

TIN NGHIA CORPORATION

96 Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province

Tax Code:3600283394

**CONSOLIDATED FINANCIAL
STATEMENTS
QUARTER 2 - 2025**

July 2025

CONSOLIDATED BALANCE SHEET

As of June 30, 2025

Unit: VND

ASSETS	Code	Note	Balance at the end of the period	Balance at the beginning of the year
A. CURRENT ASSETS	100		7.986.780.612.441	5.067.166.778.242
I. Cash and cash equivalents	110	3	1.684.568.259.990	536.544.589.313
1. Cash	111		1.009.107.795.843	279.633.871.956
2. Cash equivalents	112		675.460.464.147	256.910.717.357
II. Short-term financial investments	120		679.556.977.516	563.306.076.601
1. Trading securities	121	4(b)	6.616.661.800	6.616.661.800
2. Provision for devaluation in short-term investments	122		-	-
3. Held-to-maturity investments	123	4(a)	672.940.315.716	556.689.414.801
III. Short-term receivables	130		4.900.341.786.862	3.589.887.007.733
1. Short-term trade receivables	131	5	2.447.076.961.789	2.550.934.547.283
2. Short-term prepayments to suppliers	132	6	19.831.202.011	762.790.423.176
3. Short-term inter-company receivables	133		-	-
4. Receivables from construction contract	134		-	-
5. Receivables for short-term loans	135	7(a)	1.281.988.629.982	312.954.805.041
6. Other short-term receivables	136	8(a)	1.449.485.720.439	242.950.575.652
7. Allowance for doubtful short-term receivables (*)	137	9	(298.092.147.881)	(279.770.606.911)
8. Shortage of assets awaiting resolution	139	10	51.420.522	27.263.492
IV. Inventories	140	11	645.438.181.181	311.613.753.279
1. Inventories	141		653.755.006.855	319.931.601.076
2. Provision for devaluation in inventories (*)	149		(8.316.825.674)	(8.317.847.797)
V. Other current assets	150		76.875.406.892	65.815.351.316
1. Short-term prepaid expenses	151		53.460.487.738	6.327.880.854
2. Deductible VAT	152		14.793.143.578	40.276.040.832
3. Taxes and other receivables from the State	153	18	8.621.775.576	19.211.429.630
4. Trading Government bonds	154		-	-
5. Other current assets	155		-	-

ASSETS (continued)	Code	Note	Balance at the end of the period	Balance at the beginning of the year
B. NON-CURRENT ASSETS	200		9,329,596,996.891	13,014,274,131.028
I. Long-term receivables	210		302,506,231.713	1,043,019,280.498
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Receivables for long-term loans	215	7(b)	-	-
6. Other long-term receivables	216	8(b)	302,506,231.713	1,043,019,280.498
7. Allowance for doubtful long-term receivables (*)	219		-	-
II. Fixed assets	220		482,589,077.816	504,315,380.339
1. Tangible fixed assets	221	13	404,274,880.233	425,724,758.849
- Historical cost	222		1,071,889,030.733	1,109,760,307.726
- Accumulated depreciation (*)	223		(667,614,150.500)	(684,035,548.877)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	14	78,314,197.583	78,590,621.490
- Historical cost	228		91,242,977.805	91,301,689.163
- Accumulated depreciation (*)	229		(12,928,780.222)	(12,711,067.673)
III. Investment property	230	15	1,943,409,013.529	2,058,204,368.003
- Historical cost	231		3,142,282,207.738	3,245,986,712.398
- Accumulated depreciation (*)	232		(1,198,873,194.209)	(1,187,782,344.395)
IV. Long-term assets in process	240		5,536,140,086.742	8,333,386,636.363
1. Long-term work in process	241	12	3,228,544,978.566	5,492,966,979.185
2. Construction-in-progress	242		2,307,595,108.176	2,840,419,657.178
V. Long-term financial investments	250		261,609,537.367	266,625,757.612
1. Investments in subsidiaries	251		-	-
2. Investments in joint ventures, associates	252	4(d)	133,978,522.255	134,205,184.190
3. Investments in other entities	253	4(c)	130,222,430.065	137,315,605.065
4. Provisions for devaluation of long-term financial in	254		(2,591,414.953)	(4,895,031.643)
5. Held-to-maturity investments	255	4(a)	-	-
VI. Other non-current assets	260		803,343,049.724	808,722,708.213
1. Long-term prepaid expenses	261		803,343,049.724	808,236,403.231
2. Deferred tax assets	262		-	-
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
5. Goodwill	269		-	486,304.982
TOTAL ASSETS (270=100+200)	270		17,316,377,609.332	18,081,440,909.270

CAPITAL	Code	Note	Balance at the end of the period	Balance at the beginning of the year
C. LIABILITIES	300		12.510.944.026.821	13.864.569.721.098
I. Short-term liabilities	310		4.737.401.716.820	5.149.560.624.621
1. Short-term trade payables	311	16	131.612.953.852	182.266.594.928
2. Short-term advances from customers	312	17(a)	234.550.290.479	371.512.871.331
3. Taxes and other payables to the State	313	18	313.187.235.192	68.748.438.599
4. Payables to employees	314		5.323.767.685	14.867.421.484
5. Short-term accrued expenses	315	19	190.504.435.470	229.912.250.973
6. Short-term inter-company payables	316		-	-
7. Payables according to the progress of construction	317		-	-
8. Short-term unearned revenue	318	23(a)	253.423.660.096	140.675.792.245
9. Other short-term payables	319	22(a)	448.818.743.799	494.053.240.392
10. Short-term borrowings and financial leases	320	21(a)	3.118.185.501.830	3.614.891.829.277
11. Provision for short-term payables	321		-	-
12. Bonus and welfare fund	322		41.795.128.417	32.632.185.392
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		7.773.542.310.001	8.715.009.096.477
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332	17(b)	252.487.200.195	252.487.200.195
3. Long-term accrued expenses	333	20	590.744.908.414	590.744.908.414
4. Long-term payables for working capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336	23(b)	5.574.109.410.836	4.958.776.147.099
7. Other long-term payables	337	22(b)	147.782.796.250	262.949.393.685
8. Long-term borrowings and financial leases	338	21(b)	1.130.530.276.008	2.601.232.870.614
9. Convertible bonds	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liability	341		72.680.068.318	43.610.926.490
12. Provision for long-term payables	342		5.207.649.980	5.207.649.980
13. Science and technology development fund	343		-	-

CAPITAL (continued)	Code	Note	Balance at the end of the market	Balance at the beginning of the year
D. OWNER'S EQUITY	400	24(c)	4.805.433.582.511	4.216.871.188.172
I. Owner's equity	410		4.805.354.273.374	4.216.791.879.035
1. Capital	411	24(a)	2.000.000.000.000	2.000.000.000.000
- Common shares carrying voting rights	411a		2.000.000.000.000	2.000.000.000.000
- Preferred shares	411b		-	-
2. Share premiums	412		5.634.952.321	5.634.952.321
3. Bond conversion options	413		-	-
4. Other sources of capital	414		83.029.718.628	83.029.718.628
5. Treasury shares (*)	415		-	-
6. Differences on asset revaluation	416		(34.066.931.456)	(216.747.758.176)
7. Foreign exchange differences	417		(13.388.862.126)	(11.217.792.404)
8. Investment and development fund	418		198.406.817.303	174.005.490.476
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		1.110.310.311	1.058.573.962
11. Retained earnings	421		896.906.744.788	288.645.871.647
- Retained earnings accumulated to the end of the pr	421a		362.744.282.018	(21.843.556.233)
- Retained earnings of the current period	421b		534.162.462.770	310.489.427.880
12. Construction investment fund	422		-	-
13. Non-controlling interest	429		1.667.721.523.605	1.892.382.822.581
II. Other sources and funds	430		79.309.137	79.309.137
1. Sources of expenditure	431		79.309.137	79.309.137
2. Fund to form fixed assets	432		-	-
TOTAL CAPITAL (430=300+400)	440		17.316.377.609.332	18.081.440.909.270

Dong Nai, July 29, 2025

Preparer

Chief Accountant

General Director

Dương Thị Minh Hồng

Nguyễn Thị Thùy Vân



Trần Trung Tuấn

CONSOLIDATED INCOME STATEMENT

QUARTER II - 2025

ITEMS	Code	Note	Quarter II of the current year	Quarter II of the previous year	Accumulated from the beginning of the year to the end of Quarter II of the current year	Accumulated from the beginning of the year to the end of Quarter II of the previous year
1. Revenue from sales of goods and provision of services	1	25	3.559.879.267.047	2.993.140.693.409	7.842.593.923.736	5.774.187.484.946
2. Revenue deductions	2	26	1.582.144.969	309.582.638	1.622.162.983	1.502.606.174
3. Net revenue from sales of goods and provision of services (10	10		3.558.297.122.078	2.992.831.110.771	7.840.971.760.753	5.772.684.878.772
4. Cost of goods sold	11	27	3.182.588.849.982	2.795.997.615.275	7.239.006.878.441	5.388.657.007.387
5. Gross profit (20=10-11)	20		375.708.272.096	196.833.495.496	601.964.882.312	384.027.871.385
6. Financial income	21	28	164.806.508.123	118.288.363.938	644.855.356.440	141.895.527.465
7. Financial expenses	22	29	64.931.442.773	45.761.760.316	126.125.558.630	81.223.675.658
- In which: Loan interest expenses	23		60.619.124.145	36.444.420.037	117.781.544.717	69.332.690.327
8. Gain/(Loss) from joint ventures, associates	24		3.251.236.101	1.683.986.403	4.786.973.065	2.281.400.284
9. Selling expenses	25	30	42.456.612.798	34.473.959.368	76.971.515.724	70.214.425.441
10. General administration expenses	26	31	65.635.793.221	44.943.044.328	110.603.041.509	105.838.148.105
11. Net operating profit	30		370.742.167.528	191.627.081.825	937.907.095.954	270.928.549.930
12. Other income	31	32	1.521.010.583	3.108.671.281	8.254.162.579	5.132.692.266
13. Other expenses	32	33	5.659.292.865	21.378.276.031	152.786.580.944	41.363.210.399
14. Other profit/(loss) (40 = 31 - 32)	40		(4.138.282.282)	(18.269.604.750)	(144.532.418.365)	(36.230.518.133)
15. Total accounting profit before tax (50= 30 + 40)	50		366.603.885.246	173.357.477.075	793.374.677.589	234.698.031.797

