INTERIM
FINANCIAL STATEMENTS

THONG NHAT JOIN STOCK COMPANY

For the period from 01/01/2026 to 30/06/2026

(reviewed)

CHI NHÁ...
CÔNG TY ...
HÃNG KIỂ...
AA...
M.S.C.N:0100111105-...
THÀNH PHỐ...

Signature Not Verified

Ký bởi: CÔNG TY CỔ PHẦN THỐNG NHẤT

Ký ngày: 13/8/2026 09:32:54

CONTENTS

REPORT OF THE BOARD OF DIRECTORS

The Board of Management of Thong Nhat Join Stock Company ("the Company") presents its report and the Company's Interim Financial Statements for the period from 01/01/2026 to 30/06/2026.

THE COMPANY

Thong Nhat Joint Stock Company was established and operates under Investment Certificate No. 47221000042 dated 29 December 2006 issued by the Dong Nai Industrial Zones Authority, and the Enterprise Registration Certificate and Tax Registration Certificate joint stock company No. 3600667859 (former No. 4703000095), issued by the Finance Department of Dong Nai City on 24 February 2004 for the first time, 8th re-registered on 21 May 2026.

The Company's head office is located at: Lot A1, 2A Street, Trang Bom Ward, Dong Nai City, Vietnam.

BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISION

Members of Board of Directors, The Board of Management and Board of Supervision of the Company during the period and to the date of preparing these statements include:

Board of Directors:

Mr. Tran Trung Tuan	Chairman
Mr. Tran Thanh	Vice Chairman
Mr. Nguyen Hoang Dung	Member
Mr. Tran Nhan	Member
Mr. Huynh Nguyen Tuan Anh	Member

Board of Management:

Mr. Nguyen Hoang Dung	General Director
Mr. Tran Huu Trung	Vice General Director
Mr. Nguyen Huu Tri	General Accounting Director and Chief Accountant

Board of Supervision:

Mrs. Vo Thi Quynh Tien	Head of the Board of Supervision
Mr. Tang Tran Tan Khai	Member
Mr. Nguyen Chi Hieu	Member

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and until the preparation of these Interim Financial Statements is Mr. Tran Trung Tuan - Chairman of the Board of Directors.

Mr. Nguyen Hoang Dung - General Director, was authorized by Mr. Tran Trung Tuan to sign the Interim Financial Statements for the accounting period from 01/01/2026 to 30/06/2026 under the Power of Attorney No. 55/GUQ-HDQT dated 01/07/2024.

AUDITORS

The auditors of the AASC Auditing Firm Company Limited have taken the review of Interim Financial Statements for the Company.

STATEMENT OF BOARD OF MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM FINANCIAL STATEMENTS

We - Board of Directors are responsible for preparing the Interim Financial Statements which give a true and fair view of the financial position of the Company; its operating results and its cash flows for the for the period. In preparing those Interim Financial Statements, The Board of Directors is required to:

- Establish and maintain an internal control system which is determined necessary by the Board of Directors to ensure the preparation and presentation of the Interim Financial Statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Interim Financial Statements;
- Prepare and present the Interim Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the Interim Financial Statements;
- Prepare the Interim Financial Statements on going concern basis unless it is inappropriate to presume that the Company will continue in business.

We are responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at anytime and to ensure that the Interim Financial Statements comply with the current State's regulations. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

We confirm that the interim Financial Statements give a true and fair view of the financial as position at 30 June 2026, its operating results and cash flows for the 06-months accounting period then ended of Company in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the Interim Financial Statements.

Other commitments

We are committed to ensuring that our company has fully complied with all information disclosure obligations as required by current Vietnamese law.

On behalf of Board of Directors

CÔNG TY CỔ PHẦN THỐNG NHẤT

Nguyen Hoang Dung
Legal Representative
Approved, 10 August 2026

No. 100826.007/BCTC.HCM

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

To: Shareholders, the Board of Director and the Board of Management
Thong Nhat Join Stock Company

We have reviewed Interim Financial Statements of Thong Nhat Join Stock Company prepared on 10 August 2026, from page 05 to page 42 including: Interim Statement of Financial position as at 30 June 2026, Interim Statement of Income, Interim Statement of Cash Flows for the 06-months period then ended and Notes to the Interim Financial Statements.

The Board of Management's Responsibility

The Board of Management is responsible for the preparation and presentation of the Interim Financial Statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of Interim Financial Statements and for such internal control as the Board of Management determines is necessary to enable the preparation of Interim Financial Statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on these Interim Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410, Review of Interim Financial Information performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditors' Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Statements does not give a true and fair view, in all material respects, of the financial position of Thong Nhat Join Stock Company as at 30 June 2026, and of its financial performance and its cash flows for the 06-months accounting period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of Interim Financial Statements.

Branch of AASC Auditing Firm Company Limited

M.S.C.N:0100111105-006-C.T.T.N.H.H
CHI NHÁNH
CÔNG TY TNHH
HÃNG KIỂM TOÁN
AASC
THÀNH PHỐ HỒ CHÍ MINH

Tran Trung Hieu
Director
Certificate of registration for audit practising
No. 2202-2023-002-1
Ho Chi Minh City, 10 August 2026

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Code	ASSETS	Note	Ending balance VND	Beginning balance VND
100	**A. CURRENT ASSETS**		**310,791,437,800**	**335,581,270,352**
110	**I. Cash and cash equivalents**	**03**	**3,272,913,629**	**24,311,592,863**
111	1. Cash		3,272,913,629	1,767,527,795
112	2. Cash equivalents		-	22,544,065,068
120	**II. Short-term investments**	**04**	**233,042,650,684**	**222,678,900,549**
123	1. Short-term held-to-maturity investments		233,042,650,684	222,678,900,549
130	**III. Short-term receivables**		**4,611,459,258**	**2,746,799,202**
131	1. Short-term trade receivables	05	3,914,028,206	2,420,833,707
132	2. Short-term prepayments to suppliers	06	590,466,091	304,286,360
135	3. Other short-term receivables	07	106,964,961	21,679,135
140	**IV. Inventories**	**08**	**69,073,622,064**	**85,436,244,548**
141	1. Inventories		69,073,622,064	85,436,244,548
160	**V. Other short-term assets**		**790,792,165**	**407,733,190**
162	1. Deductible VAT		790,792,165	407,733,190
200	**B. NON-CURRENT ASSETS**		**413,050,919,815**	**389,527,600,029**
220	**I. Fixed assets**		**21,937,444,992**	**21,950,503,698**
221	1. Tangible fixed assets	09	21,887,552,614	21,894,990,496
222	- *Historical costs*		*71,554,675,363*	*70,064,860,548*
223	- *Accumulated depreciation*		*(49,667,122,749)*	*(48,169,870,052)*
227	2. Intangible fixed assets	10	49,892,378	55,513,202
228	- *Historical costs*		*56,208,250*	*56,208,250*
229	- *Accumulated amortization*		*(6,315,872)*	*(695,048)*
240	**II. Investment properties**	**11**	**117,346,300,491**	**99,917,298,180**
241	- Historical costs		235,728,930,398	213,369,641,417
242	- Accumulated depreciation		(118,382,629,907)	(113,452,343,237)
250	**III. Long-term assets in progress**		**149,983,450,783**	**142,129,105,289**
252	1. Construction in progress	12	149,983,450,783	142,129,105,289
270	**IV. Other long-term assets**		**123,783,723,549**	**125,530,692,862**
271	1. Long-term deferred expenses	13	123,473,952,406	125,215,843,503
272	2. Deferred income tax assets	28.a	309,771,143	314,849,359
280	**TOTAL ASSETS**		**723,842,357,615**	**725,108,870,381**

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

(continued)

Code	CAPITAL	Note	Ending balance VND	Beginning balance VND
300	**C. LIABILITIES**		**483,344,385,445**	**502,528,215,006**
310	**I. Current liabilities**		**51,321,617,380**	**62,840,105,510**
311	1. Short-term trade payables	14	6,119,396,993	4,155,061,479
312	2. Short-term prepayments from customers	15	5,064,237	14,426,107,013
313	3. Dividend and profit payables	16	1,317,949,683	17,735,179,683
314	4. Short-term taxes and other payables to State budget	17	3,880,231,575	8,119,911,116
315	5. Payables to employees		-	1,998,000,000
319	6. Short-term unearned revenue	18	38,047,497,887	15,291,068,044
320	7. Other short-term payables	19	1,483,874,995	992,805,663
323	8. Bonus and welfare fund		467,602,010	121,972,512
330	**II. Non-current liabilities**		**432,022,768,065**	**439,688,109,496**
337	1. Long-term unearned revenue	18	432,022,768,065	439,688,109,496
400	**D. OWNER'S EQUITY**	**20**	**240,497,972,170**	**222,580,655,375**
411	1. Contributed capital		82,000,000,000	82,000,000,000
411a	*Ordinary shares with voting rights*		*82,000,000,000*	*82,000,000,000*
418	2. Development and investment funds		110,814,386,633	109,023,157,135
420	3. Retained earnings		47,683,585,537	31,557,498,240
420a	*Retained earnings accumulated to previous year*		*23,875,039,244*	*12,132,908,287*
420b	*Retained earnings of the current period*		*23,808,546,293*	*19,424,589,953*
440	**TOTAL CAPITAL**		**723,842,357,615**	**725,108,870,381**

M.S.D.N: 3600667859 - C.T.C.P. CÔNG TY CỔ PHẦN THỐNG NHẤT - P. TRẢNG BOM - TP. ĐỒNG NAI

Phan Thi Thuy Dung	**Nguyen Huu Tri**	**Nguyen Hoang Dung**
Preparer	Chief Accountant	Legal Representative
		Approved, 10 August 2026

