,970,302,668,286**

NRC CORPORATION JOINT STOCK COMPANY

Form B 01 - DN/HN

CONSOLIDATED BALANCE SHEET

As at Mar 31,2026

Unit: VND

		RESOURCES	Code	Notes	30/06/2026	01/01/2026
C.		**LIABILITIES**	300		**940,783,439,114**	**802,800,380,026**
I.		**Current liabilities**	310		**774,382,511,823**	**636,373,654,607**
	1.	Short-term trade payables	311		196,697,237,687	4,732,784,061
	2.	Short-term advances from customers	312		5,716,062,476	3,080,155,439
	4.	Taxes and other payables to the State Budget	314	V.9.	100,787,168,801	95,849,970,694
	5.	Payables to employees	315		5,842,284,054	7,013,114,163
	6.	Short-term accrued expenses	316	V.10.	125,005,513,358	119,343,162,985
	10.	Other short-term payables	320	V.11.	104,237,128,700	154,439,844,827
	11.	Short-term borrowings and financial lease liabilities	321	V.12.	227,769,430,965	244,136,955,241
	12.	Provision for short-term payables	322		-	-
	13.	Bonus and welfare fund	323		8,327,685,782	7,777,667,197
II.		**Non-current liabilities**	330		**166,400,927,291**	**166,426,725,419**
-	1.	Long-term trade payables	331	0	-	-
-	2.	Long-term advances from customers	332		-	-
	8.	Other long-term payables	338	V.11.	122,878,655,311	122,878,655,311
	9.	Long-term borrowings and financial lease liabilities	339	V.12.	40,200,000,000	40,200,000,000
-	11.	Preferred shares	341	0	-	-
	12.	Deferred income tax liabilities	342		3,322,271,980	3,348,070,108
					-	-
D.		**OWNERS' EQUITY**	400		**1,131,824,280,903**	**1,167,502,288,260**
	1.	**Owners' equity**	411	V.13.	**925,977,620,000**	**925,977,620,000**
		- Ordinary shares with voting rights	411a		925,977,620,000	925,977,620,000
		- Preferred shares	411b		-	-
	2.	Share premium	412		29,461,170,400	29,461,170,400
	8.	Investment and development fund	418		11,821,832,131	11,527,322,839
		- Undistributed earnings accumulated to the end of prior	420a		42,805,595,959	41,096,559,574
		- Undistributed earnings in this period	420b		15,198,872,512	8,817,976,862
	11.	Non-controlling interest	429		106,559,189,901	150,621,638,585
		TOTAL RESOURCES	440		**2,072,607,720,017**	**1,970,302,668,286**

CÔNG TY CỔ PHẦN TẬP ĐOÀN NRC
NRC
M.S.D.N: 03126...565

Le Thi Phi Yen	Nguyen Thi Van	Trinh Van Bao
Prepared by	Chief Accountant	General Director
Jul 27th , 2026		

NRC CORPORATION JOINT STOCK COMPANY

Form B 02 - DN/HN

CONSOLIDATED INCOME STATEMENT

The 2nd quarter of 2026

Unit: VND

	ITEMS	Code	Notes	Quarter 2		YTD	
				Y.2026	Y.2025	Y.2026	Y.2025
1.	Revenue from sales of goods and provision of services	01		123,043,897,200	4,287,234,809	140,050,232,315	11,201,240,722
2.	Deductions	02		-	-	-	-
3.	Net revenue (10 = 01 - 02)	10		123,043,897,200	4,287,234,809	140,050,232,315	11,201,240,722
4.	Cost of good sold	11		115,659,218,726	501,849,398	130,967,523,538	1,051,529,195
5.	**Gross profit (20 = 10 -11)**	20		**7,384,678,474**	**3,785,385,411**	**9,082,708,777**	**10,149,711,527**
6.	Gain/loss from sale and disposal of investment property	21					
7.	Financial income	22		16,629,246,478	51,857	24,129,501,610	107,402
8.	Financial expenses	23		8,803,021,931	13,495,807,133	17,992,050,304	18,565,644,242
-	*In which: borrowing interest expense*			*8,803,021,931*	*13,495,807,133*	*17,992,050,304*	*18,565,644,242*
9.	Selling expenses	25		-	-	*212,980,481*	-
10.	General & administration expenses	26	VI.5.	*6,255,789,193*	*(22,821,276,160)*	*(824,812,109)*	*(19,326,318,218)*
11.	*Gain or loss in joint-ventures, associates*	27		-	*(2,848,058,164)*	-	*14,779,179*
12.	**Operating profit ((30 = 20 + (21 - 22) - (25 + 26))**	30		**8,955,113,828**	**10,262,848,131**	**15,831,991,711**	**10,925,272,084**
13.	Other income	31	VI.6.	6,161,797,499	-	9,096,807,084	-
14.	Other expenses	32	VI.7.	2,945,213,996	5,274,193,395	3,970,320,227	5,274,225,325
15.	**Other profit (40 = 31 - 32)**	40		**3,216,583,503**	**(5,274,193,395)**	**5,126,486,857**	**(5,274,225,325)**
16.	**Net accounting profit before tax (50 = 30 + 40)**	50		**12,171,697,331**	**4,988,654,736**	**20,958,478,568**	**5,651,046,759**
17.	Corporate income tax - current	51	VI.8.	3,466,737,077	4,088,689,360	5,665,048,571	4,088,689,360
18.	Corporate income tax - deferred	52		-	387,220	-	387,220
19.	**Net profit after corporate income tax (60 = 50 - 51 - 52)**	60		**8,704,960,254**	**899,578,156**	**15,293,429,997**	**1,561,970,179**
20.	Shareholders of the parent company	61		8,643,672,670	899,808,754	15,198,872,512	1,563,855,449
21.	Non-controlling shareholders	62		61,287,584	(230,598)	94,557,485	(1,885,270)
22.	Basic earnings per share	70		93	10	164	17
23.	Diluted earnings per share	71	VI.9.	93	10	164	17