ITEMS	Code	Note	Quarter II of the current year	Quarter II of the previous year	Accumulated from the beginning of the year to the end of Quarter II of the current year	Accumulated from the beginning of the year to the end of Quarter II of the previous year
16. Current income tax	51	34	112.797.401.776	41.648.627.268	236.592.857.187	65.400.417.019
17. Deferred income tax	52		(41.458.114.314)	(1.279.374.057)	(47.223.072.271)	(6.513.668.779)
18. Profit after tax (60=50-51-52)	60		295.264.597.784	132.988.223.864	604.004.892.673	175.811.283.557
19. Attributable to the parent company	61		242.607.326.889	93.206.284.332	534.162.462.770	121.576.789.401
20. Attributable to Non-controlling interest	62		52.657.270.895	39.781.939.532	69.842.429.903	54.234.494.156
21. Basic earnings per share	70		1.213	430	2.671	572
22. Diluted earnings per share	71					

Preparer



Dương Thị Minh Hồng

Chief Accountant



Nguyễn Thị Thùy Vân

Dong Nai, July 29, 2025

General Director



Trần Trung Tuấn

CONSOLIDATED CASH FLOW STATEMENT

QUARTER II - 2025

(Indirect method)

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of Quarter II of the current year	Accumulated from the beginning of the year to the end of Quarter II of the previous year
I. Cash flows from operating activities				
1. Profit before tax	1		793.374.677.589	234.698.031.797
2. Adjustments				
- Depreciation of fixed assets and investment properties	2		95.819.931.272	78.214.439.052
- Provisions and allowances	3		16.016.902.157	(9.979.206.812)
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	4		752.227.091	(23.212.154.237)
- Gain/(loss) from investing activities	5		(556.227.241.731)	(65.088.611.616)
- Interest expenses	6		117.781.544.717	69.332.690.327
- Other adjustments	7		-	-
3. Operating profit before changes of working capital	8		467.518.041.095	283.965.188.511
- Increase/(decrease) of receivables	9		546.026.631.677	(258.464.623.254)
- Increase/(decrease) of inventories	10		(526.392.515.700)	54.988.049.530
- Increase/(decrease) of payables (excluding loan interest and corporate income tax payable)	11		1.203.540.792.158	174.991.873.546
- Increase/(decrease) of prepaid expenses	12		(42.390.144.774)	8.865.220.191
- Increase/(decrease) of trading securities	13		-	-
- Interest paid	14		(137.608.281.386)	(94.552.159.579)
- Corporate income tax paid	15		(63.721.214.072)	(69.815.347.368)
- Other cash inflows	16		-	-
- Other cash outflows	17		(12.500.118.437)	(24.020.223.071)
Net cash flows from operating activities	20		1.434.473.190.561	75.957.978.506

ITEMS (cont.)	Code	Note	Accumulated from the beginning of the year to the end of Quarter II of the current year	Accumulated from the beginning of the year to the end of Quarter II of the previous year
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21		(323.629.200.425)	(109.869.513.254)
1. Proceeds from disposals of fixed assets and other non-current assets	22		11.614.272.106	(141.030.101)
3. Cash outflow for lending, buying debt instruments of other entities	23		(975.536.086.165)	(97.546.758.400)
4. Cash recovered from lending, selling debt instruments of other entities	24		544.782.573.688	12.716.293.504
5. Investments into other entities	25		-	-
6. Withdrawals of investments in other entities	26		679.623.819.011	-
7. Interest earned, dividends and profits distributed	27		55.115.348.375	100.650.922.669
Net cash flows from investing activities	30		(8.029.273.410)	(94.190.085.582)
III. Cash flows from financing activities				
1. Proceeds from issuing stocks and capital contributions from owners	31		-	-
2. Repayment for capital contribution and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33		5.757.286.280.542	4.265.658.114.142
4. Repayment for loan principal	34		(5.987.659.098.912)	(4.096.645.905.189)
5. Payments for financial leased assets	35		-	-
6. Dividends and profit paid to the owners	36		(46.614.811.630)	(13.550.027.750)
Net cash flows from financing activities	40		(276.987.630.000)	155.462.181.203
Net cash flows during the year (50=20+30+40)	50		1.149.456.287.151	137.230.074.127
Beginning cash and cash equivalents	60	3	536.544.589.313	602.122.958.828
Effect of fluctuations in foreign exchange rates	61		(1.432.616.474)	2.234.266.646
Ending cash and cash equivalents (70=50+60+61)	70		1.684.568.259.990	741.587.299.601

Preparer

Chief Accountant


Dương Thị Minh Hiền


Nguyễn Thị Thùy Vân



Dong Nai, July 29, 2025

General Director


Trần Trung Tuấn

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS*Quarter II/2025***1 . GENERAL INFORMATION****Ownership form**

Tin Nghia Corporation (the Corporation) is a joint-stock company established based on the equitization of Tin Nghia One Member Limited Liability Company

The Corporation operates under its initial Business Registration Certificate No. 4704000007 issued on November 3, 2004, by the Department of Planning and Investment of Dong Nai Province, with the 25th amendment under No.

The Corporation's headoffice is located at: No. 96, Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province.

The Corporation's charter capital is 2.000.000.000.000 VND, equivalent to 200.000.000 shares. The par value of each share is 10.000 VND.

Operating field

Investment and operation of industrial park infrastructure; production, processing, and export trading of coffee and other agricultural products; trading of petroleum, gas, and logistics services.

Business Activities

Principal business activities

- General wholesale trade
- Other retail in mixed business stores
- Cargo handling
- Construction of residential buildings
- Construction of railways and roads
- Construction of public utility projects
- Construction, demolition of other civil engineering structures
- Demolition work
- Site preparation
- Installation of electrical systems
- Installation of water supply, drainage, heating, and air conditioning systems
- Completion of construction works
- Other specialized construction activities
- Brokerage and auction agency
- Retail of beverages
- Retail of beverages in specialized stores
- Warehousing and storage
- Manufacture of other ceramic products
- Real estate business, including land use rights owned, leased, or operated
- Leasing services for factories and housing
- Investment and construction in residential areas, industrial park infrastructure, and housing
- Investment and operation of ports
- Market operation, management, and exploitation
- Real estate brokerage, valuation, consulting, advertising, management, auctions, and real estate trading platforms

TIN NGHIA CORPORATION

Address: 96 Ha Huy Giap, Tran Bien Ward,
Dong Nai Province

Consolidated Financial Statements

For the accounting period from
January 01, 2025 to June 30, 2025

Structure of the Corporation

The Corporation has the following subsidiaries:

Subsidiary	Address	Principal business activities
- Tan Phu Bus Station	182A, National Road 20, Phu Lam Commune, Dong Nai	Services
- Xuan Loc Bus Station	National Highway 1A, Xuan Hoa Commune, Dong Nai	Services
- Tan Bien Market Management Board	Hanoi Highway, Quarter 5, Long Binh Ward, Dong Nai	Management of Tan Bien Market
- Tin Nghia Industrial Park Management Board	96 Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province	Management of Industrial Parks
- Tin Nghia Corporation - Bao Loc Branch	No. 345 National Road 20, B'Lao Ward, Lam Dong	Coffee production and business activities

Number of subsidiaries

- + Number of consolidated subsidiaries: 13
- + Number of unconsolidated subsidiaries: 0

List of Consolidated Subsidiaries as of June 30, 2025:

No.	Company name	Place of establishment	Benefit rate	Voting rate	Principal business activities
1	Tin Nghia Petrol Joint - Stock Company	Dong Nai Province	58,98%	58,98%	Petroleum trading
2	ICD Bien Hoa - Tin Nghia Logistics Joint Stock Company	Dong Nai Province	90,85%	90,85%	Logistics services
3	Tin Nghia Industrial Park Development Joint Stock	Dong Nai Province	56,74%	56,74%	Industrial Park Infrastructure
4	Tin Nghia Joint Stock Company (Laos)	Lao People's Democratic	100,00%	100,00%	Trade, cultivation, and coffee
5	Nhon Trach Investment Joint-Stock Company	Dong Nai Province	51,76%	51,76%	Investment, real estate
6	Tin Nghia - Phuong Dong Industrial Park Joint	Ho Chi Minh City	94,12%	94,12%	Industrial Park Infrastructure
7	Japanese SMEs Development JSC	Dong Nai Province	59,07%	59,07%	Industrial Park Infrastructure
8	Phuoc Tan Trading And Construction Joint - Stock Company (1)	Dong Nai Province	62,70%	80,00%	Real estate trading
9	Tin Nghia Professional Security Services Corporation (2)	Dong Nai Province	85,96%	100,00%	Security service
10	Dong Nai Import Export Processing Agricultural Products And Foods JSC	Dong Nai Province	54,00%	54,00%	Processing, export, import

TIN NGHIA CORPORATION

Address: 96 Ha Huy Giap, Tran Bien Ward,
Dong Nai Province

Consolidated Financial Statements

For the accounting period from
January 01, 2025 to June 30, 2025

11	Phu Huu Depot Corporation	Dong Nai Province	93,31%	93,31%	Petroleum Warehousing
12	Hiep Phu Corporation	Thành phố Cần Thơ	99,21%	99,21%	Production of livestock, poultry, and aquaculture feed
13	Toan Thinh Phat Architecture Investment Construction Joint Stock Company (3)	Tỉnh Đồng Nai	60,77%	64,57%	Real estate trading

⁽¹⁾ The voting rights as of June 30, 2025, include direct voting rights of 40% held by the Corporation and 40% indirect voting rights through its subsidiary, Tin Nghia Industrial Park Development Joint Stock Company.

⁽²⁾ The voting rights as of June 30, 2025, include direct voting rights of 36% held by the Corporation and 64% indirect voting rights through two subsidiaries, Tin Nghia Industrial Park Development Joint Stock Company and ICD Bien Hoa - Tin Nghia Logistics Joint Stock Company.