INTERIM STATEMENT OF INCOME

For the period from 01/01/2026 to 30/06/2026

Code	ITEMS	Note	Current period VND	Previous period VND
01	**1. Revenue from sales of goods and provision of services**	**22**	**61,596,870,098**	**59,422,955,638**
02	2. Revenue deductions		-	-
10	**3. Net revenue from sales of goods and provision of services**		**61,596,870,098**	**59,422,955,638**
11	**4. Cost of goods sold and provision of services**	**23**	**32,705,751,294**	**34,993,267,829**
20	**5. Gross profit from sales of goods and provision of services**		**28,891,118,804**	**24,429,687,809**
21	6. Gain/(loss) on liquidation or disposal of investment properties		-	-
22	7. Financial income	24	8,448,584,102	6,192,484,883
23	8. Financial expense		-	7,700,000
24	*In which: Interest expense*		-	-
25	9. Selling expenses		-	-
26	10. General administrative expenses	25	7,540,659,525	7,841,101,541
30	**11. Net profit from operating activities**		**29,799,043,381**	**22,773,371,151**
31	12. Other income	26	116,911,641	83,035,553
32	13. Other expenses		419,574	-
40	**14. Other profit**		**116,492,067**	**83,035,553**
50	**15. Total net profit before tax**		**29,915,535,448**	**22,856,406,704**
51	16. Current corporate income tax expense	27	6,101,910,939	4,843,139,109
52	17. Deferred corporate income tax expense	28.b	5,078,216	5,078,216
60	**18. Profit after corporate income tax**		**23,808,546,293**	**18,008,189,379**
70	**19. Basic earnings per share**	**29**	**2,903**	**2,196**

M.S.D.N: 3600667859 - C.T.Y
CÔNG TY
CỔ PHẦN
THỐNG NHẤT
P. TRẢNG BOM - TP. ĐỒNG NAI

Phan Thi Thuy Dung	**Nguyen Huu Tri**	**Nguyen Hoang Dung**
Preparer	Chief Accountant	Legal Representative
		Approved, 10 August 2026

INTERIM STATEMENT OF CASH FLOWS

For the period from 01/01/2026 to 30/06/2026

(Indirect method)

Code		ITEMS	Note	Current period VND	Previous period VND
	I.	**CASH FLOWS FROM OPERATING ACTIVITIES**			
01	***1.***	***Profit before tax***		***29,915,535,448***	***22,856,406,704***
	2.	***Adjustments for***			
02	-	Depreciation and amortization of fixed assets and investment properties		6,433,160,191	6,320,053,767
05	-	Gains / losses from investment activities		(8,448,584,102)	(6,192,484,883)
06	-	Interest expense		-	7,700,000
07	-	Other adjustments		-	(170,497,304)
08	***3.***	***Operating profit before changes in working capital***		***27,900,111,537***	***22,821,178,284***
09	-	Increase/decrease in receivables		(2,247,719,031)	10,516,961,744
10	-	Increase/decrease in inventories		4,772,146,270	-
11	-	Increase/decrease in payables (excluding interest payables, corporate income tax payable)		826,160,015	8,750,832,558
12	-	Increase or decrease in deferred expenses		2,200,167,397	1,407,963,531
14	-	Interest expenses paid		-	(7,700,000)
15	-	Corporate income tax paid		(10,040,300,013)	(1,784,440,764)
17	-	Other payments on operating activities		(1,445,600,000)	(3,600,900,000)
20		***Net cash flow from operating activities***		***21,964,966,175***	***38,103,895,353***
	II.	**CASH FLOWS FROM INVESTING ACTIVITIES**			
21	1.	Purchase or construction of fixed assets and other long-term assets		(20,571,249,376)	(1,109,991,469)
23	2.	Loans and purchase of debt instruments from other entities		(149,545,295,452)	(191,700,000,000)
24	3.	Collection of loans and resale of debt instrument of other entities		141,500,000,000	181,900,000,000
27	4.	Interest and dividend received		6,130,129,419	6,192,005,840
30		***Net cash flow from investing activities***		***(22,486,415,409)***	***(4,717,985,629)***
	III.	**CASH FLOWS FROM FINANCING ACTIVITIES**			
33	1.	Proceeds from borrowings		-	5,500,000,000
34	2.	Repayment of principal		-	(5,500,000,000)
36	3.	Dividends or profits paid to owners		(20,517,230,000)	(20,243,975,658)
40		***Net cash flow from financing activities***		***(20,517,230,000)***	***(20,243,975,658)***

INTERIM STATEMENT OF CASH FLOWS

For the period from 01/01/2026 to 30/06/2026

(Indirect method)

Code	ITEMS	Note	Current period VND	Previous period VND
50	**Net cash flows in the period**		**(21,038,679,234)**	**13,141,934,066**
60	**Cash and cash equivalents at the beginning of the period**		**24,311,592,863**	**10,096,333,730**
70	**Cash and cash equivalents at the end of the period**	**03**	**3,272,913,629**	**23,238,267,796**

CÔNG TY CỔ PHẦN THỐNG NHẤT
M.S.D.N: 3600667859 - C.T.C.P - P. TRẢNG BOM - TP. ĐỒNG NAI

Phan Thi Thuy Dung
Preparer

Nguyen Huu Tri
Chief Accountant

Nguyen Hoang Dung
Legal Representative
Approved, 10 August 2026

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the period from 01/01/2026 to 30/06/2026

1 . GENERAL INFORMATION OF THE COMPANY

1.1 . Forms of ownership

Thong Nhat Joint Stock Company was established and operates under Investment Certificate No. 47221000042 dated 29 December 2006 issued by the Dong Nai Industrial Zones Authority, and the Enterprise Registration Certificate and Tax Registration Certificate joint stock company No. 3600667859 (former No. 4703000095), issued by the Finance Department of Dong Nai City on 24 February 2004 for the first time, 8th re-registered on 21 May 2026.

The Company's head office is located at: Lot A1, 2A Street, Trang Bom Ward, Dong Nai City, Vietnam.

Company's Charter capital: VND 82,000,000,000, actual contributed capital as at 30/06/2026 is VND 82,000,000,000; equivalent to 8,200,000 shares, with the par value at VND 10,000 per share.

The number of employees of the Company as at 30 June 2026 is: 27 (as at 01 January 2026: 27).
The average number of employees during the period: 27.

1.2 . Business field

Industrial park infrastructure business.

1.3 . Business activities

Main business activities of the Company include:

- Investment, construction, and business operations of industrial park infrastructure;
- Trading in electricity and clean water supply;
- Wastewater treatment services;
- Investment, construction, and business operations of service center areas.

1.4 . Operations of the company in the fiscal year affecting the financial statements

During the first six months of 2026, total revenue from operating activities reached VND 61.60 billion, an increase of VND 2.17 billion, equivalent to 3.7%, compared to the same period of the previous year. Of which:

- Revenue from land and infrastructure leasing reached VND 41.99 billion, a decrease of VND 9.23 billion, equivalent to 18.0%, compared to the same period of the previous year. This fluctuation was mainly attributable to an unusual factor in the first 06-months of 2025, when the Company recognized additional revenue from retrospectively collected land lease fees in accordance with a decision issued by the competent State authority, whereas no similar retrospective collection arose during the current period.
- Revenue from the supply of clean water and wastewater treatment services amounted to VND 13.25 billion, an increase of VND 5.3 billion, equivalent to 66.6%, compared to the same period of the previous year. The increase was mainly attributable to the significant growth in clean water consumption and wastewater treatment volumes of customers operating within the industrial park compared to the same period.
- In addition, during the current period, the Company recognized an additional VND 6.05 billion in revenue from the handover and transfer of 14 social housing units.

Cost of goods sold and services rendered during the current period amounted to VND 32.7 billion, a decrease of VND 2.29 billion, equivalent to 6.54%, compared to the same period of the previous year. The decrease was mainly attributable to the following factors:

- Cost of land and infrastructure leasing amounted to VND 18.69 billion, a decrease of VND 9.91 billion, equivalent to 34.7%, compared to the same period of the previous year. This fluctuation was mainly attributable to an unusual factor in the first six months of 2025, when the Company recognized additional land lease fees retrospectively collected in accordance with a decision issued by the competent State authority, whereas no similar retrospective collection arose during the current period.

- Cost of clean water supply and wastewater treatment services amounted to VND 7.73 billion, an increase of VND 2.34 billion, equivalent to 43.32%,. The increase was mainly attributable to the significant growth in clean water consumption by customers operating within the industrial park compared to the same period.
- In addition, during the current period, the Company recognized an additional VND 4.92 billion in cost of sales arising from the handover and transfer of 14 social housing units.

The increase in revenue, together with the decrease in cost of goods sold, resulted in gross profit from sales and rendering of services during the current period increasing by VND 4.46 billion, equivalent to 18.26%, compared to the same period of the previous year.

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 . Accounting period and accounting currency

Annual accounting period commences from 1 January and ends as at 31 December.
The Company maintains its accounting records in Vietnam Dong (VND).

2.2 . Standards and Applicable Accounting Policies

Applicable Accounting Policies
The Company applies the Corporate Accounting Regime issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance.

Declaration of compliance with Accounting Standards and Accounting System
The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current Accounting Standards and Accounting System.

2.3 . Changes in accounting policies and notes

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC guiding the corporate accounting regime to replace Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance and Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance on amendments and supplements to a number of articles of Circular No. 200/2014/TT-BTC, effective for the fiscal year starting on or after 01 January 2026.

The Company has applied non-retrospectively the provisions of Circular No. 99/2025/TT-BTC from 01 January, 2026. The Circular also represents changes in the presentation of some items in the financial statements. Comparative figures are reclassified to match the presentation of the current period. Details of the reclassification of comparative figures are set out in Note 35 of this interim financial statement.

2.4 . Basis for preparation of Interim Financial Statements

Interim Financial Statements are presented based on historical cost principle.