Prepared by	Chief Accountant	General Director
Le Thi Phi Yen	**Nguyen Thi Van**	**Trinh Van Bao**
Prepared by	**Chief Accountant**	**General Director**
Jul 27th , 2026		

CÔNG TY CỔ PHẦN TẬP ĐOÀN NRC
NRC
M.S.D.N: 031269...65

NRC CORPORATION JOINT STOCK COMPANY

Form B 03 - DN/HN

CONSOLIDATED CASH FLOW STATEMENT

(Under indirect method)

The 2nd quarter of 2026

Unit: VND

ITEMS	Code	Notes	Quarter 2		YTD	
			Y.2026	Y.2025	Y.2026	Y.2025
I. CASH FLOWS FROM OPERATING ACTIVITIES						
1. Net profit before tax	01		**12,171,697,331**	**4,988,654,736**	**20,958,478,568**	**5,651,046,759**
2. Adjustments for:						
Depreciation of fixed assets and investment properties	02	V.5,6,7	249,066,751	319,473,966	690,234,450	642,701,521
- Provisions	03		-	(25,475,800,000)	(12,375,030,000)	(25,475,800,000)
- Gains/losses from investing activities	05		-	2,848,058,164	-	(14,779,179)
- Interest expense	06		8,803,021,931	13,495,807,133	17,992,050,304	18,565,644,242
3. Profit from operating activities before	08		**21,223,786,013**	**(3,823,806,001)**	**27,265,733,322**	**(631,186,657)**
- Increase (-),decrease (+) in receivables	09		(161,089,168,157)	4,407,277,306	474,262,935,808	61,704,983,906
- Increase (-), decrease (+) in inventories	10		(4,114,867,811)	431,508,851	(16,298,469,831)	-
- Increase (+), decrease (-) in payables (other payables, income tax)	11		144,789,737,498	(27,700,260,611)	159,465,613,350	3,409,726,353
- Increase(-), decrease(+) in prepaid expenses	12		78,111,933	14,274,189	121,502,958	29,429,628
- Interest paid	14		(628,791,194)	(1,462,196,548)	(18,062,005,653)	(1,462,196,548)
- Corporate income tax paid	15	0	(198,876,193)	(424,722)	(510,225,210)	(424,722)
- Other payments on operating activities	17		(70,000,000)	(17,527,778)	(78,000,000)	(31,027,778)
Net cash inflows/(outflows) from operating activities	20		**(10,067,911)**	**(68,588,082)**	**626,167,084,744**	**63,019,304,182**
II. CASH FLOWS FROM INVESTING ACTIVITIES						
5. Investments in other entities	25		-	-	(609,700,000,000)	-
III. CASH FLOWS FROM FINANCING ACTIVITIES						
4. Repayments of borrowings	34		(1,004,576,302)	-	(16,367,524,276)	(63,102,377,200)
Net cash inflows/(outflows) (50 = 20+ 30 + 40)	50		**(1,014,644,213)**	**(68,588,082)**	**99,560,468**	**(83,073,018)**
Cash and cash equivalents at the beginning of the period	60		2,984,981,750	455,968,919	1,870,777,069	470,453,855
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	V.1.	**1,970,337,537**	**387,380,837**	**1,970,337,537**	**387,380,837**

Le Thi Phi Yen
Prepared by
Jul 27th , 2026

Nguyen Thi Van
Chief Accountant

CÔNG TY CỔ PHẦN TẬP ĐOÀN NRC
NRC
M.S.D.N: 0312695565

Trinh Van Bao
General Director

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

The 2nd quarter of 2026 *Unit: VND*

I. BUSINESS HIGHLIGHTS

1. Establishment

NRC Corporation Joint Stock Company (formerly known as Danh Khoi Group Joint Stock Company), originally Netland Real Estate Joint Stock Company was established. The Company operates under the Business Registration Certificate No. 0312695565 dated March 19, 2014 issued by Department of Planning and Investment of HCMC, and the seventeenth amended certificate dated July 31, 2025 issued by the Department of Finance of HCMC on the change in the Company's name and head office address.