⁽³⁾ The voting rights as of June 30, 2025, are indirect voting rights through the subsidiary, Tin Nghia - Phuong Dong Industrial Park Joint Stock Company.

The Corporation has 07 associates shown in Consolidated Financial Statements in accordance to equity method as of June 30, 2025 including:

No.	Company name	Place of establishment	Benefit rate	Voting rate	Principal business activities
1	Thong Nhat Joint - Stock Company	Dong Nai Province	29,52%	29,52%	Industrial Park Infrastructure
2	Tin Nghia Project Management Joint-Stock Company	Dong Nai Province	29,00%	29,00%	Consulting, Design, and Project Management
3	Dongnai Inland Clearance Depot (1)	Dong Nai Province	32,24%	35,49%	Port services
4	Tin Nghia Transport Joint Stock Company(2)	Dong Nai Province	23,92%	40,56%	Petroleum trading
5	S.T.S Lubricant Joint Stock Company (2)	Dong Nai Province	16,31%	27,65%	Lubricant trading
6	Dong Nai Valuation Corporation (3)	Dong Nai Province	18,90%	35,00%	Valuation services
7	Nhon Trach New Industry City Company Limited (4)	Dong Nai Province	10,35%	20,00%	Real estate trading

(1) The voting rights as of June 30, 2025, held by the Corporation are indirect voting rights through its subsidiary ICD Bien Hoa - Tin Nghia Logistics Joint Stock Company

(2) The voting rights as of June 30, 2025, held by the Corporation are indirect voting rights through its subsidiary - Tin Nghia Petrol Joint - Stock Company.

(3) The voting rights as of June 30, 2025, held by the Corporation are indirect voting rights through its subsidiary - Dong Nai Import Export Processing Agricultural Products And Foods Joint Stock Company (Donafoods).

(4) The voting rights as of June 30, 2025, held by the Corporation are indirect voting rights through its subsidiary - Nhon Trach Investment Joint Stock Company

2 . ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM**2.1 . Fiscal year, accounting currency unit**

The Corporation's accounting period starts on January 1 and ends on December 31 of each year.

The accounting currency unit is Vietnamese Dong (VND)

2.2 . Accounting Standards and System*Accounting system*

The Corporation applies the Enterprise Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, of the Ministry of Finance, Circular No. 53/2016/TT-BTC dated March 21, 2016, amending and supplementing some provisions of Circular No. 200/2014/TT-BTC, and Circular No. 202/2014/TT-BTC guiding the preparation and presentation of consolidated financial statements

Declaration of adherence to Accounting Standards and Accounting system

The Corporation adheres to the Vietnamese Accounting Standards and related implementation guidance issued by the State. The financial statements are prepared and presented in compliance with all provisions of each standard, guidance circular, and the currently applied corporation accounting regulations.

2.3 . Basis for Preparing Consolidated Financial Statements

The consolidated financial statements of the Corporation are prepared by consolidating the standalone financial statements of the Corporation and its controlled subsidiaries. Control is achieved when the Corporation has the ability to direct the financial and operational policies of the investees to benefit from their operations.

The financial statements of subsidiaries are prepared using consistent accounting policies with those of the Corporation. If necessary, adjustments are made to the subsidiaries' financial statements to ensure consistency in accounting policies applied across the Corporation and its subsidiaries.

The business performance of subsidiaries acquired or disposed of during the period are reflected in the consolidated financial statements from the acquisition date or until the disposal date

Balances, income, and major expenses, including unrealized gains or losses arising from intercompany transactions, are eliminated during consolidation.

*Other Accounting Methods for Consolidated Financial Statements**Non-controlling interest*

Non-controlling interest represents the equity in the profit or loss and net assets of subsidiaries not held by the Corporation.

2.4 . Financial instruments*Initial recognition**Financial assets*

The financial assets of the Corporation include cash and cash equivalents, trade receivables and other receivables, loans, and short-term and long-term investments. At initial recognition, financial assets are measured at acquisition cost/issue price plus directly attributable costs.

Financial liabilities

Financial liabilities of the Corporation include borrowings, trade payables, and other payables, as well as accrued expenses. At initial recognition, financial liabilities are measured at issue price plus directly attributable costs.

After initial recognition

There are currently no specific regulations on the remeasurement of financial instruments after initial recognition.

2.5 . Conversion of financial statements prepared in foreign currency to Vietnamese Dong (VND).

Financial statements prepared in foreign currency are converted to financial statements prepared in Vietnamese Dong (VND) using the following exchange rates: assets and liabilities are converted at the end-of-period exchange rate, owner's equity is converted at the exchange rate on the date of investment, and the income statement and cash flow statement are converted at the average exchange rate for the accounting period.

2.6 . Foreign currency transactions

The exchange rate used to convert foreign currency transactions is the actual exchange rate ruling as at the time of these transactions. The actual exchange rates applied to foreign currency transactions are as follows:

- For the foreign currency trading contract : the exchange rate stipulated in the contracts of trading foreign currency between the Group and the Bank
- For capital contribution made or received: the buying rate of the bank where the Corporation opens its account to receive capital contributed from investors as of the date of capital contribution.
- For receivables: the buying rate ruling as at the time of transactions of the commercial bank where the Corporation designates the customers to make payments
- For payables: the selling rate ruling as at the time of transactions of the commercial bank where the Corporation supposes to make payment.
- For acquisition of assets or immediate payments in foreign currency (not included into payable accounts): the buying rate of the commercial bank where the Corporation makes payments.

The exchange rates used to re-evaluate the ending balances of monetary items in foreign currencies are determined according to the following principles:

- For monetary items in foreign currencies classified as other assets: Apply the foreign exchange buying rate of the commercial bank where the Corporation frequently conducts transactions
- For foreign currency deposits: the buying rate of the bank where the Corporation opens its foreign currency account.
- For monetary items in foreign currencies classified as other liabilities: Apply the foreign exchange selling rate of the commercial bank where the Corporation frequently conducts transactions

All actual exchange differences arising during the period and differences from revaluing the balances of monetary items denominated in foreign currencies at the end of the period are recorded in the income statement of the accounting period.

2.7 . Cash and cash equivalents

Cash includes cash on hand, cash in funds, demand deposits at banks, and cash in transit.

Cash equivalents are short-term investments with original maturities not exceeding 03 months, high liquidity, easy convertibility to cash, and minimal risk of value changes.

2.8 . Financial investments

Trading securities are initially recognized in the accounting books at cost, which includes the purchase price plus any associated acquisition costs (if applicable), such as brokerage fees, transaction fees, information service fees, taxes, and bank charges. After initial recognition, trading securities are measured at cost less any allowance for devaluation of trading securities. Upon disposal or transfer, the cost of trading securities is determined using the weighted-average method.

Held-to-maturity investments include term deposits held until maturity for the purpose of earning periodic interest, and other investments held to maturity

Investments in subsidiaries, joint ventures and associates acquired during the period are recognized by the acquirer at the acquisition date and measured at the investment cost, with accounting procedures applied in accordance with the standards for "Business Combinations" and "Investments in joint ventures, associates." In the Consolidated Financial Statements, investments in associates are accounted for using the equity method.

Investments in equity instruments of other entities include investments where the Corporation has no control, joint control, or significant influence over the investee. The initial carrying value of these investments is measured at cost. After initial recognition, their carrying value is measured at cost less any allowance for devaluation of the investment.

Provisions for investment devaluation are established at the end of the period based on the following criteria:

- For trading securities investments: The provision is based on the difference between the cost of investments recorded in the accounting books and their market value at the time the provision is established, if the cost exceeds the market value.
- For long-term investments (excluding trading securities) where the Corporation does not have significant influence over the investee: If the investment is in listed shares or its fair value can be reliably determined, the provision is based on the market value of the shares. If the fair value cannot be determined at the reporting date, the provision is based on the financial statements of the investee at the time the provision is established.
- For held-to-maturity investments: The provisions/allowances for doubtful debts are based on recoverability, and are made in accordance with legal regulations.

2.9 . Receivables

Receivables are tracked in detail based on their maturity, counterparties, type of currency, and other factors as required for the Corporation's management purposes.

Provisions/allowances for doubtful debts are made for: overdue receivables as stated in economic contracts, loan agreements, contract commitments, or debt agreements; and receivables not yet due but deemed unlikely to be collected. Provisions for overdue receivables are based on the original payment terms in the sales contract, excluding any extensions agreed upon by the parties. Provisions for receivables not yet due are applied when the debtor is bankrupt, undergoing dissolution procedures, missing, or has fled.

2.10 . Inventories

Inventories are initially recognized at cost, which includes purchase costs, processing costs, and other directly attributable costs incurred to bring the inventories to their present location and condition. After initial recognition, at the time of preparing the financial statements, if the net realizable value of inventories is lower than their cost, inventories are recorded at the net realizable value.

The value of inventories is determined using the weighted-average method.

Inventories are accounted for using the perpetual inventory system

Method for determining the value of work-in-process inventories at year-end:

- For construction activities: Construction-in-progress costs are accumulated by unfinished projects or projects for which revenue has not yet been recognized, corresponding to the volume of unfinished work at year-end.
- For manufacturing activities: Work-in-process costs are accumulated based on actual costs incurred for each type of unfinished product.

Provisions for inventory devaluation are made at year-end based on the difference between the cost of inventories and their net realizable value when the cost exceeds the net realizable value.

2.11 . Fixed assets

Tangible and intangible fixed assets are initially recognized at cost. During use, tangible and intangible fixed assets are recorded at their historical cost, accumulated depreciation, and net book value.

Finance leased fixed assets are recorded at cost based on fair value or the present value of the minimum lease payments (whichever is higher), plus any direct initial costs related to the finance lease activity (excluding VAT). During usage, the finance leased fixed assets are recorded at cost, accumulated depreciation, and remaining value. Depreciation of finance leased fixed assets is calculated based on the lease term as per the contract and is included in the production and business expenses to ensure full capital recovery.