2.5 . Accounting estimates

The preparation of Interim Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the Interim Financial Statements and the reported amounts of revenues and expenses during the accounting period.

The estimates and assumptions that have a material impact in the Interim Financial Statements include:
- Provision for doubtful debts;
- Provision for devaluation of inventories;

- Estimated allocation of deferred expenses;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- Estimated corporate income tax;

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company and that are assessed by Board of Management to be reasonable under the circumstances.

2.6 . Financial instruments

Initial recognition

Financial assets

Financial assets of the Company include cash, trade receivables and other receivables, lendings. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

Financial liabilities of the Company include loans, trade payables and other payables, accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expense directly related to the issuance of those liabilities.

Subsequent measurement after initial recognition

Financial assets and financial liabilities are not revalued according to fair value at the end of the accounting period because the prevailing statutory regulations require to present Financial Statements and Notes to financial instruments but do not provide any relevant instruction for assessment and recognition of fair value of financial assets and liabilities.

2.7 . Foreign currency transactions

The foreign currency transactions during the accounting period are translated into Vietnam Dong using the real exchange rate ruling at the transaction date.

All exchange differences arising from foreign currency transactions in the period and from revaluation of remaining foreign currency monetary items at the preparation of Interim Financial Statements are recorded immediately to operating results of the accounting period.

2.8 . Cash

Cash comprises cash on hand, demand deposits.

2.9 . Financial investments

Investments held to maturity comprise term deposits held to maturity to earn profits periodically and other held to maturity investments.

Provision for impairment of investments held to maturity is made at the end of the period shall be made based on their recoverability to determine the provision for doubtful receivables in accordance with applicable laws and regulations.

2.10 . Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables shall be classified into short-term receivables or long-term receivables on the Interim Financial Statements according to their remaining terms at the reporting date.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing or estimating the possible losses.

2.11 . Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

Net realizable value is estimated based on the selling price of the inventory minus the estimated costs for completing the products and the estimated costs needed for their consumption.

The cost of inventory is calculated using weighted average method.

Provision for devaluation of inventories made at the end of the period are the excess of original cost of inventory over their net realizable value.

2.12 . Fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Subsequent measurement after initial recognition

If these costs augment future economic benefits obtained from the use of tangible fixed assets beyond their initital standards conditions, they are capitalized as an increase in the historical cost. .

Other costs incurred after tangible fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the Interim Statement of Income in the year in which the costs are incurred.

Fixed assets are depreciated (amortized) using the straight-line method over their estimated useful life as follows:

- Buildings, structures	05 - 30	years
- Vehicles, transportation equipments	06 - 20	years
- Office equipments and furnitures	03 - 07	years
- Others	03 - 05	years

2.13 . Invesment properties

Investment properties are initially recognised at historical cost.

Investment properties held for capital appreciation prior to 01 January 2015 are depreciated on a straight-line basis similar to other fixed assets, but from 01 January 2015 are not depreciated.

Investment properties held for operating lease are recorded at cost, accumulated depreciation and carrying amount. Investment properties are depreciated using the straight-line method with expected useful life as follows:

- Industrial park infrastructure 10 - 30 years
- Other investment properties 36 years

An item of owner-occupied property or inventories only becomes an investment property when its use has changed, evidenced by commencement of stopping using that item and starting to operate leasing for the third party or completing the construction period. The investment property is transferred to owner-occupied property or inventories only where it undergoes a change in use, evidenced by commencement of starting using the assets by owner or development with a view to sale. The transferring from investment property to owner-occupied property or inventories will not change the original cost and carrying amount of asset as at the date of transfer.

2.14 . Construction in progress

Construction in progress comprises expenditures incurred for the development of infrastructure of the Service Center Area and the infrastructure of Bau Xeo Industrial Park. Expenditures incurred for the development of infrastructure of the Service Center Area will be transferred to completed real estate properties upon completion or transferred directly to cost of sales upon completion of the handover to purchasers.

2.15 . Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to Statement of Income on a straight-line basis over the period of the lease.

2.16 . Deferred expenses

The expenses incurred but related to operating results of several accounting periods are recorded as deferred expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term deffered expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of deffered expenses include:

- Tools and supplies include assets which are possessed by the Company in an ordinary course of business, with historical cost of each asset less than VND 30 million and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis no more than 02 years.
- Brokerage commission expenses are recognized at the actual amounts incurred and are amortized on a straight-line basis over the term of the land sublease contracts.
- Compensation costs and site leveling costs of the Industrial Park are recognized at the actual amounts incurred in accordance with the approved compensation plans and are amortized from the date of completion to the expiry date of the Industrial Park land lease term.
- Surveying and industrial park planning and design costs are recognized at the actual amounts incurred and are amortized over the remaining operating period of the Industrial Park.
- Other deferred expenses are recorded at their historical costs and allocated on the straight-line basis over their useful life from 02 to 03 years.

2.17 . Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. The payables shall be classified into short-term payables or long-term payables on the Interim Financial Statements according to their remaining terms at the reporting date.

2.18 . Dividend and profit payables

Dividends and profits payable (in cash, non-monetary assets) are recorded when the enterprise does not have the right to refuse the obligation to pay dividends and profits to shareholders and capital contributors of the company in accordance with relevant laws.

The recognition time is when the entity has no unconditional right to avoid the distribution of dividends: after the announcement of dividend payment from the Board of Directors and the announcement of the record date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

2.19 . Deferred revenue

Deferred revenue include prepayments from customers for one or many accounting periods relating to the lease of land and industrial park infrastructure.

Deferred revenues are transferred to Revenue from sales of goods and provision of services to the amount which is determined in accordance with each accounting period.

2.20 . Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profit appropriation or loss handling of the Company.

2.21 . Revenue

Revenue is recognized when it is probable that the economic benefits, which can be measured reliably, will flow to the Company. Revenue is determined at the fair value of amounts received or expect to get after deducting trade discounts, sales discounts, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

Revenue from provision of services
- The percentage of completion of the transaction at the Interim Statement of Financial position.

Revenue from real estate sales
Revenue from real estate sales is recognized when all of the following conditions are satisfied:
- The real estate property has been fully completed and handed over to the purchaser, and the Company has transferred to the purchaser the significant risks and rewards associated with ownership of the real estate property;
- The Company no longer retains managerial involvement to the degree usually associated with ownership of the real estate property nor effective control over the real estate property;
- The revenue can be measured reliably;
- It is probable that the economic benefits associated with the real estate sale transaction will flow to the Company; and
- The costs related to the real estate sale transaction can be measured reliably.

For subdivided land plots transferred to customers, the Company recognizes revenue from the sale of land plots when all of the following conditions are satisfied:

- The significant risks and rewards associated with the land use rights have been transferred to the purchaser;
- The revenue can be measured reliably;
- The costs related to the land plot sale transaction can be measured reliably; and
- The Company has received, or it is probable that the Company will receive, the economic benefits from the land plot sale transaction.

Revenue from the lease of developed land with infrastructure relates to Bau Xeo Industrial Park.

Financial income
Finance income arising from interest and other finance income is recognized when the two (2) conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The amount of the revenue can be measured reliably.

2.22 . Cost of goods sold and provision of services

Cost of goods sold and provision of services are cost of finished goods, merchandises, materials sold and services rendered during the period, recorded on the basis of matching with revenue and on a prudence basis. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, provision for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the period even when products and goods have not been determined as sold.

Cost of industrial park infrastructure leasing comprises all costs directly attributable to land development activities or costs that can be reasonably allocated to such activities, including:
- All land acquisition and land development costs;
- All construction and construction-related costs;
- Other mandatory costs and general expenses incurred in connection with land and infrastructure development activities.

The accrual of estimated costs for the provisional determination of real estate cost of sales, if any, shall comply with the following principles:
- Estimated costs are accrued only for cost items included in the approved budget that have actually been incurred but for which sufficient supporting documents or acceptance records for completed work are not yet available;

- Estimated costs are accrued only for the provisional determination of the cost of sales relating to real estate properties that have been completed, sold during the period, and satisfy the conditions for revenue recognition;
- The estimated costs accrued and the actual costs recognized in cost of sales shall correspond to the standard cost determined on the basis of the total estimated budgeted costs of the real estate properties sold (determined based on the relevant area).

2.23 . General and administrative expenses

General and administrative expenses reflect the actual costs incurred in the General administration of the Company.

2.24 . Corporate income tax

a) Deferred income tax assets
Deferred tax assets are determined based on the total deductible temporary differences and the carryforward value of unused tax losses and unused tax incentives.

Deferred tax assets are determined using the prevailing corporate income tax rates based on the tax rates and tax laws that are enacted or substantively enacted as at the end of the accounting period.

Deferred tax assets are recognized only to the extent that it is probable that taxable profit in future will be available against which the deductible temporary difference can be utilised. Deferred tax assets are recorded an decrease to the extent that it is not sure taxable economic benefits will be usable.

b) Current corporate income tax expenses and Deferred corporate income tax expenses

Current corporate income tax expense comprises the current corporate income tax calculated in accordance with the provisions of the Law on Corporate Income Tax. Specifically

Current corporate income tax expense is determined based on taxable income during period and current corporate income tax rate.

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

Current corporate income tax expenses and deferred corporate income tax expenses are not offset against each other.

c) Current corporate income tax rate

For the period from 01/01/2026 to 30/06/2026, the Company applies the corparate income tax rate:

Production and business activities	Tax rate
Social housing sales activities	10%
Other activities	20%

2.25 . Earnings per shares

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Company (after adjusting for Bonus and welfare fund and Bonus fund for Board of Management) by the weighted average number of ordinary shares outstanding during the period.

2.26 . Related parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel of the Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering the relationship of related parties to serve for the preparation and presentation of Interim Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

2.27 . Segment report

Due to the Company's principal activities are real estate business and industrial park infrastructure leasing in Vietnam, the Company does not prepare segment reports by business segment and geographical segment.