On April 05, 2018, the Company's shares were first officially traded on Hanoi Stock Exchange with the code of NRC in accordance with listing decision No. 96/QD-SGDHN issued by the General Director of Hanoi Stock Exchange on March 05, 2018.

Listed on Hanoi Stock Exchange (HNX), code: NRC.

English name: NRC Corporation Joint Stock Company

Short name: NRC Corp.

Head office: No. 03 Tran Nhat Duat Str., Tan Dinh Ward, HCMC, Vietnam.

2. Business sector: Real estate.

3. Principal activities

The Group's principal activities are consultancy, brokerage and trading real estates.

In which:

Trading real estates, the land use rights held by the owner, user or lessor;

Giving consultancy, brokerage, bidding on land use rights. Details: consultancy, brokerage on real estates (except for legality); Valuating real estates; Real estates exchange; Real estates bidding; Real estates management; Activities of real estates trading and brokerage agency;

Researching the market and implementing public poll.

4. Normal operating cycle

- As for project trading activity: Operating cycle is more than 12 months;
- As for normal trading activity: Operating cycle is within 12 months.

5. Enterprise Structure

List of subsidiary with capital contributions

As at Jun 30, 2026, the Company had five (04) directly owned subsidiary as follows:

Company's name and address	Principal activities	% shareholding	% owning	% voting rights
1. NRC High Tech Agricultural Investment Co., Ltd.	Wholesale of food	100%	100%	100%
Head office: No. 03 Tran Nhat Duat Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam.				
2. Netland Real Estate JSC	Trading real estates	99.88%	99.88%	99.88%
Head office: Floor 12 (1206) CitiLight Tower, 45 Vo Thi Sau, Tan Đinh Ward, HCM City				
3.NRC Pharma Co., Ltd	Wholesale of other household goods	100%	100%	100%
Head office: No. 03 Tran Nhat Duat Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam.				
4. NRC Property Investment and Development JSC (formerly known as Danh Khoi TK JSC)	Trading real estates	50%	50%	50%
Head office: No. 03 Tran Nhat Duat Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam.				

II. ACCOUNTING PERIOD AND REPORTING CURRENCY

1. Fiscal year and accounting period

The fiscal year is from January 01 and ended December 31 annually.

2. Reporting currency

Vietnam Dong (VND) is used as a currency unit for accounting records.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

The 2nd quarter of 2026 *Unit: VND*

III. ADOPTION OF ACCOUNTING STANDARDS AND POLICIES

1. Applicable Accounting Standards and Corporate Accounting

The Group applies the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated Oct 27, 2025; Circular No. 43/2016/TT-BTC dated Apr 20, 2026 amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC issued on December 22, 2014.

2. Disclosure of compliance with Vietnamese Accounting Standards and the Vietnamese Accounting System

We conducted our accounting, corporate accounting system and presentation of the financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and other relevant statutory regulations. The financial statements give a true and fair view of the state of affairs of the Company and the results of its operations as well as its cash flows.

The selection of figures and information presented in the notes to the financial statements is complied with the material principle in Vietnamese Accounting Standard No.21 - Presentation of the financial statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Principles for recording cash

18. Principles and methods of recording taxes

Current corporate income tax expense is the amount of corporate income tax payable calculated on taxable income in the year and the current corporate income tax rate.

The tax amounts payable to the State budget will be finalized with the tax office. Differences between the tax amounts payable specified in the book and the tax amounts under finalization will be adjusted when the tax finalization has been issued by the tax office.

The Company's current corporate income tax rate for other activities is 20%.