Depreciation of fixed assets is calculated using the straight-line method over the estimated useful lives as follows:

- Buildings and structures	06 - 25 years
- Machinery and equipment	06 - 12 years
- Vehicles	06 - 10 years
- Office equipment	03 - 08 years
- Other fixed assets	03 - 08 years
- Perennial plantations	06 - 15 years
- Land use rights with a definite term	Over the term of land use rights
- Land use rights with indefinite term	No depreciation
- Management software	03 - 08 years

Investment properties are initially recognized at cost.

For investment properties used for operating leases, they are recorded at historical cost, accumulated depreciation, and residual value. Depreciation is calculated using the straight-line method over the estimated useful lives as follows

- Buildings and structures	8 - 50 years
- Industrial park infrastructure	10 - 45 years

2.12 . Business Cooperation Contract (BCC)

A Business Cooperation Contract (BCC) is an agreement between two or more parties to jointly carry out economic activities without establishing a separate legal entity. This activity can be jointly controlled by the contributing parties as per the joint venture agreement or controlled by one of the participating parties.

2.13 . Prepaid expenses

Expenses incurred that relate to production and business activities over multiple accounting periods are recorded as prepaid expenses and gradually allocated to business results in subsequent accounting periods.

The calculation and allocation of long-term prepaid expenses into production and business costs for each accounting period are based on the nature and scale of each expense type to select an appropriate allocation method and basis. Prepaid expenses are allocated to production and business costs using the straight-line method.

Business goodwill arising from the equitization of state-owned enterprises is amortized over a maximum of 10 years, following the guidelines in Circular No. 138/2012/TT-BTC dated August 20, 2012, on the allocation of goodwill value for joint-stock companies converted from state-owned enterprises.

2.14 . Payables

Payables are tracked according to payment terms, creditors, currency types, and other factors as required by the company's management.

2.15 . Borrowings and finance lease liabilities

The value of finance lease liabilities is the total payment calculated as the present value of the minimum lease payments or the fair value of the leased asset.

Borrowings and finance lease liabilities are monitored for each creditor, loan agreement, and repayment term. For loans and liabilities in foreign currencies, they are tracked in detail by the original currency.

2.16 . Borrowing costs

Borrowing costs are recognized as production and business expenses in the year they are incurred, except for borrowing costs directly related to the acquisition, construction, or production of qualifying assets, which are capitalized into the asset's value in accordance with the conditions specified in Vietnam Accounting Standard No. 16 "Borrowing Costs". Furthermore, interest on specific loans for the construction of fixed assets or investment properties is capitalized, even if the construction period is under 12 months.

2.17 . Accrued expenses

Accrued expenses for goods and services received from suppliers or provided to customers during the reporting period but not yet paid are recorded as production and business costs for the reporting period.

Accrued expenses are recognized in the production and business costs of the year in accordance with the matching principle between revenue and related expenses incurred. The accrued expenses are settled based on the actual costs incurred. Any difference between the provisions and the actual costs is reversed.

2.18 . Provisions

Provisions are recognized only when the following conditions are met:

- The company has a present obligation (legal or constructive) arising from a past event.
- It is probable that an outflow of economic benefits will be required to settle the obligation.
- A reliable estimate of the amount of the obligation can be made

The recognized value of a provision is the best estimate of the expenditure required to settle the present obligation at the end of the financial year.

Only expenses related to the initially established provision may be offset against that provision.

Provisions are recognized as production and business costs for the financial year. Any unused provision established in the prior reporting period that exceeds the required provision for the current reporting period is reversed and recorded as a reduction in production and business costs, except for excess provisions for construction warranties, which are reversed into other income in the financial year.

2.19 . Unearned revenue

Unearned revenue consists of advance payments received from customers, such as prepaid amounts for one or multiple accounting periods related to asset leases.

Unearned revenue is recognized as revenue from sales of goods and services in amounts allocated to each accounting period.

2.20 . Owner's equity

Owner's equity is recognized based on the actual contributed capital of the owners.

Share premiums reflects the difference between the par value, direct costs related to share issuance, and the issuance price of shares (including the re-issuance of treasury shares). This difference can be positive (if the issuance price exceeds the par value and direct costs) or negative (if the issuance price is below the par value and direct costs).

Other equity funds reflect equity formed from business results, donations, grants, asset revaluations (if permitted to adjust the owner's contributed capital).

Retained earnings reflect the net income (or loss) after corporate income tax and the allocation of profit or loss. Distribution of profit is carried out when the undistributed profit after tax does not exceed the amount shown on the consolidated financial statements after excluding gains from bargain purchase transactions. If dividends or profits are paid beyond the undistributed profit, they are recognized as a reduction of contributed capital. Undistributed profit after tax may be distributed to investors proportionally to their capital contributions after approval by the General Meeting of Shareholders and deduction of statutory reserves as per the company's charter and applicable laws.

Dividends payable to shareholders are recognized as liabilities on the company's Balance Sheet after the Board of Directors has approved the dividend distribution.

2.21 . Revenue*Revenue from sales of goods*

Revenue from sales of goods are recognized when all the following conditions are satisfied:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer.
- The Corporation no longer retains managerial involvement or control over the goods sold
- Revenue can be measured reliably.
- The Corporation has received or will receive economic benefits from the sales transaction.;

- Able to determine the costs related to the sales transaction

Revenue from service provisions

Revenue from service provisions are recognized when all the following conditions are satisfied:

- Revenue can be measured reliably.
- There is a possibility of obtaining economic benefits from the service provision transaction;
- The stage of completion of the transaction at the Balance Sheet date can be measured reliably.
- The costs incurred and to be incurred to complete the transaction can be measured reliably.

The stage of completion is determined using the percentage-of-completion method.

Revenue from sales of real estate

Revenue from sales of real estate are recognized when all the following conditions are satisfied:

- The real estate has been fully completed and handed over to the buyer, and the Corporation has transferred the risks and benefits associated with the ownership of the real estate to the buyer;
- The Corporation no longer retains managerial involvement or control over the real estate.
- Revenue can be measured reliably.
- The Corporation has received or will receive economic benefits from the real estate sales transaction;
- Determine the costs related to the real estate transaction.

For subdivided land real estate where the plots have been transferred to the customers, the Corporation can recognize revenue for the sold land plots when the following conditions are met simultaneously:

- Risks and rewards related to the land use rights have been transferred to the buyer.
- Revenue can be measured reliably.
- Determine the costs related to the land plot sale transaction.
- The Corporation has received or will receive economic benefits from the land plot sale transaction;

Revenue from construction contracts

In the case where the construction contract stipulates that the contractor is paid based on the actual volume completed, when the results of the contract performance can be reliably determined and confirmed by the customer, the revenue and related expenses are recognized corresponding to the work completed and confirmed by the customer in the year

Financial income

Revenue arising from interest, dividends, profit sharing, and other financial income is recognized when both of the following two (2) conditions are met:

- There is a possibility of obtaining economic benefits from that transaction.
- Revenue can be measured reliably.

Dividends and profits are recognized when the Corporation gains the right to receive them.

2.22 . Sales deductions

Sales deductions include trade discounts, sales returns, and sales allowances arising during the year.

Trade discounts, sales allowances, and sales returns arising in the same year as the sale of goods and services are adjusted against the revenue of that year. In cases where goods and services were sold in previous years, but revenue deductions arise in subsequent years, the revenue reduction is recorded as follows: If the deductions occur before the issuance of the financial statements, they are adjusted in the financial statements of the year in which the report is prepared (the previous year). If the deductions occur after the issuance of the financial statements, they are recorded as a

2.23 . Cost of sales

Cost of sales during the year is recognized in accordance with the revenue generated in the same period, ensuring The accrual of expenses to temporarily determine the cost of sales in real estate, if applicable, follows these principles

- Only accrue expenses that are included in the investment and construction budget but lack sufficient documentation for approval of the work volume.
- Only accrue expenses to temporarily calculate the cost of goods sold for real estate that has been completed and sold during the year, meeting the revenue recognition criteria.
- The accrued expenses and actual costs recognized as the cost of goods sold must align with the cost benchmarks based on the total estimated costs of the real estate sold (calculated by area).

2.24 . Financial expenses

Financial expenses include:

- Expenses or losses related to financial investment activities;
- Borrowing costs
- Losses from the liquidation or transfer of short-term securities and transaction costs for selling securities
- Provisions for impairment of trading securities, provisions for losses on investments in other entities, losses on foreign currency sales, exchange rate losses, etc.

These items are recognized at the total amount incurred during the year without offsetting against financial income.

2.25 . Corporate income tax**a) Deferred tax assets and Deferred tax liabilities**

Deferred income tax assets are determined based on the total deductible temporary differences and unused tax losses or tax incentives carried forward to subsequent years. Deferred income tax liabilities are determined based on taxable temporary differences.

Deferred tax assets and liabilities are determined using the applicable corporate income tax rates, based on the tax rates and tax laws effective at the end of the financial year.

Deferred tax assets and liabilities are offset in the preparation of the balance sheet.

b) Current income tax expense and Deferred income tax expense.

Current corporate income tax expenses are determined based on taxable income for the period and the applicable tax rate for the current accounting period.

Deferred corporate income tax expenses are determined based on deductible temporary differences, taxable temporary differences, and the corporate income tax rate.

Do not offset current income tax expense with deferred income tax expense.

2.26 . Related parties

Parties are considered related if one party has the ability to control or significantly influence the other in making decisions regarding financial and operating policies. Related parties of the Corporation include:

- Entities that directly or indirectly, through one or more intermediaries, control the Corporation, are controlled by the Corporation, or are under common control with the Corporation, including parent companies, subsidiaries, and associates.
- Individuals who directly or indirectly hold voting rights in the Corporation and have significant influence over the Corporation, key management personnel of the Corporation, and close family members of these individuals.
- The entities directly or indirectly controlled by the individuals mentioned above, holding a significant portion of voting rights or having significant influence over these enterprises.

When assessing the relationships of related parties for the purpose of preparing and presenting the Consolidated Financial Statements, the Corporation prioritizes the substance of the relationship over its legal form.