3 . CASH AND CASH EQUIVALENTS

	Ending balance	Beginning balance
	VND	VND
Cash on hand	18,724,933	4,516,741
Demand deposits	3,254,188,696	1,763,011,054
Cash equivalents	-	22,544,065,068
	3,272,913,629	**24,311,592,863**

Details of demand deposits as at 30/06/2026 are as follows:

Demand deposits

	Currency	Ending balance	Beginning balance
		VND	VND
Vietnam Bank for Agriculture and Rural Development - Trang Bom Branch	VND	770,661,864	384,432,306
Ho Chi Minh City Development Joint Stock Commercial Bank - Dong Nai Branch	VND	1,459,162,565	358,898,717
Orient Commercial Joint Stock Bank - Dong Nai Branch	VND	3,424,774	44,500,515
Joint Stock Commercial Bank for Foreign Trade of Vietnam - East Dong Nai Branch	VND	106,514,656	61,768,079
Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Nai Branch	VND	186,449,261	144,971,783
Joint Stock Commercial Bank for Investment and Development of Vietnam - Bien Hoa Branch	VND	510,139,885	420,350,914
Southeast Asia Commercial Joint Stock Bank - Dong Nai Branch	VND	5,315,697	5,500,292
Vietnam Thuong Tin Commercial Joint Stock Bank - Dong Nai Branch	VND	24,190,092	35,795,730
Vietnam Prosperity Joint Stock Commercial Bank - Dong Nai Branch	VND	18,409,134	47,556,855
Joint Stock Commercial Bank for Investment and Development of Vietnam - Dong Nai Branch	VND	1,551,327	1,879,618
Joint Stock Commercial Bank for Investment and Development of Vietnam - East Dong Nai Branch	VND	2,244,246	2,570,079
Ho Chi Minh City Development Joint Stock Commercial Bank - Trang Bom Branch	VND	1,136,209	1,267,616
Vietnam Joint Stock Commercial Bank for Industry and Trade - Bien Hoa Branch	VND	11,365,568	11,586,950
Vietnam Maritime Commercial Joint Stock Bank - Dong Nai Branch	VND	86,192,101	86,766,389
Joint Stock Commercial Bank for Investment and Development of Vietnam - Bien Hoa Branch	VND	65,676,513	155,165,211
Vikki Digital Bank - Tan Binh Branch	VND	1,754,804	-
		3,254,188,696	**1,763,011,054**

4 . FINANCIAL INVESTMENTS

Held to maturity investments

	Ending Balance			Beginning balance		
	Original cost	Recoverable value	Allowance	Original cost	Recoverable value	Allowance
	VND	VND	VND	VND	VND	VND
Short-term						
Term deposits	233,042,650,684	233,042,650,684	-	222,678,900,549	222,678,900,549	-
	233,042,650,684	**233,042,650,684**	-	**222,678,900,549**	**222,678,900,549**	-

Details of investments held to maturity as at 30/06/2026 are as follows:

Term deposits

	Currency	Term	Interest rate per annum	Ending balance	Beginning balance
				VND	VND
Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Nai Branch	**VND**	**6 months**	**6.5% - 8%**	**15,255,479,452**	**18,256,854,795**
- Principal balance				*15,000,000,000*	*18,000,000,000*
- Accrued interest balance				*255,479,452*	*256,854,795*
Ho Chi Minh City Development Joint Stock Commercial Bank - Dong Nai Branch	**VND**	**6 months**	**7.7% - 8.9%**	**60,995,373,836**	**67,000,220,274**
- Principal balance				*60,155,295,452*	*66,300,000,000*
- Accrued interest balance				*840,078,384*	*700,220,274*
Joint Stock Commercial Bank for Investment and Development of Vietnam - Bien Hoa Branch	**VND**	**6 months**	**6.0% - 7.1%**	**22,404,397,260**	**16,826,794,521**
- Principal balance				*21,890,000,000*	*16,500,000,000*
- Accrued interest balance				*514,397,260*	*326,794,521*
Orient Commercial Joint Stock Bank - Dong Nai Branch	**VND**	**6 months - 12 months**	**8%**	**22,760,986,301**	-
- Principal balance				*22,000,000,000*	-
- Accrued interest balance				*760,986,301*	-

Term deposits (Continued)	Currency	Term	Interest rate per annum	Ending balance	Beginning balance
				VND	VND
Vietnam Thuong Tin Commercial Joint Stock Bank - Dong Nai Branch	**VND**	**6 months**	**7.8% - 8.2%**	**14,948,500,822**	**30,341,152,876**
- Principal balance				*14,600,000,000*	*29,900,000,000*
- Accrued interest balance				*348,500,822*	*441,152,876*
Joint Stock Commercial Bank for Foreign Trade of Vietnam - East Dong Nai Branch	**VND**	**6 months**	**7.5%**	**2,020,547,945**	-
- Principal balance				*2,000,000,000*	-
- Accrued interest balance				*20,547,945*	-
Vietnam Prosperity Joint Stock Commercial Bank - Dong Nai Branch	**VND**	**6 months**	**8.1%**	**31,410,639,726**	**43,298,978,083**
- Principal balance				*30,500,000,000*	*41,900,000,000*
- Accrued interest balance				*910,639,726*	*1,398,978,083*
Southeast Asia Commercial Joint Stock Bank - Dong Nai Branch	**VND**	**12 months**	**6.5% - 6.6%**	**48,440,339,726**	**46,954,900,000**
- Principal balance				*45,800,000,000*	*45,800,000,000*
- Accrued interest balance				*2,640,339,726*	*1,154,900,000*
Vietnam Bank for Agriculture and Rural Development - North Dong Nai Branch	**VND**	**6 months**	**7.2%**	**4,110,465,753**	-
- Principal balance				*4,000,000,000*	-
- Accrued interest balance				*110,465,753*	-
Vikki Digital Bank	**VND**	**6 months**	**8.55% - 8.9%**	**8,694,550,000**	-
- Principal balance				*8,500,000,000*	-
- Accrued interest balance				*194,550,000*	-
Vietnam Bank for Social Policies - Trang Bom Transaction Office	**VND**	**12 months**	**5%**	**2,001,369,863**	-
- Principal balance				*2,000,000,000*	-
- Accrued interest balance				*1,369,863*	-
				233,042,650,684	**222,678,900,549**

5 . SHORT-TERM TRADE RECEIVABLES

	Ending balance		Beginning balance	
	Book Value	Allowance	Book Value	Allowance
	VND	VND	VND	VND
Related parties	**5,687,966**	-	**2,018,855**	-
Pelio Group Corporation	5,687,966	-	2,018,855	-
Other parties	**3,908,340,240**	-	**2,418,814,852**	-
Buwon Vina Co., Ltd.	200,800,504	-	60,744,980	-
Sao Viet JSC	1,086,750	-	1,388,625	-
Shing Mark Enterprise Co., Ltd	102,665,056	-	123,719,502	-
Vietnam Xingxun New Material Technology Co., Ltd.	234,193,777	-	231,999,431	-
C.P. Vietnam Corporation	219,652,641	-	186,770,678	-
Receivables from purchasers of workers' apartments	1,170,589,291	-	1,019,791,987	-
Others	1,979,352,221	-	794,399,649	-
	3,914,028,206	**-**	**2,420,833,707**	**-**

6 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

	Ending balance		Beginning balance	
	Book Value	Allowance	Book Value	Allowance
	VND	VND	VND	VND
Other parties				
Dong Nai Land Registration Office	-	-	153,786,360	-
Dong Tien Valuation JSC	108,000,000	-	108,000,000	-
Points Architecture Construction Co., Ltd.	411,111,111	-	-	-
Others	71,354,980	-	42,500,000	-
	590,466,091	**-**	**304,286,360**	**-**

7 . OTHER SHORT-TERM RECEIVABLES

	Ending balance		Beginning balance	
	Book Value	Allowance	Book Value	Allowance
	VND	VND	VND	VND
Advances	98,000,000	-	20,000,000	-
Deposits	8,964,961	-	1,679,135	-
	106,964,961	**-**	**21,679,135**	**-**

8 . INVENTORIES

	Ending balance		Beginning balance	
	Original cost	Allowance	Original cost	Allowance
	VND	VND	VND	VND
Real estate inventory (*)	69,073,622,064	-	85,436,244,548	-
	69,073,622,064	**-**	**85,436,244,548**	**-**

(*) Details of real estate inventory

	Ending balance	Beginning balance
	VND	VND
- Commercial and Service Stores	-	11,590,476,214
- Social Housing Apartments	36,446,879,488	41,219,025,758
- Kindergartens	32,626,742,576	32,626,742,576
	69,073,622,064	**85,436,244,548**

(*) During the period, the Company reclassified commercial and service stores from real estate inventory to investment property for leasing purposes. As at 30 June 2026, the Company's real estate inventory comprised the costs of 128 social housing apartments and one kindergarten with a total floor area of 7,398 m² under the Residential Development Project in the Service Center of Bau Xeo Industrial Park.

9 . TANGIBLE FIXED ASSETS

	Buildings, structures	Transportation equipment	Management equipment	Others	**Total**
	VND	VND	VND	VND	**VND**
Historical cost					
Beginning balance	48,742,985,538	13,054,764,453	2,879,122,964	5,387,987,593	70,064,860,548
- Purchase in the period	-	1,489,814,815	-	-	1,489,814,815
Ending balance	**48,742,985,538**	**14,544,579,268**	**2,879,122,964**	**5,387,987,593**	**71,554,675,363**
Accumulated depreciation					
Beginning balance	32,396,442,529	10,968,364,582	1,955,637,862	2,849,425,079	48,169,870,052
- Depreciation in the period	882,133,848	376,954,960	96,206,835	141,957,054	1,497,252,697
Ending balance	**33,278,576,377**	**11,345,319,542**	**2,051,844,697**	**2,991,382,133**	**49,667,122,749**
Carrying amount					
Beginning balance	16,346,543,009	2,086,399,871	923,485,102	2,538,562,514	21,894,990,496
Ending balance	**15,464,409,161**	**3,199,259,726**	**827,278,267**	**2,396,605,460**	**21,887,552,614**

- Cost of fully depreciated tangible fixed assets but still in use: VND 9,297,643,216.