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE BALANCE SHEET

1. Cash and cash equivalents	**30/06/2026**	**01/01/2026**
Demand deposits	1,970,337,537	1,870,777,069
Total	**1,970,337,537**	**1,870,777,069**

2. Trade receivables	**30/06/2026**		**01/01/2026**	
	Amount	**Provision**	**Amount**	**Provision**
From related parties (*)	52,170,605,825	-	8,340,499,526	-
Other	119,420,660,354	-	2,408,103,439	-
Total	**171,591,266,179**	**-**	**10,748,602,965**	**-**

(*) The investment cooperation for the Binh Duong Commercial Center and Luxury Apartments project under contract no 01/2020/NRC-DKRH/BD dated 28/10/2020 and termination agreement no 01/2026/TLHĐ/NRC-DKRH/BD dated March 16, 2026. The company is entitled to receive cooperation revenue of VND 15 billion with payment terms. The amount due according to the progress as of March 31, 2026 is VND 7.5 billion

3. Other receivables	**30/06/2026**		**01/01/2026**	
	Amount	**Provision**	**Amount**	**Provision**
a.Short-term	**370,338,926,196**	**(15,035,846,880)**	**864,607,611,227**	**(27,410,876,880)**
Advances	79,117,000	-	4,211,607,310	-
Other receivables	370,259,809,196	(15,035,846,880)	860,396,003,917	(27,410,876,880)
From related parties (1)	*156,103,900,194*	*(4,769,970,000)*	*482,852,631,551*	*(17,145,000,000)*
Saigon Five Real Estate Development JSC (2)	*33,050,000,000*	-	*39,550,000,000*	-
- *NTR Real Estate Investment JSC*	-	-	*159,910,438,356*	-
- *Vinam Co., Ltd*	-	-	*44,707,500,000*	-
- *Nguyen Dinh Tu (3)*	*20,000,000,000*	-	*50,000,000,000*	-
Nguyen Ha Kim Trang (4)	*152,000,000,000*	-	-	-

Tan Tien Trading & Investment Co.Ltd (6)	*3,892,191,781*	*-*	*-*	*-*
Others	*5,213,717,221*	*(10,265,876,880)*	*83,375,434,010*	*(10,265,876,880)*
b. Long-term	**1,334,701,113,456**	**-**	**865,281,330,500**	**-**
From related parties (1)	18,664,500,000	-	19,500,000,000	-
Saigon Land Construction Investment JSC	-	-	299,500,000,000	-
ABFAST Joint Stock Company (5)	198,000,000,000	-	198,000,000,000	-
Tan Tien Trading & Investment Co.Ltd (6)	197,753,500,000	-	197,753,500,000	-
NTR Real Estate Investment JSC (7)	159,910,438,356	-	-	-
BOC Resort Investment Company Limited (8)	150,000,000,000	-	150,000,000,000	-
IDK Real Estate Limited Company (9)	579,700,000,000	-	-	-
Tay Nguyen Forest Protection and Development Investment JSC (10)	30,000,000,000	-	-	-
Others	672,675,100	-	527,830,500	-
Total	**1,705,040,039,652**	**(15,035,846,880)**	**1,729,888,941,727**	**(27,410,876,880)**

(1) Receivables from related parties: see page 15

(2) Receivables related to the liquidation agreement of the sale and purchase contract for the commercial area at the Binh Dang Project (Saigon Metro Mall) according to the liquidation agreement dated January 22, 2025.

(3) Cooperation investment under Contract No. 01/2026/HĐHT/AG-OT dated Feb 22, 2026 for the acquisition of a rice processing factory, with a total investment of VND 40 billion, of which the Group contributed VND 20 billion. The total cooperation funds were managed and utilized by Mr. Nguyen Dinh Tu for the acquisition.

(4) The Share Transfer Agreement for DKTK Thuan An Joint Stock Company, signed on June 26, 2026, between NRC Group Joint Stock Company and Ms. Nguyen Ha Kim Trang, a term payment is 90 days. On July 6th 2026, Ms. Trang has completed the payment.

(5) Investment in cooperation for Zone D of the Dai Nam Residential Area Project between the Group and Abfast Joint Stock Company under a signed business cooperation agreement. Under the agreement, both parties contribute capital to the project, share the results of the cooperation upon the sale of project units.

(6) Investment in cooperation for the development and operation of The Balé – Mui Ne Tourism Project located in Mui Ne Ward, Lam Dong Province between the Group and Tan Tien Trading and Investment Company Limited under a signed business cooperation agreement. And based on the Minutes Jun 20,2026 The Group recorded VND 3,892,191,781 in other income

(7) Business cooperation contract No. 01/2026/HĐHT/NRC-NTR dated March 11, 2026, with NTR Real Estate Investment JSC. Accordingly, the company's capital contribution is VND 159,910,438,356, and profits are shared according to the capital contribution ratio. This capital contribution offsets the receivables from the exclusive real estate brokerage guarantee contract No. 01/2021/HĐĐBMG/NTR-NRC signed on December 20, 2021, which was liquidated on July 30, 2023.