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3 . CASH AND CASH EQUIVALENTS

	30/06/2025	01/01/2025
	VND	VND
Cash	5.629.401.586	5.332.715.743
Demand bank deposits	1.000.416.994.257	272.659.156.213
Cash in transit	3.061.400.000	1.642.000.000
Cash equivalents	675.460.464.147	256.910.717.357
	1.684.568.259.990	536.544.589.313

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4 . FINANCIAL INVESTMENTS**a) Held-to-maturity investment**

	30/06/2025		01/01/2025	
	Cost	Book value	Cost	Book value
	VND	VND	VND	VND
Short-term investment	672.940.315.716	672.940.315.716	556.689.414.801	556.689.414.801
- Time deposit (*)	672.940.315.716	672.940.315.716	556.689.414.801	556.689.414.801
	672.940.315.716	672.940.315.716	556.689.414.801	556.689.414.801

b) Trading securities

	30/06/2025			01/01/2025		
	Cost	Fair Value	Provision	Cost	Fair Value	Provision
	VND	VND	VND	VND	VND	VND
- Nhon Trach Water Supply Joint - Stock Company	6.616.661.800	6.693.137.500	-	6.616.661.800	6.884.370.000	-
	6.616.661.800	6.693.137.500	-	6.616.661.800	6.884.370.000	-

The fair value of the shares is determined based on the closing price on June 30, 2025, from the Hanoi Stock Exchange and the Ho Chi Minh City Stock Exchange.

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c) Investment in another entity

	30/06/2025		01/01/2025	
	Investment	Provision	Investment	Provision
	VND	VND	VND	VND
- Long Khanh Industrial Zone Joint - Stock Company	23.232.800.000	-	23.232.800.000	-
- Technical Trade and Investment Company Limited	-	-	2.093.175.000	(1.447.281.000)
- Long Duc Investment Joint Stock Company	61.526.695.803	-	61.526.695.803	-
- Kobe farm in Vietnam	-	-	5.000.000.000	(3.447.750.643)
- TienPhat Garment Company	39.780.000.000	-	39.780.000.000	-
- Olympic Coffee Joint Stock Company	5.682.934.262	(2.591.414.953)	5.682.934.262	-
	130.222.430.065	(2.591.414.953)	137.315.605.065	(4.895.031.643)

The Corporation has not determined the fair value of these financial investments because Vietnamese Accounting Standards and the Vietnamese Accounting Policy do not provide specific guidance on determining fair value.

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5 . SHORT-TERM TRADE RECEIVABLES

	30/06/2025	01/01/2025
	VND	VND
Detailed trade receivables from customers with significant balances:		
- Hiep Quang Agro Joint Stock Company	44.355.787.996	44.355.787.996
- IP Viet Nam Trading Service Corporation	9.266.172.046	11.390.502.150
- Unicorn Commodities Joint Stock Company	304.577.218.734	398.505.905.828
- An Binh Thinh Phat Company Limited	501.271.701.931	575.161.694.500
- Dai Loc Phat 68 Trading Service Company Limited	238.877.231.172	241.833.520.700
- Olympic Coffee Joint Stock Company	135.484.946.596	135.822.352.320
- Other customers	1.213.243.903.314	1.143.864.783.789
	2.447.076.961.789	2.550.934.547.283

6 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

	30/06/2025	01/01/2025
	VND	VND
- Hiep Hoa Investment Development Company Limited	-	153.199.750.000
- Other suppliers	19.831.202.011	609.590.673.176
	19.831.202.011	762.790.423.176

7 . RECEIVABLES FOR LOANS

	30/06/2025	01/01/2025
	VND	VND
a) Short-term		
- Dai A Land Corporation	4.620.000.000	6.510.000.000
- Nhon Trach 6A Investment Construction Industrial Zone Company Limi	50.000.000.000	50.000.000.000
- Unicorn Commodities Joint Stock Company	70.000.000.000	73.000.000.000
- Olympic Coffee Joint Stock Company	112.000.000.000	112.000.000.000
- Tin Nghia - A Chau Investment Joint - Stock Company	658.751.026.575	-
- Others	386.617.603.407	71.444.805.041
	1.281.988.629.982	312.954.805.041
b) Long-term		
- Others	-	-
	-	-

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8 . OTHER RECEIVABLES

	30/06/2025	01/01/2025
	VND	VND
a) Short-term		
- Prepayment receivables	45.532.746.715	48.185.371.197
- Deposits, collateral	616.183.458	652.766.985
- Land use fees – Long Khanh wedding restaurant project	21.354.806.257	21.354.806.257
- Long Khang Export Import Trading Service Company Limited	27.920.292.255	27.985.408.184
- Distributed dividends, profits	22.551.851.000	15.252.651.000
- Interest on deposits, loans	225.521.018.444	60.992.205.155
- Petro Vietnam Phuoc An Port Investment & Operation	1.033.200.000.000	-
- Other receivables	72.788.822.310	68.527.366.874
	1.449.485.720.439	242.950.575.652
b) Long-term		
- Deposits, collateral	302.506.231.713	1.676.099.498
- Advanced compensation	-	8.143.181.000
- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	-	1.033.200.000.000
	302.506.231.713	1.043.019.280.498

9 . ALLOWANCES FOR DOUBTFUL DEBTS

	30/06/2025	01/01/2025
	VND	VND
- Long Khang Export Import Trading Service Company Limited	(27.920.292.255)	(27.985.408.184)
- Hiep Quang Agro Joint Stock Company	(45.371.046.326)	(45.391.046.326)
- IP Viet Nam Trading Service Corporation	(6.713.936.294)	(8.733.877.276)
- Olympic Coffee Joint Stock Company	(170.782.270.035)	(149.414.019.090)
- Other customers	(47.304.602.971)	(48.246.256.035)
	(298.092.147.881)	(279.770.606.911)

10 . SHORTAGE OF ASSETS AWAITING RESOLUTION

	30/06/2025	01/01/2025
	VND	VND
Inventories	51.420.522	27.263.492
	51.420.522	27.263.492

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11 . INVENTORIES

	30/06/2025		01/01/2025	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
Goods in transit	-	-	-	-
Materials	35.781.171.546	-	36.315.339.596	-
Tools and equipments	2.403.764.074	-	2.359.696.394	-
Work-in-process	72.880.652.486	-	76.440.880.862	-
Finished goods	51.512.088.137	-	81.519.366.411	-
Merchandises	488.214.952.667	-	117.666.167.203	-
Goods sent for sale	1.127.361.787	-	3.795.134.452	-
Real estate	1.835.016.158	-	1.835.016.158	-
Provision for devaluation in inventc	-	(8.316.825.674)		(8.317.847.797)
	653.755.006.855	(8.316.825.674)	319.931.601.076	(8.317.847.797)

12a . LONG-TERM WORK-IN-PROCESS ASSETS

	30/06/2025		01/01/2025	
	Cost	Recoverable balance	Cost	Recoverable balance
	VND	VND	VND	VND
- Investment in Phu Thanh - Long Tan Residential Area Project	1.777.999.840.771	1.777.999.840.771	1.780.341.992.334	1.780.341.992.334
- Dong Dai Mountain Project	529.783.258.131	529.783.258.131	529.336.652.412	529.336.652.412
- Tan Van Ait (Centria Island) Project	(0)	(0)	2.259.453.494.775	2.259.453.494.775
- Riverside Project	920.761.879.664	920.761.879.664	923.834.839.664	923.834.839.664
	3.228.544.978.566	3.228.544.978.566	5.492.966.979.185	5.492.966.979.185

12b . CONSTRUCTION-IN-PROGRESS

	30/06/2025	01/01/2025
- Ong Keo Industrial Park	1.025.344.305.344	1.016.283.658.571
- Dat Do Project, Ba Ria - Vung Tau Province	847.283.362.085	819.651.742.968
- Tan Van Ait (Centria Island) Residential, Service, Tourism Project	-	599.173.521.148
- An Phuoc Industrial Park	1.081.640.270	2.169.836.652
- Tin Nghia Plaza Shopping Mall	-	921.089.226
- Dai Phuoc - Nhon Trach Ecotourism Area	45.641.987.216	45.631.163.916
- Hiep Hoa Resettlement Area	77.245.446.827	39.927.928.362
- Hiep Phuoc Shopping Mall	34.192.508.158	34.192.508.158
- Phu Huu General Port	44.129.573.211	44.181.306.511
- 18 hectares - Tam Phuoc Residential Area	43.082.803.690	43.082.803.690
- Construction of a petrol station	18.114.175.102	18.114.175.102
- Tam Phuoc Industrial Park	22.008.181.818	22.008.181.818
- Kios Project - Main Road Connecting Industrial Park	2.148.159.641	4.449.759.249

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- Cay Gao Quarry (Expansion)	12.914.289.806	12.914.289.806
- QH-D35 and QH-D6 Route Project	-	50.369.809.675
- Other constructions	134.408.675.008	87.347.882.326
	<u>2.307.595.108.176</u>	<u>2.840.419.657.178</u>