10 . INTANGIBLE FIXED ASSETS

As at 30/06/2026, the intangible fixed asset, which is computer software, had a historical cost and accumulated amortization of VND 56,208,250 and VND 6,315,872, respectively. The amortisation expense of the intangible fixed asset incurred during the period was VND 5,620,824.

11 . INVESTMENT PROPERTIES

Investment properties for lease

	Industrial Park Infrastructure [1]	Other Investment Properties [2]	**Total**
	VND	VND	**VND**
Historical cost			
Beginning balance	201,991,952,295	11,377,689,122	213,369,641,417
- Completed construction investment	-	10,768,812,767	10,768,812,767
- Reclassification to investment property	-	11,590,476,214	11,590,476,214
Ending balance	**201,991,952,295**	**33,736,978,103**	**235,728,930,398**
Accumulated depreciation			
Beginning balance	112,599,016,554	853,326,683	113,452,343,237
- Depreciation in the period	4,540,591,691	389,694,979	4,930,286,670
Ending balance	**117,139,608,245**	**1,243,021,662**	**118,382,629,907**
Carrying amount			
Beginning balance	89,392,935,741	10,524,362,439	99,917,298,180
Ending balance	**84,852,344,050**	**32,493,956,441**	**117,346,300,491**

(1) Industrial park infrastructure at Bau Xeo Industrial Park, Trang Bom ward, Dong Nai City, is held for lease with a total area of 330.86 hectares under land sublease agreements with lease terms ranging from 36 years to 50 years *(Details of prepayments received for multi-year lease rentals as in Note No. 18)*.

(2) Other investment properties comprise commercial and service stores with a total usable area of 3,158.2 m^2.

In which:

- Cost of fully depreciated invesment properties but still in use for lease: VND 13,120,059,950;
- During the period, revenue generated from investment properties amounted to VND 41,986,738,879 (corresponding period of the previous year: VND 51,220,909,344).

The fair value of investment properties has not been formally assessed and determined as at 30 June 2026. However, based on the leasing performance and the market value of these properties, the Board of Directors believes that the fair value of the investment properties exceeds their carrying amount as at the end of the accounting period.

12 . LONG-TERM ASSETS IN PROGRESS

	Ending balance		Beginning balance	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Acquisitions	-	-	**1,489,814,815**	**1,489,814,815**
- Firefighting vehicle	-	-	1,489,814,815	1,489,814,815

12 . LONG-TERM ASSET IN PROGRESS (CONTINUED)

	Ending balance		Beginning balance	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Construction in Progress	**149,748,076,820**	**149,748,076,820**	**140,403,916,511**	**140,403,916,511**
- Bau Xeo Industrial Zone Service Center (*)	140,677,622,401	140,677,622,401	136,867,957,370	136,867,957,370
- Industrial Park Fence	3,299,595,505	3,299,595,505	3,299,595,505	3,299,595,505
- Internal Roads of the Industrial Park	5,654,495,278	5,654,495,278	120,000,000	120,000,000
- Others	116,363,636	116,363,636	116,363,636	116,363,636
Periodic repair and maintenance	**235,373,963**	**235,373,963**	**235,373,963**	**235,373,963**
	149,983,450,783	**149,983,450,783**	**142,129,105,289**	**142,129,105,289**

(*) The "Bau Xeo Industrial Park Service Centre" Project was initially granted Investment Certificate No. 47121000178 dated 17 December 2008 by the People's Committee of Dong Nai City and was subsequently amended pursuant to Official Letter No. 7580/UBND-KTN dated 2 July 2020, Decision No. 1921/QD-UBND dated 11/08/2023 approving the adjustment to the investment policy, and Decision No. 667/QD-UBND extending the project implementation period, with the following details:

- Construction location: Trang Bom Ward, Dong Nai City;
- Investment purpose: To develop a new residential area with a complete system of technical and social infrastructure and ancillary facilities in accordance with the approved planning, thereby creating housing to meet the needs of experts and employees working in the industrial park. Upon completion of the infrastructure construction, the transfer of land use rights was approved by the People's Committee of Dong Nai City under Decision No. 4575/QD-UBND dated 25 December 2018.
- Project owner: Thong Nhat Joint Stock Company;
- Construction area: approximately 385,398 m². Specifically:
  - + Residential land: 179,654.4 m², comprising: Land for terraced houses: 62,327 m², including 507 serviced land plots and 143 plots on which houses are required to be constructed; Land for villas: 13,011.4 m², including 35 serviced land plots and 23 plots on which houses are required to be constructed; Land for workers' apartment buildings: 20,450 m²; Land for apartment buildings (social housing): 34,994.2 m², to be transferred to the People's Committee of Trang Bom Ward for management and implementation; and Remaining land for apartment buildings: 48,871.8 m².
  - + Public service land (regional level): 39,692.2 m^2 (including: service center, restaurant and hotel, general clinic, cultural house, commercial and service facilities, post office and vocational training school);
  - + Public service land (residential area level): 12,369 m^2 (including: kindergarten and service center stores);
  - + Park and green land: 42,764.7 m^2;
  - + Transportation land: 110,917.7 m^2.
- Total investment capital: VND 842,482,345,748;
- Investment contents:
  - + Construction of residential technical infrastructure, including: site leveling, road system, parks and green areas, stormwater drainage system, water supply and fire protection system, wastewater drainage system, power supply and lighting system, and telecommunication system;
  - + Construction of completed works, including: kindergarten, commercial and service stores, townhouses, villas and workers' apartment building (Land Plot NC2);
  - + Other costs.

- Planned project implementation period: from 2013 to December 2028;
- Actual project status accumulated up to 30 June 2026:
  + The following items have been completed and handed over:
  + Partial site levelling; internal road systems; landscaping; stormwater drainage systems; water supply and fire prevention and firefighting systems; wastewater drainage systems; power supply and lighting systems; and telecommunications systems;

    Terraced houses, villas, and Blocks CC5 and CC6 of the workers' apartment complex on Plot NC2;

    A kindergarten (C8), two commercial and service facilities (C10 and C11), and a community cultural centre (C2);
  + The closing balance of construction in progress includes construction costs for Block CC4 of the workers' apartment complex on Plot NC2; land use fees; shared technical infrastructure costs of the Service Centre Residential Development Project; compensation costs pending allocation; and initial investment preparation costs for apartment buildings CC1B and CC2.
- The Company had transferred and recognized revenue in previous years from 55,866.3 m2 of residential land lots and townhouses (equivalent to 542 land lots and townhouses); 19,473.8 m2 of land requiring house construction (equivalent to 143 townhouses and 23 villas); and 2,244.1 m2 of social housing (equivalent to 63 apartments). During the period, the Company transferred and recognized revenue from 633.4 m², equivalent to 14 social housing apartments *(Detailed as in Note No. 22)*.

13 . LONG-TERM DEFERRED EXPENSES

	Ending balance	Beginning balance
	VND	VND
Compensation expense of Bau Xeo industrial park (*)	109,060,277,219	110,743,534,457
Surveying and design expenses	1,370,576,212	1,382,127,859
Dispatched tools and supplied	29,785,713	43,795,833
Site leveling expense of the industrial park	8,502,185,652	8,641,565,742
Brokerage commission expense	1,545,098,824	1,572,034,462
Fixed asset repair expense	1,882,374,822	1,639,092,038
Others	1,083,653,964	1,193,693,112
	123,473,952,406	**125,215,843,503**

(*) Compensation expense of Bau Xeo Industrial Park are allocated to the land area for which land lease agreements and Land Allocation Decisions (Compensation Plans - Phases 1, 2, 3, 4) have been obtained, incurred from the commencement of the project through 2016 (of which the compensation costs to be offset against land rental payable to the State amount to VND 33.36 billion in accordance with Official Letter No. 5422/STC-QLG&CS dated 29/09/2020 issued by the Finance Department of Dong Nai province). The allocated expense represent the remaining compensation costs to be allocated from the completion date until the expiry of the land lease term of the Industrial Park.

14 . SHORT-TERM TRADE PAYABLES

	Ending balance	Beginning balance
	VND	VND
Related parties	**358,515,182**	**15,148,450**
Tin Nghia Petrol JSC	13,381,380	15,148,450
Tin Nghia Professional Security Services Corporation	183,541,085	-
Nhon Trach Green Trees Corporation	96,792,717	-
Dinh Quang Construction Investment JSC	64,800,000	-
Other parties	**5,760,881,811**	**4,139,913,029**
Nguyen Hoang Co., Ltd.	2,636,500,723	2,773,805,026
Dong Nai Water JSC	1,044,765,430	-
Huy Thuan Phat Trading Construction Co., Ltd.	299,595,314	872,290,703
Tan Hoa An Co., Ltd.	1,499,100,384	-
Others	280,919,960	493,817,300
	6,119,396,993	**4,155,061,479**

15 . SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	Ending balance	Beginning balance
	VND	VND
Related parties	**-**	**145,885,350**
Pelio Group Corporation	-	145,885,350
Other parties	**5,064,237**	**14,280,221,663**
San Lim Furniture Co., Ltd.	-	289,939,643
Pousung Vietnam Co., Ltd.	-	6,191,536,876
Shing Mark Enterprise Co., Ltd	-	3,818,449,102
Customers purchasing workers' apartments	-	3,290,953,034
Others	5,064,237	689,343,008
	5,064,237	**14,426,107,013**

16 . DIVIDENDS AND PROFITS PAYABLE

	Ending balance	Beginning balance
	VND	VND
Dividends and profits payable	1,317,949,683	17,735,179,683
	1,317,949,683	**17,735,179,683**

- Payment due date for dividends or profits to be paid in cash/ non-cash items to shareholders or owners: 06 months

- Dividends and profits committed to be paid but overdue: VND 1,119,042,183.