(8) Business Cooperation Contract No. 01/2025/HDHT/NET-BOC dated December 23, 2025, under which the Group participates in the development of the Ban Mai High-end Resort and Ecotourism Project, where Ban Mai Company Limited is the project owner and BOC Resort Investment Company Limited is the project developer.

(9) According to Business Cooperation Contract No. 1003/2026/HĐHT/DKTK-IDK dated March 12, 2026, the Group invests in the high-rise apartment and profits will be shared based on the agreed capital contribution ratio

(10) Contract No. 01/2026/HĐHT/Nagri-RTN with Tay Nguyen Forest Protection and Development Investment JSC, the Group finds a investment in an agricultural and forestry project.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

The 2nd quarter of 2026 *Unit: VND*

4. **Inventories**

	30/06/2026		01/01/2026	
	Amount	Provision	Amount	Provision
Raw material	-	-	400,733,679	-
Tools and supplies	69,658,000	-	195,129,490	-
Works in progress (*)	17,022,811,682	-	9,566,162,663	-
Goods	12,848,806,087	-	3,480,780,106	-
Total	**29,941,275,769**	-	**13,642,805,938**	-

(*) Work in progress comprise of marketing expenses, advertising expenses, and other expenses related to real estate brokerage activities of the Welltone Luxury Residence Project developed by VHR Investment Joint Stock Company and the Themeraki Project developed by Asia Construction Investment and Tourist Joint Stock Company.

5. **Tangible fixed assets: sheet details page 12**
6. **Intangible fixed assets**

Items		Land use rights (*)	Computer software	Total
Original cost	-	-	-	-
Opening balance	-	57,786,292,872	1,891,065,398	**59,677,358,270**
Closing balance	-	57,786,292,872	1,891,065,398	**59,677,358,270**
Accumulated amortization	-	-	-	-
Opening balance	-	-	1,166,934,540	**1,166,934,540**
Charge for the period	-	-	*109,505,214*	***109,505,214***
Closing balance	-	-	1,276,439,754	**1,276,439,754**
Net book value				
Opening balance	-	57,786,292,872	724,130,858	**58,510,423,730**
Closing balance	-	57,786,292,872	614,625,644	**58,400,918,516**

(*) Land use rights at No. 3 Tran Nhat Duat, Tan Dinh Ward, District 1, Ho Chi Minh City have a long-term use period.

7. **Increases, decreases in investment properties**

Investment properties for lease

Items		Buildings & structures	Land use right	Total
Original cost				
Opening balance	-	5,295,000,000	60,855,000,000	**66,150,000,000**
Closing balance	-	5,295,000,000	60,855,000,000	**66,150,000,000**
Accumulated amortization				
Opening balance		423,600,000	-	**423,600,000**
Charge for the period		*105,900,000*	-	**105,900,000**
Closing balance		529,500,000	-	**529,500,000**
Net book value				
Opening balance		4,871,400,000	60,855,000,000	**65,726,400,000**
Closing balance		4,765,500,000	60,855,000,000	**65,620,500,000**

(*) Buildings and land use rights at 1589 3/2 Street, Minh Phung Ward, HCMC, Vietnam.

8. **Trade payables**

	30/06/2026	01/01/2026
a.Short-term		
Payables to related parties	127,279,641,054	758,967,154
Other suppliers	69,417,596,633	3,973,816,907
Total	**196,697,237,687**	**4,732,784,061**

9. **Taxes and payables to the State Budget**

Item	01/01/2026	Payable amount	Paid amount	30/06/2026
VAT	17,297,405,908	13,243,680	1,160,536,323	16,150,113,265
Corporate income tax	71,542,450,058	5,665,048,568	510,225,210	76,697,273,416
Personal income tax	7,010,114,728	1,442,300,920	512,633,528	7,939,782,120
Other tax	-	1,427,428	1,427,428	-
Total	**95,849,970,694**	**7,122,020,596**	**2,184,822,489**	**100,787,168,801**

10. **Short-term accrued expenses**	**30/06/2026**	**01/01/2026**
Borrowing interest expenses	11,513,769,725	11,482,415,767
Bond interest expenses	63,680,849,271	64,733,555,044
Interests on deferred payment of taxes	45,582,591,932	41,150,643,241
Other accured expenses	4,228,302,430	1,976,548,933
Total	**125,005,513,358**	**119,343,162,985**

11. **Other payables**	**30/06/2026**	**01/01/2026**
a. Short-term	**104,237,128,700**	**154,439,844,827**
Compulsory insurance	4,201,708,451	4,042,246,725
Other short-term payables are related parties (1)	38,251,768,913	10,837,500,000
Deposits reccecived under real estates consultancy contracts (2)	42,690,644,850	44,188,644,850
Other payable amounts related to the Saigon Metro Mall Project	10,740,690,092	10,740,690,092
Other payables	8,352,316,394	84,630,763,160
b. Long-term	**122,878,655,311**	**122,878,655,311**
Deposit received from contract no 01/HDDV/DKTK-NRC	72,878,655,311	72,878,655,311
Factory purchase project	50,000,000,000	50,000,000,000
Total	**227,115,784,011**	**277,318,500,138**