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13 . TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Other fixed assets	Perennial plantations	Total
	VND	VND	VND	VND	VND	VND	VND
Historical costs							
Beginning balance	766.946.000.304	177.268.424.809	102.746.590.793	19.785.509.239	12.906.235.196	30.107.547.385	1.109.760.307.726
- Acquisition during the year	-	804.559.630	-	1.153.854.546	1.053.003.312	-	3.011.417.488
- Completed construction-in-progress	5.272.659.055	419.693.704	-	-	-	-	5.692.352.759
- Capital contribution	-	-	-	-	-	-	-
- Exchange rate differences due to Financial Sta	(89.317.024)	(42.970.453)	(110.186.976)	-	-	(4.068.474.232)	(4.310.948.685)
- Capital received	-	-	-	-	-	-	-
- Increase due to more subsidiaries	-	-	-	-	-	-	-
- Liquidations, disposals	(26.625.459.081)	(2.674.716.310)	(10.552.476.255)	(178.294.552)	-	-	(40.030.946.198)
- Business consolidation	-	-	-	-	-	-	-
- Recategorization	-	-	-	-	-	-	-
- Other increases/decreases	-	(232.000.000)	(1.382.602.357)	(60.500.000)	(558.050.000)	-	(2.233.152.357)
Ending balance	745.503.883.254	175.542.991.380	90.701.325.205	20.700.569.233	13.401.188.508	26.039.073.153	1.071.889.030.733
Accumulated depreciation							
Beginning balance	422.712.612.982	144.509.123.441	74.676.862.771	13.748.553.239	4.437.108.218	23.951.288.226	684.035.548.877
- Depreciation during the year	12.103.448.400	4.068.143.925	3.318.221.461	835.812.884	297.258.553	613.519.825	21.236.405.048
- Exchange rate differences due to Financial Sta	(84.847.300)	(35.808.119)	(110.186.976)	-	-	(2.633.363.861)	(2.864.206.256)
- Capital received	-	-	-	-	-	-	-
- Increase due to more subsidiaries	-	-	-	-	-	-	-
- Liquidations, disposals	(21.343.615.558)	(2.453.922.924)	(10.086.194.901)	(113.357.881)	-	-	(33.997.091.264)
- Capital contribution	-	-	-	-	-	-	-
- Business consolidation	654.369.308	-	-	-	-	-	654.369.308
- Other increases/decreases	-	(150.875.000)	(879.435.213)	(60.500.000)	(360.065.000)	-	(1.450.875.213)
- Recategorization	-	-	-	-	-	-	-
Ending balance	414.041.967.832	145.936.661.323	66.919.267.142	14.410.508.242	4.374.301.771	21.931.444.190	667.614.150.500
Net book values							
Beginning balance	344.233.387.322	32.759.301.368	28.069.728.022	6.036.956.000	8.469.126.978	6.156.259.159	425.724.758.849
Ending balance	331.461.915.422	29.606.330.057	23.782.058.063	6.290.060.991	9.026.886.737	4.107.628.963	404.274.880.233

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14 . INTANGIBLE FIXED ASSETS

	Land use right	Water surface right	Accounting software	Other intangible fixed assets	Total
	VND	VND	VND	VND	VND
Historical cost					
Beginning balance	82.874.040.579	1.000.000.000	7.132.740.804	294.907.780	91.301.689.163
- Acquisition during the year	-	-	-	-	-
- Increase due to more subsidiaries	-	-	-	-	-
- Recategorization	-	-	-	-	-
- Liquidations, disposals	-	-	-	-	-
- Business consolidation	-	-	-	-	-
- Exchange rate differences due to Financial Statements conversion	(58.711.358)	-	-	-	(58.711.358)
- Other increases/decreases	-	-	-	-	-
Ending balance	82.815.329.221	1.000.000.000	7.132.740.804	294.907.780	91.242.977.805
Accumulated amortization					
Beginning balance	5.375.914.453	1.000.000.000	6.040.245.440	294.907.780	12.711.067.673
- Amortization during the year	111.459.708	-	121.026.289	-	232.485.997
- Increase due to more subsidiaries	-	-	-	-	-
- Exchange rate differences due to Financial Statements conversion	(14.773.448)	-	-	-	(14.773.448)
- Liquidations, disposals	-	-	-	-	-
- Business consolidation	-	-	-	-	-
- Recategorization	-	-	-	-	-
- Other increases/decreases	-	-	-	-	-
Ending balance	5.472.600.713	1.000.000.000	6.161.271.729	294.907.780	12.928.780.222
Net book values					
Beginning balance	77.498.126.126	-	1.092.495.364	-	78.590.621.490
Ending balance	77.342.728.508	-	971.469.075	-	78.314.197.583

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	Buildings and structures VND	Industrial park infrastructure VND	Others VND	Total VND
Historical cost				
Beginning balance	1.761.432.308.588	1.484.554.403.810	-	3.245.986.712.398
- Adjustments during the year	-	-	-	-
- Acquisition during the year	-	-	-	-
- Increase due to more subsidiaries	-	-	-	-
- Completed construction-in-progress	5.905.834.579	1.858.330.434	-	7.764.165.013
- Recategorization	-	-	-	-
- Business consolidation	-	-	-	-
- Liquidation/sale	(111.468.669.673)	-	-	(111.468.669.673)
- Other increases, decreases	-	-	-	-
Ending balance	1.655.869.473.494	1.486.412.734.244	-	3.142.282.207.738
Accumulated depreciation				
Beginning balance	512.595.411.197	675.186.933.198	-	1.187.782.344.395
- Adjustments during the year	-	-	-	-
- Depreciation during the year	24.418.950.602	49.445.784.643	-	73.864.735.245
- Business consolidation	(13.763.956.895)	-	-	(13.763.956.895)
- Increase due to more subsidiaries	-	-	-	-
- Liquidation/sale	(49.009.928.536)	-	-	(49.009.928.536)
- Capital received	-	-	-	-
- Other increases/decreases	-	-	-	-
Ending balance	474.240.476.368	724.632.717.841	-	1.198.873.194.209
Net book values				
Beginning balance	1.248.836.897.391	809.367.470.612	-	2.058.204.368.003
Ending balance	1.181.628.997.126	761.780.016.403	-	1.943.409.013.529

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	30/06/2025		01/01/2025	
	Value	Solvency balance	Value	Solvency balance
	VND	VND	VND	VND
Detailed trade receivables from customers with significant				
- Other customers	131.612.953.852	131.612.953.852	182.266.594.928	182.266.594.928
	131.612.953.852	131.612.953.852	182.266.594.928	182.266.594.928

17 . ADVANCES FROM CUSTOMERS

	30/06/2025	01/01/2025
	VND	VND
a) Short-term		
- Tuan Loc Commodities Company Limited	-	-
- Branch of Petrovietnam Power Corporation - Nhon Trach Petroleum Po	74.000.000.000	42.000.000.000
- Khai Hoan International Corporation	6.989.003.250	7.759.118.281
- Other customers	153.561.287.229	321.753.753.050
	234.550.290.479	371.512.871.331
b) Long-term		
- Branch of Petrovietnam Power Corporation - Nhon Trach Petroleum Po	80.000.000.000	80.000.000.000
- Other customers	172.487.200.195	172.487.200.195
	252.487.200.195	252.487.200.195

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18 . TAXES AND OTHER PAYABLES TO THE STATE

	Receivables at the beginning of the year	Payables at the beginning of the years	Payables during the years	Amount paid during the year	Receivables at the end of the year	Payables at the end of the year
	VND	VND	VND	VND	VND	VND
- Value-added tax (VAT)	796.730.441	9.225.353.063	116.862.741.475	56.470.493.483	15.239.236	69.775.540.551
- Special consumption tax	-	-	-	-	-	-
- Import - export tax	-	-	52.904.437	52.904.437	-	-
- Corporate income tax	8.223.211.217	57.852.781.293	236.592.857.187	63.721.214.072	6.055.653.732	227.294.164.927
- Personal income tax	7.449.816	1.498.614.231	8.108.606.103	9.239.072.675	74.611.740	382.556.572
- Natural resource consumption tax	30.643.350	322.560	1.585.920	1.656.480	30.643.350	252.000
- Land & housing tax, land rental charges	7.707.767.288	-	25.205.437.820	1.876.309.696	-	15.621.360.836
- Environment tax	-	-	3.000.000	3.000.000	-	-
- Other taxes	2.445.627.518	171.367.452	435.294.267	490.560.122	2.445.627.518	113.360.306
- Fees and other payables	-	-	-	-	-	-
- Other increases/decreases	-	-	-	-	-	-
	19.211.429.630	68.748.438.599	387.262.427.209	131.855.210.965	8.621.775.576	313.187.235.192

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19 . SHORT-TERM ACCRUED EXPENSES

	30/06/2025	01/01/2025
	VND	VND
- Loan and bond interest payable	51.215.557.671	94.350.465.925
- Accrued estimated expenses of industrial park infrastructure	100.056.017.227	89.134.413.236
- Accrued construction project expenses	22.210.440.315	22.210.440.315
- Other accrued expenses	17.022.420.257	24.216.931.497
	190.504.435.470	229.912.250.973

20 . LONG-TERM ACCRUED EXPENSES

	30/06/2025	01/01/2025
	VND	VND
- Accrued estimated cost of real estate already sold	590.744.908.414	590.744.908.414
	590.744.908.414	590.744.908.414

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21 .BORROWINGS AND FINANCIAL LEASE LIABILITIES

	01/01/2025		Quarter II		Accumulate		30/06/2025	
	Balance	Solvency balance	Increase	Decrease	Increase	Decrease	Ending balance	Ending solvency balance
	VND	VND	VND	VND	VND	VND	VND	VND
a) Short-term borrowings	3.614.891.829.277	3.614.891.829.277	2.343.575.062.160	3.664.855.456.617	5.514.039.160.899	6.654.046.346.698	3.118.185.501.830	3.118.185.501.830
<i>Short-term borrowings</i>	<i>3.394.792.191.060</i>	<i>3.394.792.191.060</i>	<i>2.262.143.271.978</i>	<i>3.582.779.747.526</i>	<i>5.408.878.870.717</i>	<i>6.527.893.556.517</i>	<i>2.919.078.363.612</i>	<i>2.919.078.363.612</i>
- Vietnam Bank for Agriculture and Rural Development (Agribank)	455.827.470.009	455.827.470.009	487.862.231.201	482.894.877.609	927.664.134.248	828.859.691.805	554.631.912.452	554.631.912.452
- Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)	410.685.662.255	410.685.662.255	323.329.520.818	303.779.249.261	1.158.412.911.872	1.106.046.110.058	463.052.464.069	463.052.464.069
- Vietnam International Commercial Joint Stock Bank (VIB)	12.838.000.000	12.838.000.000	-	-	-	12.838.000.000	-	-
- Bank SinoPac - Ho Chi Minh City Branch	250.660.732.800	250.660.732.800	90.313.883.225	270.660.732.800	139.971.315.811	320.660.732.800	69.971.315.811	69.971.315.811
- China Construction Bank	381.559.520.000	381.559.520.000	-	413.958.970.800	32.399.450.800	413.958.970.800	-	-
- Vietnam Prosperity Joint Stock Commercial Bank (VPBank)	281.733.108.100	281.733.108.100	88.595.480.000	149.192.061.133	386.821.624.988	443.370.045.033	225.184.688.055	225.184.688.055
- Joint Stock Commercial Bank For Foreign Trade Of Vietnam (Vietcombank)	133.948.347.595	133.948.347.595	411.790.240.000	419.401.050.000	771.358.390.000	805.710.897.595	99.595.840.000	99.595.840.000
- Joint Stock Commercial Bank for Investment and Development of Viet Nam (BIDV)	703.656.405.356	703.656.405.356	527.698.224.700	520.704.138.237	1.464.451.940.084	1.395.447.880.740	772.660.464.700	772.660.464.700
- Military Commercial Joint Stock Bank (MB Bank)	262.261.951.900	262.261.951.900	133.389.019.326	182.309.951.900	227.448.271.170	262.261.951.900	227.448.271.170	227.448.271.170
- Esun Bank	250.914.261.992	250.914.261.992	187.412.159.179	185.991.468.000	287.482.681.398	281.852.028.000	256.544.915.390	256.544.915.390
- Borrowings from other organizations and individuals	250.706.731.053	250.706.731.053	11.752.513.529	653.887.247.786	12.868.150.346	656.887.247.786	249.988.491.965	249.988.491.965