17 . TAXES AND OTHER PAYABLES TO THE STATE BUDGET

	Tax receivable at the beginning of the period	Tax payable at the beginning of the period	Tax payable in the period	Tax paid in the period	Tax receivable at the end of the period	Tax payable at the end of the period
	VND	VND	VND	VND	VND	VND
Value added tax	-	-	3,284,686,212	3,284,686,212	-	-
Corporate income tax	-	7,795,448,549	6,101,910,939	10,040,300,013	-	3,857,059,475
Personal income tax	-	324,462,567	304,953,080	606,243,547	-	23,172,100
Land tax and land rental	-	-	10,327,904,126	10,327,904,126	-	-
Environmental protection tax	-	-	13,893,681	13,893,681	-	-
	-	**8,119,911,116**	**20,033,348,038**	**24,273,027,579**	-	**3,880,231,575**

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the Interim Financial Statements could be changed at a later date upon final determination by the tax authorities.

18 . UNEARNED REVENUE

		Ending balance	Beginning balance
		VND	VND
a)	**Short-term**		
	Unearned revenue from infrastructure leasing (*)	31,298,626,719	15,277,376,564
	Unearned revenue from land leasing	6,748,871,168	13,691,480
		38,047,497,887	**15,291,068,044**
b)	**Long-term**		
	Unearned revenue from infrastructure leasing (*)	431,836,560,942	439,492,987,620
	Unearned revenue from land leasing	186,207,123	195,121,876
		432,022,768,065	**439,688,109,496**

(*) This represents prepayments arising from infrastructure leasing contracts at Bau Xeo Industrial Park with lease terms up to 50 years.

19 . OTHER SHORT-TERM PAYABLES

	Ending balance	Beginning balance
	VND	VND
Short-term deposits, collateral received	682,038,232	495,000,000
Remuneration payable to the Board of Directors, the Board of Supervision and the Secretary to the Board of Directors	341,333,336	-
Maintenance fund payable	455,705,544	395,678,026
Others	4,797,883	102,127,637
	1,483,874,995	**992,805,663**
In which: Other payables to related parties		
Mr. Tran Trung Tuan	50,000,000	-
Mr. Tran Thanh	40,666,667	-
Mr. Tran Nhan	40,666,667	-
Mr. Huynh Nguyen Tuan Anh	43,333,334	-
Mr. Nguyen Hoang Dung	43,333,334	-
Mrs. Vo Thi Quynh Tien	34,666,667	-
Mr. Tang Tran Tuan Khai	30,000,000	-
Mr. Nguyen Chi Hieu	28,666,667	-
	311,333,336	**-**

20 . OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Development and investment funds	Retained earnings	Total
	VND	VND	VND	**VND**
Beginning balance of previous period	**82,000,000,000**	**106,605,460,130**	**21,831,646,498**	**210,437,106,628**
Profit of the previous period	-	-	18,008,189,379	18,008,189,379
Development and investment funds appropriation	-	2,417,697,005	(2,417,697,005)	-
Bonus and welfare fund appropriation	-	-	(2,863,679,060)	(2,863,679,060)
Paid dividends	-	-	(4,100,000,000)	(4,100,000,000)
Bonus Fund for the BOD, the Board of Supervisors and Executive Board	-	-	(317,362,146)	(317,362,146)
Ending balance of previous period	**82,000,000,000**	**109,023,157,135**	**30,141,097,666**	**221,164,254,801**
Beginning balance of current period	**82,000,000,000**	**109,023,157,135**	**31,557,498,240**	**222,580,655,375**
Profit of the current period	-	-	23,808,546,293	23,808,546,293
Development and investment funds appropriation (*)	-	1,791,229,498	(1,791,229,498)	-
Bonus and welfare fund appropriation (*)	-	-	(716,491,799)	(716,491,799)
Bonus Fund for the BOD, the Board of Supervisors and Executive Board (*)	-	-	(1,074,737,699)	(1,074,737,699)
Paid dividends (*)	-	-	(4,100,000,000)	(4,100,000,000)
Ending balance of current period	**82,000,000,000**	**110,814,386,633**	**47,683,585,537**	**240,497,972,170**

(*) Pursuant to the Resolution of the General Meeting of Shareholders No. 01/NQ-DHDCD dated 20 March 2026, the Company approved the appropriation of profit for the year 2025 as follows:

	Rate	Amount
	(%)	VND
- Profit after tax	100.00	35,824,589,953
- Investment and development fund appropriation	5.00	1,791,229,498
- Bonus and welfare fund appropriation	2.00	716,491,799
- Bonus Fund for the Board of Directors, the Board of Supervisors and the Executive Board	3.00	1,074,737,699
- Paid dividends	57.22	20,500,000,000
In which:		
+ *Interim dividends distributed in 2025 (20% of charter capital)*		*16,400,000,000*
+ *Additional dividends distributed in current period (5% of charter capital)*		*4,100,000,000*
Retained Earnings	32.78	11,742,130,957

b) **Details of owners' contributed capital**

	Rate	Ending balance	Rate	Beginning balance
	(%)	VND	(%)	VND
- Dong Nai Rubber Corporation	36.07	29,577,600,000	36.07	29,577,600,000
- Tin Nghia Corporation	29.52	24,204,000,000	29.52	24,204,000,000
- America LLC	16.69	13,688,000,000	16.69	13,688,000,000
- Mr. Quach Trong Nguyen	6.47	5,304,800,000	6.47	5,304,800,000
- Other Shareholders	11.25	9,225,600,000	11.25	9,225,600,000
	100	**82,000,000,000**	**100**	**82,000,000,000**

c) **Capital transactions with owners and distribution of dividends and profits**

	Current period	Previous period
	VND	VND
Owners' contributed capital		
- *At the beginning of the period*	*82,000,000,000*	*82,000,000,000*
- *At the end of the period*	*82,000,000,000*	*82,000,000,000*
Dividend, profit		
- *Dividend, profit payable at the beginning of the period*	*17,735,179,683*	*17,499,155,341*
- *Dividend, profit payable in the period*	*4,100,000,000*	*4,100,000,000*
+ From the previous period profit	4,100,000,000	4,100,000,000
- *Dividend, profit paid in cash during the period*	*(20,517,230,000)*	*(20,243,975,658)*
+ From the previous period profit	(20,517,230,000)	(20,243,975,658)
- *Dividend, profit payable at the end of the period*	***1,317,949,683***	***1,355,179,683***

d) **Share**

	Ending balance	Beginning balance
Quantity of Authorized issuing shares	8,200,000	8,200,000
Quantity of issued shares	8,200,000	8,200,000
- *Common shares*	*8,200,000*	*8,200,000*
Quantity of circulation shares	8,200,000	8,200,000
- *Common shares*	*8,200,000*	*8,200,000*

Par value per share: VND 10,000

e) **Company's reserves**

	Ending balance	Beginning balance
	VND	VND
Development and investment funds	110,814,386,633	109,023,157,135
	110,814,386,633	**109,023,157,135**

21 . OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

a) **Operating leased assets**

The Company entered into land lease agreements for land located in Bau Xeo Industrial Park, Trang Bom Ward, Dong Nai City, for industrial park development and infrastructure purposes, with lease terms from 2005 to 2056. The total leased land area is 4,058,736.9 m². Under these agreements, the Company is required to pay annual land rentals until the expiry dates of the respective agreements in accordance with prevailing State regulations. Of which:

+ For the leased land area of 22,457.0 m^2 under Land Lease Contract No. 45/HDTD dated 19/07/2010, the land is used for the construction of common infrastructure facilities within Bau Xeo Industrial Park and is therefore exempt from land rental;
+ For the leased land area of 670,310.3 m^2 under Land Lease Contract No. 44/HDTD dated 19/07/2010, the Tax Department has confirmed that the Company's land rental obligations have been fulfilled through 2048;
+ For the leased land area of 14,503 m^2 under Land Lease Contract No. 04/HDTD dated 15/01/2025 and Land Lease Contract No. 20/HDTD dated 29/03/2017, the Company is exempt from land rental until 2025 pursuant to Decision No. 46/QD-CT dated 24/04/2015 and Decision No. 379/QD-CT dated 01/04/2019. In addition, the Company has been confirmed to have fulfilled its land rental obligations for the entire lease term of the Contracts;
+ For the leased land area of 34,355.6 m^2 under Land Lease Agreement No. 14/HDTD dated 09/03/2020, the Company is exempt from land rental until 2030 pursuant to Decision No. 2527/QD-CT dated 31/12/2020;
+ For the leased land area of 257,243.0 m^2 under Land Lease Contract No. 20/HDTD dated 29/03/2017, the Company is exempt from land rental until 2025 pursuant to Decision No. 1510/QD-CT dated 05/09/2017. In addition, the Company has been confirmed to have fulfilled its land rental obligations for the entire lease term of the Contract;
+ For the leased land area of 3,059,868.0 m^2 under Land Lease Contract No. 59/HDTD dated 17/07/2008, the Company is required to pay annual land rental until the expiry of the lease term.

b) **Foreign currencies**

	Ending balance	Beginning balance
US Dollar (USD)	-	90.30

c) **Doubtful debts written off**

	Ending balance	Beginning balance
	VND	VND
- Shing Mark Enterprise Co., Ltd	6,150,668	6,150,668
- KL Texwell Vina Co., Ltd.	66,529,068	66,529,068
- An Thien Ly Co., Ltd.	43,121,254	43,121,254
	115,800,990	**115,800,990**