(1) See details page 15

(2) Cooperation funds received from Ms. Vu Thi Nguyet Nhung for the development of agricultural operations at NRC High-Tech Agriculture Investment Company Limited (a subsidiary) ("Nagri"), with a total committed contribution of VND 50,000,000,000. The cooperation term is five (5) years, and the Group will distribute profits to Ms. Nhung based on Nagri's annual business performance.

12. **Borrowings and financial**	**30/06/2026**	**01/01/2026**
a. Short-term	**227,769,430,965**	**244,136,955,241**
BIDV - Binh Hung Branch	57,753,062,907	69,553,062,907
Vietcombank	3,350,000,000	6,039,961,957
An Giang High-Tech Agricultural Cooperative	5,336,844,598	972,000,000
Individuals	2,629,523,460	7,571,930,377
Bond	158,700,000,000	160,000,000,000
b. Long-term borrowings	**40,200,000,000**	**40,200,000,000**
Vietcombank	40,200,000,000	40,200,000,000
Total	**267,969,430,965**	**284,336,955,241**

BIDV: Secured asset by land use rights and assets attached to the land at the Nhon Hoi Ecological Urban Area, which is owned by Phat Dat Real Estate Development JSC.

VCB: Land use rights and assets attached to the land of the Company at 1589 3/2 Street, Minh Phung Ward, HCMC, Vietnam.

Bond: issued on December 29, 2021, maturity date December 29, 2023, interest rate 11%/year.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

The 2nd quarter of 2026 *Unit: VND*

13. **Owners' equity**

a. Comparison schedule for changes in Owner's Equity (page 13)

b. Details of owners' paid-in capital	**% of shareholding as at Jan 01, 2026**	**30/06/2026**	**01/01/2026**
Ms. Ha Thi Kim Thanh	16.35%	151,387,670,000	151,387,670,000
Other shareholders	83.65%	774,589,950,000	774,589,950,000
Total	**100%**	**925,977,620,000**	**925,977,620,000**

VI. ADDITIONAL INFORMATION FOR ITEMS IN THE CONSOLIDATED INCOME STATEMENT

1. **Revenue from sales of goods and provision of services**	**Quarter 2**		**YTD**	
	Year 2026	**Year 2025**	**Year 2026**	**Year 2025**
Goods sale	-	-	15,713,875,115	-
From services	123,043,897,200	4,287,234,809	124,336,357,200	11,201,240,722
	123,043,897,200	**4,287,234,809**	**140,050,232,315**	**11,201,240,722**
2. **Cost of goods sold**				
Cost of goods sold	-	-	15,213,068,426	-
Cost of services	115,659,218,726	501,849,398	115,754,455,112	1,051,529,195
	115,659,218,726	**501,849,398**	**130,967,523,538**	**1,051,529,195**

3. **Revenue from financial activities**	**Quarter 2**		**YTD**	
	Year 2026	**Year 2025**	**Year 2026**	**Year 2025**
Investment cooperation incom	16,629,156,176	-	24,129,156,176	-
Interest	90,302	51,857	345,434	107,402
	16,629,246,478	**51,857**	**24,129,501,610**	**107,402**
	-	-	-	-

4. **Financial expenses**	**Quarter 2**		**YTD**	
	Year 2026	**Year 2025**	**Year 2026**	**Year 2025**
Interest	8,803,021,931	13,495,807,133	17,992,050,304	18,565,644,242
	8,803,021,931	**13,495,807,133**	**17,992,050,304**	**18,565,644,242**

5. **General and administration expenses**	**Quarter 2**		**YTD**	
	Year 2026	**Year 2025**	**Year 2026**	**Year 2025**
Employees expense	5,315,422,585	2,002,233,652	9,848,699,173	5,154,794,573
Office supplies	80,064,297	2,853,278	150,918,838	6,659,118
Depreciation	224,237,580	319,473,966	448,475,160	556,476,988
Taxes, fees and duties	2,202,496	-	2,202,496	7,000,000
Provision cost	-	(25,475,800,000)	(12,375,030,000)	(25,475,800,000)
Services bought from outsiders	317,470,500	263,306,313	585,066,256	356,571,672
Other expenses paid by cash	316,391,735	66,656,631	514,855,968	67,979,431
	6,255,789,193	**(22,821,276,160)**	**(824,812,109)**	**(19,326,318,218)**