21 .BORROWINGS AND FINANCIAL LEASE LIABILITIES

	01/01/2025		Quarter II		Accumulate		30/06/2025	
	Balance	Solvency balance	Increase	Decrease	Increase	Decrease	Ending balance	Ending solvency balance
	VND	VND	VND	VND	VND	VND	VND	VND
- Ho Chi Minh City Development Joint Stock Commercial Bank (HDBank)	-	-	-	-	-	-	-	-
<i>Current portion of long-term bor</i>	<i>220.099.638.217</i>	<i>220.099.638.217</i>	<i>81.431.790.182</i>	<i>82.075.709.091</i>	<i>105.160.290.182</i>	<i>126.152.790.181</i>	<i>199.107.138.218</i>	<i>199.107.138.218</i>
- Vietnam Environment Protection Fund	790.000.000	790.000.000	-	-	-	790.000.000	-	-
- Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)	62.970.744.000	62.970.744.000	26.885.372.000	21.000.000.000	41.885.372.000	33.085.371.999	71.770.744.001	71.770.744.001
- Vietnam Prosperity Joint Stock Commercial Bank (VPBank)			-	-	-	-	-	-
- Joint Stock Commercial Bank for Investment and Development of Viet Nam (BIDV)	19.160.000.000	19.160.000.000	19.180.000.000	5.290.000.000	19.180.000.000	16.580.000.000	21.760.000.000	21.760.000.000
- Ho Chi Minh City Development Joint Stock Commercial Bank (HDBank) - Dong Nai Branch	46.044.227.853	46.044.227.853	-	-	-	-	46.044.227.853	46.044.227.853
- Prosperity and Growth Commercial Joint Stock Bank (PGBank)	64.738.000.000	64.738.000.000	27.412.000.000	52.058.500.000	36.140.500.000	68.243.000.000	32.635.500.000	32.635.500.000
- Esun Bank			-	-	-	-	-	-
- Borrowings from other organizations and individuals	11.487.830.000	11.487.830.000	500.000.000	-	500.000.000	-	11.987.830.000	11.987.830.000
- Vietnam Growth Investment Fund			-	-	-	-	-	-
- Orient Commercial Joint Stock Bank (OCB)			-	-	-	-	-	-
- Joint Stock Commercial Bank For Foreign Trade Of Vietnam (Vietcombank)	14.908.836.364	14.908.836.364	7.454.418.182	3.727.209.091	7.454.418.182	7.454.418.182	14.908.836.364	14.908.836.364
b) Long-term borrowings	2.601.232.870.614	2.601.232.870.614	1.627.000.000	1.795.381.504.431	348.407.409.825	1.819.110.004.431	1.130.530.276.008	1.130.530.276.008

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21 .BORROWINGS AND FINANCIAL LEASE LIABILITIES

	01/01/2025		Quarter II		Accumulate		30/06/2025	
	Balance	Solvency balance	Increase	Decrease	Increase	Decrease	Ending balance	Ending solvency balance
	VND	VND	VND	VND	VND	VND	VND	VND
Vietnam Environment Protection Fund			-	-	-	-	-	-
Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)	1.741.218.489.249	1.741.218.489.249	-	1.177.250.141.249	-	1.192.250.141.249	548.968.348.000	548.968.348.000
Prosperity and Growth Commercial Joint Stock Bank (PGBank)	55.609.000.000	55.609.000.000	-	27.412.000.000	299.000.000.000	36.140.500.000	318.468.500.000	318.468.500.000
Borrowings from other organizations and individuals	563.702.945.000	563.702.945.000	382.000.000	564.084.945.000	382.000.000	564.084.945.000	-	-
YKK VietNam Co., Ltd			-	-	-	-	-	-
Joint Stock Commercial Bank for Investment and Development of Viet Nam (BIDV)	143.795.000.000	143.795.000.000	1.245.000.000	19.180.000.000	49.025.409.825	19.180.000.000	173.640.409.825	173.640.409.825
Joint Stock Commercial Bank For Foreign Trade Of Vietnam (Vietcombank)	96.907.436.365	96.907.436.365	-	7.454.418.182	-	7.454.418.182	89.453.018.183	89.453.018.183
					-	-		
Total	6.216.124.699.891	6.216.124.699.891	2.345.202.062.160	5.460.236.961.048	5.862.446.570.724	8.473.156.351.129	4.248.715.777.838	4.248.715.777.838

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22 . OTHER ACCRUED EXPENSES

	<u>30/06/2025</u>	<u>01/01/2025</u>
	VND	VND
a) Short-term		
- Short-term deposits, collaterals received	213.415.056.288	220.351.435.343
- Interest payable	100.882.236.188	77.574.064.603
- Payables for industrial land rental deposits	68.903.155.416	99.032.852.467
- Dividends payable to shareholders	43.825.188.088	68.989.093.701
- Other payables	21.793.107.819	28.105.794.278
	<u>448.818.743.799</u>	<u>494.053.240.392</u>

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b) Long-term

- Long-term payables for land lease	12.445.518.174	12.445.518.174
- Interest payable	-	121.446.520.317
- Long-term deposits, collaterals received	93.908.904.176	87.628.981.294
- Payable to the Long Thanh District Compensation Council for compensation related to the Tam Phuoc Industrial Park Project	26.674.087.676	26.674.087.676
- Payable to Kim Oanh Real Estate Trading & Construction JSC	13.378.186.225	13.378.186.225
- Other payables	1.376.099.999	1.376.099.999
	147.782.796.250	262.949.393.685

23 . UNEARNED REVENUE

	30/06/2025	01/01/2025
	VND	VND
a) Short-term		
- Advance revenue from industrial park infrastructure rental	250.984.657.386	138.580.686.729
- Other unearned revenue	2.439.002.710	2.095.105.516
	253.423.660.096	140.675.792.245

b) Long-term

- Advance revenue from industrial park infrastructure rental	5.561.341.251.718	4.945.478.116.181
- Unrealized revenue from capital contribution in assets to associates	6.442.133.430	6.442.133.430
- Other unearned revenue	6.326.025.688	6.855.897.488
	5.574.109.410.836	4.958.776.147.099

24 . OWNER'S EQUITY**a) Details of owner's equity**

	Rate	Balance at the end	Rate	Balance at the
	%	VND	%	VND
Dong Nai Provincial Party	48,06	961.250.000.000	48,06	961.250.000.000
Saigon Investment Construction and Building Construction	24,96	499.139.390.000	24,96	499.139.390.000
Other shareholders	26,98	539.610.610.000	26,98	539.610.610.000
	100	2.000.000.000.000	100	2.000.000.000.000

b) Shares

	30/06/2025	01/01/2025
Number of shares registered to be issued	200.000.000	155.800.000
Number of shares sold to the public		
- Common shares	200.000.000	200.000.000
Number of outstanding shares		
- Common shares	200.000.000	200.000.000
Par value of outstanding shares: 10.000 VND/share.		

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24 . OWNER'S EQUITY (cont.)**c) Statement of fluctuations in owner's equity**

	Capital	Share premiums	Other sources of capital	Differences due to assets devaluation	Exchange rate differences	Investment and development fund	Other funds	Retained earnings	Non-controlling interest	Total
	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND
Beginning balance	2.000.000.000.000	5.634.952.321	83.029.718.628	(216.747.758.176)	(11.217.792.404)	174.005.490.476	1.058.573.962	288.645.871.647	1.892.382.822.581	4.216.791.879.035
Capital gain during the year										-
Profit during the year								534.162.462.770	69.842.429.903	604.004.892.673
Appropriation for funds			-			24.401.326.827	51.736.349	(24.453.063.176)	-	-
Dividends distributed								-	(22.772.927.100)	(22.772.927.100)
Exchange rate differences due to Financial Statements conversion					(2.171.069.722)			-	-	(2.171.069.722)
Purchases of treasury shares								-	-	-
Appropriation for bonus and welfare fund								(16.390.374.375)	(5.272.687.087)	(21.663.061.462)
Other increases/decreases				182.680.826.720		-	-	114.941.847.922	(266.458.114.692)	31.164.559.950
Business consolidation			-			-	-	-	-	-
Ending balance	<u>2.000.000.000.000</u>	<u>5.634.952.321</u>	<u>83.029.718.628</u>	<u>(34.066.931.456)</u>	<u>(13.388.862.126)</u>	<u>198.406.817.303</u>	<u>1.110.310.311</u>	<u>896.906.744.788</u>	<u>1.667.721.523.605</u>	<u>4.805.354.273.374</u>

TIN NGHIA CORPORATIONAddress: 96 Ha Huy Giap, Tran Bien Ward,
Dong Nai Province**Consolidated Financial Statements**For the accounting period from
January 01, 2025 to June 30, 2025**25 . REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES**

	Quarter II/2025	Quarter II/2024
	VND	VND
Revenue from sales of merchandises, finished goods	3.053.401.958.410	2.768.264.155.340
Revenue from sales of real estate	254.704.038.391	11.512.814.711
Revenue from sales of services provision	75.070.827.196	62.490.830.203
Revenue from sales of industrial park infrastructure	176.702.443.050	150.872.893.155
	3.559.879.267.047	2.993.140.693.409