22 . TOTAL REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES

	Current period	Previous period
	VND	VND
Revenue from land and infrastructure leasing	41,986,738,879	51,220,909,344
Revenue from clean water supply	5,907,550,000	4,035,948,000
Revenue from wastewater treatment	7,347,210,178	3,921,322,232
Revenue from sales of houses and dand lots in the Service Center project (*)	6,045,894,314	-
Other Revenue	309,476,727	244,776,062
	61,596,870,098	**59,422,955,638**
In which: Revenue from related parties	**1,085,643,773**	**1,038,785,717**

(Detailed as in Note No. 34)

(*) This represents revenue from the sale of houses, serviced land plots and social housing units under the Bau Xeo Industrial Park Service Centre Project. The total area transferred during the period was 633.4 m². *(Detailed as in Note 12.)*

23 . COST OF GOODS SOLD

	Current period	Previous period
	VND	VND
Cost of land and infrastructure leasing	18,689,353,751	28,602,534,994
Cost of clean water supply	5,383,567,589	3,339,577,654
Cost of wastewater treatment	2,345,384,857	2,053,359,330
Cost of sales of houses and land lots in the Service Center project	4,922,844,436	76,057,247
Cost of Other services rendered	1,364,600,661	921,738,604
	32,705,751,294	**34,993,267,829**
In which: Purchase from related parties	**1,410,740,047**	**1,284,378,599**

(Detailed as in Note No. 34)

24 . FINANCIAL INCOME

	Current period	Previous period
	VND	VND
Interest from deposits	8,448,584,102	6,192,484,883
	8,448,584,102	**6,192,484,883**

25 . GENERAL AND ADMINISTRATIVE EXPENSES

	Current period	Previous period
	VND	VND
Raw materials	196,846,440	153,608,582
Labor expenses	4,516,585,183	5,140,573,546
Depreciation expenses	383,256,916	331,007,226
Tax, Charge, Fee	1,575,000	27,431,988
Expenses of outsourcing services	930,915,837	977,828,959
Other expenses in cash	1,511,480,149	1,210,651,240
	7,540,659,525	**7,841,101,541**
In which: Expenses purchased from related parties	**252,982,259**	**188,017,481**

(Detailed as in Note No. 34)

26 . OTHER INCOME

	Current period	Previous period
	VND	VND
Late payment interest	116,911,641	83,035,553
	116,911,641	**83,035,553**

27 . CURRENT CORPORATE INCOME TAX EXPENSES

	Current period	Previous period
	VND	VND
Corporate income tax from main business activitves		
Total profit before tax	29,456,742,699	23,641,296,349
Increases	823,419,353	1,382,501,141
- *Ineligible expenses*	*227,419,349*	*786,501,137*
- *Remuneration for non-executive members of the Board of Directors and the Board of Supervisors*	*596,000,004*	*596,000,004*
Decreases	(25,391,076)	(25,391,076)
- *Unearned revenue subject to tax paid in previous years*	*(25,391,076)*	*(25,391,076)*
Taxable income	30,254,770,976	24,215,695,543
- *Income subject to 20% tax rate*	30,254,770,976	24,998,406,414
- *Offsetting losses from real estate business activities*	-	(782,710,871)
Current corporate income tax expense (Tax rate 20%)	**6,050,954,196**	**4,843,139,109**
CIT payable at the beginning of the year	7,795,448,549	1,784,440,764
CIT paid in the period	(10,007,390,482)	(1,784,440,764)
CIT payable at the end of the period of main activities	**3,839,012,263**	**4,843,139,109**
Corporate income tax from real estate business		
Total profit before tax from real estate business	458,792,749	(784,889,645)
Increases	50,774,679	784,889,645
- *Ineligible expenses*	*50,774,679*	*2,178,774*
- *Offsetting profit from main business activities*	-	*782,710,871*
Taxable income	509,567,428	-
Current corporate income tax expense (Tax rate 20%)	**50,956,743**	**-**
Temporary paid due to advance payments of real estate business	(32,909,531)	-
Tax payable at the beginning of the year of real estate business	-	-
Tax paid in the period of real estate business	-	-
Closing period income tax payable of real estate business	**18,047,212**	**-**
Total current corporate income tax expense	6,101,910,939	4,843,139,109
Total CIT payable at the end of the period	**3,857,059,475**	**4,843,139,109**

28 . DEFERRED CORPORATE INCOME TAX

a) Deferred income tax assets

	Current period	Previous period
	VND	VND
Corporate income tax rate used to determine the value of deferred income tax assets	20%	20%
Deferred income tax assets related to deductible temporary differences	309,771,143	314,849,359
Deferred income tax assets	**309,771,143**	**314,849,359**

b) Deferred income tax expenses

	Current period	Previous period
	VND	VND
Deferred tax expense arising from the reversal of deferred tax assets	5,078,216	5,078,216
	5,078,216	**5,078,216**

29 . BASIC EARNINGS PER SHARE

The calculation of basic earnings per share attributable to ordinary shareholders of the Company is based on the following data:

	Current period	Previous period
	VND	VND
Profit after tax	23,808,546,293	18,008,189,379
Profit distributed to common shares	23,808,546,293	18,008,189,379
Average number of outstanding common shares in circulation in the period	8,200,000	8,200,000
Basic earnings per share	**2,903**	**2,196**

The Company has not planned to make any distribution to Bonus and welfare fund, Bonus fund for Executive Board from the net profit after tax at the date of preparing Interim Financial Statements.

As at 30 June 2026, the Company does not have shares with dilutive potential for earnings per share.

30 . BUSINESS AND PRODUCTIONS COST BY ITEMS

	Current period	Previous period
	VND	VND
Raw materials	466,955,940	405,750,582
Labour expenses	5,338,032,720	5,876,043,159
Depreciation and amortisation	6,433,160,191	6,320,053,767
Expenses of outsourcing services	8,180,876,748	8,002,315,434
Other expenses in cash	19,827,385,220	22,230,206,428
	40,246,410,819	**42,834,369,370**

31 ' . FINANCIAL INSTRUMENTS

Financial risk management

Financial risks that the Company may face risks including: market risk, credit risk and liquidity risk.

The Company has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. The Board of Management of the Company is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

Market risk

The Company may face with the market risk such as: changes in exchange rates and interest rates.

Exchange rate risk:

The Company bears the risk of interest rates due to the transaction made in a foreign currency other than VND such as: borrowings, revenue, cost, importing materials, good, machinery and equipment...

Interest rate risk:

The Company bears the risk of interest rates due to the fluctuation in fair value of future cash flow of a financial instrument in line with changes in market interest rates if the Company has time or demand deposits, borrowings and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the market competition situation to obtain interest beneficial for its operation purpose.

Credit Risk

Credit risk is the risk of financial loss to the Company if a counterparty fails to perform its contractual obligations. The Company has credit risk from operating activities (mainly to trade receivables) and financial activities (including deposits, loans and other financial instruments), detailed as follows:

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 30/06/2026				
Cash	3,254,188,696	-	-	3,254,188,696
Trade receivables, other receivables	4,020,993,167	-	-	4,020,993,167
Lendings	233,042,650,684	-	-	233,042,650,684
	240,317,832,547	**-**	**-**	**240,317,832,547**
As at 01/01/2026				
Cash and cash equivalents	24,307,076,122	-	-	24,307,076,122
Trade receivables, other receivables	2,442,512,842	-	-	2,442,512,842
Lendings	222,678,900,549	-	-	222,678,900,549
	249,428,489,513	**-**	**-**	**249,428,489,513**

Liquidity Risk

Liquidity risk is the risk that the Company has trouble in settlement of its due date financial obligations due to the lack of funds. Liquidity risk of the Company mainly arises from different maturity of its financial assets and liabilities.

Due date for payment of financial liabilities based on expected payment under the contracts (based on cash flow of the original debts) as follows:

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 30/06/2026				
Trade payables, other payables	7,603,271,988	-	-	7,603,271,988
	7,603,271,988	-	-	**7,603,271,988**
As at 01/01/2026				
Trade payables, other payables	5,147,867,142	-	-	5,147,867,142
	5,147,867,142	-	-	**5,147,867,142**

The Company believes that risk level of loan repayment is low. The Company has the ability to pay debts matured from cash flows from its operating activities and cash received from matured financial assets.

32 . ADDITIONAL INFORMATION FOR THE ITEMS OF THE INTERIM STATEMENT OF CASH FLOWS

		Current period	Previous period
		VND	VND
a)	**Proceeds from borrowings during the period**		
	Proceeds from ordinary contracts	-	5,500,000,000
b)	**Actual repayments on principal during the period**		
	Repayment on principal from ordinary contracts	-	5,500,000,000

33 . SUBSEQUENT EVENTS AFTER THE ACCOUNTING PERIOD

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the Interim Financial Statements .