6. **Other income**	**Quarter 2**		**YTD**	
	Year 2026	**Year 2025**	**Year 2026**	**Year 2025**
Other	4,057,737,781	-	4,057,737,781	-
Negative goodwill	2,104,059,718	-	5,039,069,303	-
Total	**6,161,797,499**	**-**	**9,096,807,084**	**-**

7. **Other expenses**	**Quarter 2**		**YTD**	
	Year 2026	**Year 2025**	**Year 2026**	**Year 2025**
Penalties, late payment of interest, taxes and insurance contributions	2,774,231,906	5,239,550,654	3,662,576,240	5,239,550,654
Other expenses	170,982,090	34,642,741	307,743,987	34,674,671
	2,945,213,996	**5,274,193,395**	**3,970,320,227**	**5,274,225,325**

8. **Current corporate income tax liabilities**	**Quarter 2**		**YTD**	
	Year 2026	**Year 2025**	**Year 2026**	**Year 2025**
NRC Corporation Joint Stock Company	2,814,463,084	4,088,689,360	5,012,774,578	4,088,689,360
Netland Real Estate JSC	552,712,190	-	*552,712,190*	-
NRC Property Investment and Development JSC	*99,561,803*	-	99,561,803	-
Total current corporate	**3,466,737,077**	**4,088,689,360**	**5,665,048,571**	**4,088,689,360**

9. **Basic earnings per share and diluted earnings per share**	**Quarter 2**		**YTD**	
	Year 2026	**Year 2025**	**Year 2026**	**Year 2025**
Average ordinary shares outstanding during the year	92,597,762	92,597,762	92,597,762	92,597,762
Profit or loss attributable to ordinary equity holders	8,643,672,670	899,578,156	15,293,429,997	1,561,970,179
Basic earnings per share	**93**	**10**	**165**	**17**
Diluted earnings per share	**93**	**10**	**165**	**17**

VII. ADDITIONAL INFORMATION FOR ITEMS IN THE CASH FLOW STATEMENT

1. Non-cash transactions affecting future cash flow statements: none.
2. Amounts held by the business but not used: none.

VIII. OTHER INFORMATION

2. **Subsequent events**

   Completed the capital increase and acquired control of Danh Khoi TK JSC from March 12, 2026, with 85.69% voting rights and changed to the new name which called NRC Property Investment and Development Joint Stock Company, a charter capital of its is VND 700 billion.

3. **Transactions with related parties and key members** (See pages 14)

CÔNG TY CỔ PHẦN TẬP ĐOÀN NRC
NRC
M.S.D.N: 0312695565

Prepared by	Chief Accountant	General Director
Le Thi Phi Yen	**Nguyen Thi Van**	**Trinh Van Bao**
Prepared by	**Chief Accountant**	**General Director**
Jul 27th , 2026		

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

The 2nd quarter of 2026

Unit: VND

V.5. Tangible fixed assets

Items	Buildings & structures	Equipment	Transportation & facilities	Office supplies	Others	Total
Original cost						
Opening balance	7,063,502,975	706,000,000	7,002,098,873	584,980,453	218,345,172	**15,574,927,473**
Closing balance	7,063,502,975	706,000,000	7,002,098,873	584,980,453	218,345,172	**15,574,927,473**
Accumulated depreciation						
Opening balance	1,198,713,509	213,430,827	4,494,863,598	584,980,453	218,345,172	**6,710,333,559**
Charge for the period	*108,391,569*	*22,696,347*	*343,741,320*	-	-	**474,829,236**
Closing balance	1,307,105,078	236,127,174	4,838,604,918	584,980,453	218,345,172	**7,185,162,795**
Net book value						
Original cost	5,864,789,466	492,569,173	2,507,235,275	-	-	**8,864,593,914**
Closing balance	5,756,397,897	469,872,826	2,163,493,955	-	-	**8,389,764,678**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