26 . SALES DEDUCTIONS

	Quarter II/2025	Quarter II/2024
	VND	VND
- Trade discounts	785.205	2.793.797
- Sales discounts	1.412.429.291	43.814.883
- Sales returns	168.930.473	262.973.958
	1.582.144.969	309.582.638

27 . COST OF SALES

	Quarter II/2025	Quarter II/2024
	VND	VND
Cost of finished goods, merchandises sold	3.005.034.876.703	2.681.263.413.469
Cost of real estate	60.748.384.085	6.567.198.278
Cost of services provided	54.350.926.467	51.348.592.882
Cost of industrial park infrastructure	62.454.747.727	56.818.410.646
Allowance/(Reversal of allowance) for inventories	(85.000)	-
	3.182.588.849.982	2.795.997.615.275

28 . FINANCIAL INCOME

	Quarter II/2025	Quarter II/2024
	VND	VND
Interests on deposits, loans	47.506.506.932	10.040.667.333
Interests on deferred sales	41.871.042.987	8.497.453.412
Distributed dividends, profits	8.160.000.000	6.600.000.000
Exchange gain due to the revaluation of monetary items in foreign currencies	972.836.956	13.120.846.171
Exchange gain arising	4.134.280.152	12.733.979.970
Income from investment cooperation activities, share transfer.	62.161.841.096	61.822.158.904
Other financial income	-	5.473.258.148
	164.806.508.123	118.288.363.938

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Dong Nai Province**Consolidated Financial Statements**For the accounting period from
January 01, 2025 to June 30, 2025**29 . FINANCIAL EXPENSES**

	Quarter II/2025	Quarter II/2024
	VND	VND
Loan interest expenses	60.619.124.145	36.444.420.037
Provisions for devaluation of investments	1.809.613.778	(76.493.000)
Exchange loss arising	2.009.328.849	6.832.327.530
Exchange loss due to the revaluation of monetary items in foreign currencies	67.609.283	-
Other financial expenses	425.766.718	2.561.505.749
	64.931.442.773	45.761.760.316

30 . SELLING EXPENSES

	Quarter II/2025	Quarter II/2024
	VND	VND
Materials, tools	1.957.778.006	1.204.407.127
Staff costs	17.168.043.017	15.818.681.089
Depreciation/amortization of fixed assets	1.853.993.316	1.823.417.063
External services rendered	19.375.421.495	13.401.075.436
Other expenses	2.101.376.964	2.226.378.653
	42.456.612.798	34.473.959.368

31 . ADMINISTRATIVE EXPENSES

	Quarter II/2025	Quarter II/2024
	VND	VND
Materials, tools	1.312.462.808	1.147.475.258
Staff costs	25.611.390.133	24.916.761.946
Depreciation/Amortization of fixed assets	2.780.024.333	3.376.406.483
Allowance for doubtful debts	17.909.665.779	(4.221.103.770)
Taxes, fees	5.982.508.870	5.634.003.529
External services rendered	7.110.080.870	1.887.838.748
Other expenses	4.929.660.428	12.201.662.134
	65.635.793.221	44.943.044.328

32 . OTHER INCOME

	Quarter II/2025	Quarter II/2024
	VND	VND
Income from assets liquidation	256.425.877	-
Income from contract violations	36.000.000	-
Other income	1.228.584.706	3.108.671.281
	1.521.010.583	3.108.671.281

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33 . OTHER EXPENSES

	Quarter II/2025	Quarter II/2024
	VND	VND
Liquidation of assets	2.175.185.828	26.925.503
Remuneration for the Board of Directors and Board of Supervisors	399.666.665	674.333.332
Penalties for late tax payment and tax arrears	82.976.800	
Depreciation of fixed assets during periods of production suspension	773.676.154	1.359.149.836
Other expenses	2.227.787.418	19.317.867.360
	5.659.292.865	21.378.276.031

34 . CURRENT CORPORATE INCOME TAX EXPENSES

	Quarter II/2025	Quarter II/2024
	VND	VND
Corporate income tax expenses of the Parent Company	4.428.071.727	13.800.113.838
Corporate income tax expenses of the subsidiaries	108.369.330.049	27.848.513.430
Current Corporate income tax expenses	112.797.401.776	41.648.627.268

35 . SUBSEQUENT EVENTS

There were no significant events occurring after the financial year-end that require adjustment or disclosure in these Consolidated Financial Statements.

36 . TRANSACTIONS AND BALANCES WITH RELATED PARTIES

During the period, the Corporation engaged in the following transactions and maintained balances with related parties as of the financial year-end:

Transactions arising during the period

	Relationship	Quarter II/2025	Quarter II/2024
Revenue from sales of goods and provision of services			
- Thong Nhat Joint - Stock Company	Associates	845.084.601	649.919.644
- Tin Nghia Transport Joint Stock Company	Associates	1.237.914.161	1.669.935.195
- Dong Nai Valuation Corporation	Associates	43.022.854	48.731.468
- Nhon Trach New Industry City Company Limited	Associates	198.780.058	141.513.181
- Tin Nghia Project Management Joint-Stock	Associates	-	90.540.110
- Dongnai Inland Clearance Depot	Associates	262.789.644	314.315.877
- Olympic Coffee Joint Stock Company	Associates	127.757.030.751	55.800.505.678
- Nhon Trach 6A Investment Construction Industrial Zone Company Limited	Other related parties	80.062.633	157.894.774
- Tuan Loc Commodities Company Limited	Other related parties	598.009.732.549	19.899.208.528
- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	2.854.180.375	205.242.780
Purchases of equipment, merchandises, services			
- Tin Nghia Project Management Joint-Stock Company	Associates	1.209.081.049	625.374.078

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- Dong Nai Valuation Corporation	Associates	40.000.000	-
- Tin Nghia Transport Joint Stock Company	Associates	4.943.707.049	4.077.048.362
- Thong Nhat Joint - Stock Company	Associates	44.673.242	345.100.364
- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	622.420.296	-
- Tuan Loc Commodities Company Limited	Other related parties	76.812.240.000	-
Distributed profits, shares			
- Thong Nhat Joint - Stock Company	Associates	1.210.200.000	1.210.200.000
- Dongnai Inland Clearance Depot	Associates	3.548.740.000	3.548.740.000
- Tin Nghia Project Management Joint-Stock	Associates	-	58.689.500
Interest from lending capital			
- Nhon Trach New Industry City Company Limited	Associates	3.834.373.816	1.349.944.828
- Nhon Trach 6A Investment Construction Industrial Zone Company Limited	Other related parties	1.246.575.342	1.246.575.342
- Tuan Loc Commodities Company Limited	Other related parties	2.063.038.899	-
- Olympic Coffee Joint Stock Company	Associates	4.549.174.344	4.233.458.950
Interest on business cooperation			
- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	-	61.822.158.904
Interest on capital loans			
- Tuan Loc Commodities Company Limited	Other related parties	-	49.863.013
- Dongnai Inland Clearance Depot	Associates	12.864.658	15.008.768
Short-term loans			
- Nhon Trach New Industry City Company Limited	Associates	245.814.822.725	

Balances as of June 30, 2025

	Relationship	30/06/2025 VND	01/1/2025 VND
Short-term trade receivables			
- Thong Nhat Joint - Stock Company	Associates	70.010.304	16.104.410
- Dongnai Inland Clearance Depot	Associates	95.814.020	97.318.530
- Tin Nghia Transport Joint Stock Company	Associates	3.780.470	
- Olympic Coffee Joint Stock Company	Associates	135.488.355.545	135.823.489.187
- Nhon Trach 6A Investment Construction Industrial Zone Company Limited	Other related parties	28.661.437	31.383.620
- Tuan Loc Commodities Company Limited	Other related parties	193.350.315.818	7.136.859.456
- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	4.894.270.000	63.011.191.096
Short-term advances from customers			
- Olympic Coffee Joint Stock Company	Associates	12.253.890	1.817.170
Receivables for short-term loans			
- Olympic Coffee Joint Stock Company	Associates	112.000.000.000	112.000.000.000
- Nhon Trach New Industry City Company Limited	Associates	42.875.812.580	42.875.812.580
- Nhon Trach 6A Investment Construction Industrial Zone Company Limited	Other related parties	50.000.000.000	50.000.000.000

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Short-term prepayments to the suppliers

- Tin Nghia Project Management Joint-Stock Company	Associates	142.800.000	135.753.999
- Dong Nai Valuation Corporation	Associates	24.300.000	-
- Hiep Hoa Investment Development Company Limited	Other related parties	-	153.199.750.000

Other short-term receivables

- Olympic Coffee Joint Stock Company	Associates	84.045.678.169	75.030.451.565
- Thong Nhat Joint - Stock Company	Associates	-	4.840.800.000
- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	1.157.183.950.000	-
- Nhon Trach New Industry City Company Limited	Associates	4.069.045.854	2.993.251.466
- Tuan Loc Commodities Company Limited	Other related parties	2.063.038.899	-

Other long-term receivables

- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	300.000.000.000	-
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Receivables for short-term loans

- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	390.628.483	4.860.000
- Thong Nhat Joint - Stock Company	Associates	16.565.108	16.307.244
- Tin Nghia Project Management Joint-Stock Company	Associates	-	879.658.027
- S.T.S Lubricant Joint Stock Company	Associates	360.000.000	360.000.000
- Tin Nghia Transport Joint Stock Company	Associates	1.381.968.531	1.361.493.133

Other short-term receivables

- Dongnai Inland Clearance Depot	Associates	3.318.987.396	3.293.399.452
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Other long-term receivables

- Tuan Loc Commodities Company Limited	Other related parties	-	1.530.000.000
- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	-	60.000.000
- Nhon Trach 6A Investment Construction Industrial Zone Company Limited	Other related parties	40.000.000	40.000.000

Long-term loans

- Individuals	Other related parties	-	2.508.000.000
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Dong Nai, July 29, 2025

Preparer


Dương Thị Minh Hồng

Chief Accountant


Nguyễn Thị Thùy Vân

General Director




Trần Trung Tuấn