34 . TRANSACTIONS AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Company detail as follows:

Related parties	Relation
Tin Nghia Corporation	Major Shareholder
Dong Nai Rubber Corporation	Major Shareholder
America LLC	Major Shareholder
Japanese SMEs Development JSC	Subsidiary of Tin Nghia Corporation - a Major Shareholder of the Company
Tin Nghia Project Management Co., Ltd.	Subsidiary of Tin Nghia Corporation - a Major Shareholder of the Company

Related parties	Relation
Tin Nghia Professional Security Services Corporation	Subsidiary of Tin Nghia Corporation - a Major Shareholder of the Company
Tin Nghia Petrol JSC	Subsidiary of Tin Nghia Corporation - a Major Shareholder of the Company
Nhon Trach Green Trees Corporation	Associate of Tin Nghia Corporation - a Major Shareholder of the Company
Dong Nai Rubber Construction JSC	Associate of Dong Nai Rubber Corporation - a Major Shareholder of the Company
An Loc Rubber Construction Co., Ltd.	Subsidiary of Dong Nai Rubber Construction Joint Stock Company
Pelio Group Corporation	Major Shareholder of Tin nghia Petrol Joint Stock Company
Dongnai Import Export Processing Agricultural Products and Food Company	Subsidiary of Tin Nghia Corporation - a Major Shareholder of the Company
Members of the Board of Directors, Board of Management and Board of Supervisors	Key management personnel

Except from information with related parties presented as in above Notes, the Company still had transactions occurred in the period with related parties as follows:

	Current period VND	Previous period VND
Revenue from sales of goods and provision of services	**1,085,643,773**	**1,038,785,717**
Japanese SMEs Development JSC	834,635,351	805,584,766
Pelio Group Corporation	251,008,422	233,200,951
Purchasing goods and materials	**1,410,740,047**	**1,284,378,599**
Tin Nghia Corporation	-	31,648,320
Tin Nghia Professional Security Services Corporation	885,490,884	741,442,418
Nhon Trach Green Trees Corporation	525,249,163	468,193,133
Pelio Group Corporation	-	43,094,728
General administrative expenses	**252,982,259**	**188,017,481**
Tin Nghia Professional Security Services Corporation	152,181,810	108,218,180
Pelio Group Corporation	5,250,075	-
Tin Nghia Corporation	3,516,480	5,225,472
Tin Nghia Petrol JSC	92,033,894	74,573,829
Dividend Payment	**16,867,400,000**	**16,810,300,000**
Dong Nai Rubber Corporation	7,394,400,000	7,394,400,000
Tin Nghia Corporation	6,051,000,000	6,051,000,000
America LLC	3,422,000,000	3,364,900,000
Dividend Distribution	**3,373,480,000**	**3,373,780,000**
Dong Nai Rubber Corporation	1,478,880,000	1,478,880,000
Tin Nghia Corporation	1,210,200,000	1,210,200,000
America LLC	684,400,000	684,700,000
Construction, Installation and Consultancy Services	**186,740,741**	**27,314,815**
Tin Nghia Project Management Co., Ltd.	186,740,741	27,314,815

Transactions with other related parties:

	Position	Current period	Previous period
		VND	VND
Remuneration to the key managers:		**2,923,066,672**	**1,965,566,672**
Mr. Tran Trung Tuan	Chairman of BOD	199,900,000	107,800,000
Mr. Tran Thanh	Vice Chairman of BOD	172,933,334	88,333,334
Mr. Nguyen Hoang Dung	Member of BOD cum General Director	771,866,668	543,466,668
Mr. Tran Nhan	Member of BOD	164,633,334	87,633,334
Mr. Huynh Nguyen Tuan Anh	Member of BOD	169,966,668	92,966,668
Mr. Nguyen Hoang Dung	General Director	-	-
Mr. Tran Huu Trung	Deputy General Director	511,900,000	420,500,000
Mr. Nguyen Huu Tri	General Accounting Director and Chief Accountant	511,900,000	420,500,000
Mrs. Vo Thi Quynh Tien	Head of the Board of Supervisors	152,633,334	75,633,334
Mr. Tang Tran Tan Khai	Member of BOS	135,000,000	30,000,000
Mr. Nguyen Chi Hieu	Member of BOS	132,333,334	63,033,334
Mr. Le Minh Chuong	Member of BOS (Resigned on 21/03/2025)	-	35,700,000

In addition to the above related parties' transactions, other related parties did not have any transactions during the year and have no balance at the end of the accounting period with the Company.

35 . COMPARATIVE FIGURES

Comparative information in these Interim Financial Statements is presented in the form of corresponding figures. Under this method, the comparative information for the previous period is presented for the Company's financial position, results of operations and cash flows in the previous period.

The comparative figures presented in the Interim Statement of Financial Position and the corresponding notes thereto are the figures from the financial statements for the financial year ended 31 December 2025. The information presented in the Interim Statement of Income, Interim Statement of Cash Flows and the corresponding notes thereto is the information from the interim financial statements for the accounting period from 01 January 2025 to 30 June 2025. These comparative figures and information were audited and reviewed by AASC Auditing Firm Company Limited.

As disclosed in Note No. 2.3, the Company has applied Circular No. 99/2025/TT-BTC on a prospective basis from 1 January 2026. As a result, the presentation of certain items in the financial statements has been changed. Certain figures as at 1 January 2026 and for the accounting period from 1 January 2025 to 30 June 2025 have been reclassified to conform with the presentation requirements of Circular No. 99/2025/TT-BTC. Details are as follows:

Phan Thi Thuy Dung	**Nguyen Huu Tri**	**Nguyen Hoang Dung**
Preparer	Chief Accountant	Legal Representative
		Approved, 10 August 2026

APPENDIX I: COMPARATIVE INFORMATION

Figures according to the Financial Statements for the fiscal year ended as at 31/12/2025				Adjusted figures according to Circular No. 99/2025/TT-BTC dated 27/10/2025				Changes
Code		Items	Amount	Code		Items	Amount	
			VND				VND	
		STATEMENT OF FINANCIAL POSITION				**STATEMENT OF FINANCIAL POSITION**		
		CURRENT ASSETS				**CURRENT ASSETS**		
110	**I.**	**Cash and cash equivalents**		**110**	**I.**	**Cash and cash equivalents**		
112	2.	Cash equivalents	22,440,000,000	112	2.	Cash equivalents	22,544,065,068	Restatement
120	**II.**	**Short-term financial investment**		**120**	**II.**	**Short-term financial investment**		
123	3.	Held-to-maturity investments	218,400,000,000	123	3.	Short-term held-to-maturity investments	222,678,900,549	Restatement
130	**III.**	**Short-term receivables**		**130**	**III.**	**Short-term receivables**		
136	5.	Other short-term receivables	4,404,644,752	135	5.	Other short-term receivables	21,679,135	Restatement, code change
150	**VI.**	**Other short-term assets**		**160**	**VI.**	**Other short-term assets**		
152	2.	Deductible VAT	407,733,190	162	2.	Deductible VAT	407,733,190	Code change
		NON-CURRENT ASSETS				**NON-CURRENT ASSETS**		
230	**IV.**	**Investment property**	**99,917,298,180**	**240**	**IV.**	**Investment property**	**99,917,298,180**	**Code change**
231	-	Historical cost	213,369,641,417	241	-	Historical cost	213,369,641,417	Code change
232	-	Accumulated depreciation	(113,452,343,237)	242	-	Accumulated depreciation	(113,452,343,237)	Code change
240	**V.**	**Long-term assets in progress**	**142,129,105,289**	**250**	**V.**	**Long-term assets in progress**	**142,129,105,289**	**Code change**
242	2.	Construction in progress	142,129,105,289	252	2.	Construction in progress	142,129,105,289	Code change

APPENDIX I: COMPARATIVE INFORMATION

Figures according to the Financial Statements for the fiscal year ended as at 31/12/2025			Adjusted figures according to Circular No. 99/2025/TT-BTC dated 27/10/2025			Changes
Code	Items	Amount	Code	Items	Amount	
		VND			VND	
260	**VII. Other long-term assets**	**125,530,692,862**	**270**	**VII. Other long-term assets**	**125,530,692,862**	**Code change**
261	1. Long-term prepaid expenses	125,215,843,503	271	1. Long-term deferred expenses	125,215,843,503	Rename and Code change
262	2. Deferred income tax assets	314,849,359	272	2. Deferred income tax assets	314,849,359	Code change
	LIABILITIES			**LIABILITIES**		
310	**I. Current liabilities**		**310**	**I. Current liabilities**		
			313	3. Dividends and profits payable	17,735,179,683	Restatement
313	3. Taxes and other payables to State budget	8,119,911,116	314	4. Short-term taxes and other payables to State budget	8,119,911,116	Code change
314	4. Payables to employees	1,998,000,000	315	5. Payables to employees	1,998,000,000	Code change
318	8. Short-term unearned revenue	15,291,068,044	319	9. Short-term unearned revenue	15,291,068,044	Code change
319	9. Other short-term payables	18,727,985,346	320	10. Other short-term payables	992,805,663	Restatement, code change
322	12. Bonus and welfare fund	121,972,512	323	13. Bonus and welfare fund	121,972,512	Code change
330	**II. Non-current liabilities**	**439,688,109,496**	**330**	**II. Non-current liabilities**	**439,688,109,496**	
336	6. Long-term unearned revenue	439,688,109,496	337	7. Long-term unearned revenue	439,688,109,496	Code change
	STATEMENT OF INCOME			**STATEMENT OF INCOME**		
21	6. Financial income	6,192,484,883	22	7. Financial income	6,192,484,883	Code change
22	7. Financial expenses	7,700,000	23	8. Financial expenses	7,700,000	Code change

APPENDIX I: COMPARATIVE INFORMATION

Figures according to the Financial Statements for the fiscal year ended as at 31/12/2025			Adjusted figures according to Circular No. 99/2025/TT-BTC dated 27/10/2025			Changes
Code	**Items**	**Amount**	**Code**	**Items**	**Amount**	
		VND			VND	
STATEMENT OF CASH FLOWS			**STATEMENT OF CASH FLOWS**			
05	- Gains/losses from investments	(6,192,484,883)	05	- Gains, losses from investing and financing activities	(6,192,484,883)	Rename
06	- Interest expense	7,700,000	06	- Borrowing costs	7,700,000	Rename
12	- Increase, Decrease in prepaid expenses	1,407,963,531	12	- Increase, decrease in deferred expenses	1,407,963,531	Rename
14	- Interest expense paid	(7,700,000)	14	- Interest expense paid	(7,700,000)	Rename