The 2nd quarter of 2026

Unit: VND

V.13. Owner's equity

a. Comparison schedule for changes in Owner's Equity

Items	Owner's paid-in capital	Share premium	Investment and Development Fund	Retained earnings	Non-controlling interest	Total
Balance as of 01/01/2025	**925,977,620,000**	**29,461,170,400**	**11,527,322,839**	**41,096,559,574**	**147,911,304,215**	**1,155,973,977,028**
Profit	-	-	-	1,563,855,449	(1,885,270)	**1,561,970,179**
Deduction from development	-	-	-	-		-
Deduction from welfare reward	-	-	-	-		-
Balance as of 30/06/2025	**925,977,620,000**	**29,461,170,400**	**11,527,322,839**	**42,660,415,023**	**147,909,418,945**	**1,157,535,947,207**
Balance as of 01/01/2026	**925,977,620,000**	**29,461,170,400**	**11,527,322,839**	**49,914,536,436**	**150,621,638,585**	**1,167,502,288,260**
Appropriation to bonus and welfare f	-	-	-	(589,018,585)	-	(589,018,585)
Appropriation to fund for investment	-	-	294,509,292	(294,509,292)	-	-
Capital divestment	-	-	-	(344,538,122)	(147,874,242,670)	(148,218,780,792)
Increase/ descrease in subsidiary's c	-	-	-	(5,880,874,478)	103,717,236,501	97,836,362,023
Profit	-	-	-	15,198,872,512	94,557,485	15,293,429,997
Balance as of 30/06/2026	**925,977,620,000**	**29,461,170,400**	**11,821,832,131**	**58,004,468,471**	**106,559,189,901**	**1,131,824,280,903**

VIII.3. Related party transactions

a.The list and relationships between related parties and the Company are as follows:

Related parties	Relationship
Danh Khoi Holdings Investment Joint Stock Company	Having the same key manager
Asia Construction Investment and Tourist Joint Stock Company	Having the same key manager
VHR Investment Joint Stock Company	Having the same key manager
NRC High Tech Agricultural Investment Co., Ltd.	Subsidiary
Netland Real Estate JSC	Subsidiary
NRC Pharma Co., Ltd	Subsidiary
NRC Property Investment and Development JSC *(formerly known as Danh Khoi TK JSC)*	Subsidiary
Ms.HA THI KIM THANH	Major shareholder
Mr. LE THONG NHAT	Chairman
Mr. NGUYEN HUY CUONG	Vice Chairman
Ms. NGO THI NHU PHUONG	Member (appointed on Jun 26, 2026)
Mr. TRAN VI THOAI	Member
Mr. TRAN DAI DUONG	Member
Ms. NGUYEN THI HUONG GIANG	*Member from from June 24, 2025 to Jun 26, 2026*
Mr. TRINH VAN BAO	General Director
Ms.HAN THI QUYNH THI	Deputy General Director
Ms.NGUYEN THI VAN	Chief Accountant

b.As at Jun 30, 2026, the NRC Group had the following balances with related parties:

Unit: VND

Trade receivables

	30/06/2026	01/01/2026
Danh Khoi Holdings Investment Joint Stock Company	51,672,305,825	6,357,499,526
Asia Construction Investment and Tourist Joint Stock Company	498,300,000	1,983,000,000
	52,170,605,825	**8,340,499,526**
	-	-

***Other receivables**

	30/06/2026	01/01/2026
Danh Khoi Holdings Investment Joint Stock Company	33,195,270,449	463,746,853,916
Asia Construction Investment and Tourist Joint Stock Company	123,237,864,842	-
VHR Investment Joint Stock Company	18,664,500,000	38,605,777,635
	175,097,635,291	**502,352,631,551**
	-	-

Trade payables

	30/06/2026	01/01/2026
Danh Khoi Holdings Investment Joint Stock Company	(127,464,652,254)	(298,995,840)
	-	-
	(127,464,652,254)	**(298,995,840)**

***Other payables**

	30/06/2026	01/01/2026
Danh Khoi Holdings Investment Joint Stock Company	(379,084,945)	-
VHR Investment Joint Stock Company	(70,000,000,000)	(70,000,000,000)
Mr. LE THONG NHAT	(40,820,959,999)	(11,223,960,000)
Mr. NGUYEN HUY CUONG	(406,709,880)	(406,709,880)
Mr. TRAN VI THOAI	(120,000,000)	(120,000,000)
Mr. TRINH VAN BAO	(175,000,000)	(175,000,000)
	(111,901,754,824)	**(81,925,669,880)**

c. During the period, the NRC Group had the following main transactions with related parties:

	Year 2026	Year 2025
	-	-
Danh Khoi Holdings Investment Joint Stock Company		
	-	-
Revenue from office rental	3,857,621,107	2,538,740,722
Revenue from investment cooperation	21,150,000,000	-
Collection of office rental	6,220,231,528	-
Recovery of investment cooperation funds	457,250,000,000	5,289,000,000
Debt offset	324,874,439	2,648,785,540
Payments on behalf	-	1,111,214,460
	488,802,727,074	**11,587,740,722**
Asia Construction Investment and Tourist Joint Stock Company		
	-	-
Collection of trade receivables	1,484,700,000	3,000,000,000
	-	-
	1,484,700,000	**3,000,000,000**
Mr. LE THONG NHAT		
	-	-
Borrowings	45,206,999,999	-
Refund amount	15,610,000,000	-
	-	-
	60,816,999,999	**-**