

TIN NGHIA CORPORATION

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

Tax Code:3600283394

**SEPARATE FINANCIAL
STATEMENTS
QUARTER 2 - 2025**

July 2025

BALANCE SHEET

As of June 30, 2025

Unit: VND

	ITEMS	Code	Note	Balance at the end of the period	Balance at the beginning of the year
	1	2	3	4	5
A. CURRENT ASSETS		100		4.250.830.142.530	4.441.976.550.506
I. Cash and cash equivalents		110	V.1	737.622.309.282	134.146.425.483
1. Cash		111		737.622.309.282	134.146.425.483
2. Cash equivalents		112	V.1	-	-
II. Short-term financial investments		120		435.614.124.760	433.583.366.242
1. Trading securities		121	V.2.1	6.616.661.800	6.616.661.800
2. Provision for devaluation in short-term investments (*)		122		-	-
3. Held-to-maturity investments		123		428.997.462.960	426.966.704.442
III. Short-term receivables		130		2.528.071.649.654	3.745.659.829.553
1. Short-term trade receivables		131	V.3	2.169.153.795.269	2.233.551.146.132
2. Short-term prepayments to suppliers		132	V.3	14.519.651.615	740.080.908.239
3. Short-term inter-company receivables		133		-	-
4. Receivables from construction contract		134		-	-
5. Receivables for short-term loans		135	V.4	339.983.264.335	606.939.894.599
6. Other short-term receivables		136	V.4	290.290.757.145	431.134.010.539
7. Allowance for doubtful short-term receivables (*)		137		(285.875.818.710)	(266.046.129.955)
8. Shortage of assets awaiting resolution		139		-	-
IV. Inventories		140		501.765.668.072	118.649.924.559
1. Inventories		141	V.6	501.765.668.072	118.649.924.559
2. Provision for devaluation in inventories (*)		149	V.6	-	-
V. Other current assets		150		47.756.390.762	9.937.004.669
1. Short-term prepaid expenses		151	V.12	47.531.386.627	1.782.585.478
2. Deductible VAT		152		225.004.135	446.651.903
3. Taxes and other receivables from the State		153	PL2	-	7.707.767.288
4. Trading Government bonds		154		-	-
5. Other current assets		155		-	-
B. NON-CURRENT ASSETS		200		6.272.045.650.205	5.829.994.858.047
I. Long-term receivables		210		27.955.599.791	27.010.467.576
1. Long-term trade receivables		211	V.3	-	-
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	V.4	-	-
6. Other long-term receivables		216	V.4	76.524.493.182	75.579.360.967
7. Allowance for doubtful long-term receivables (*)		219		(48.568.893.391)	(48.568.893.391)
II. Fixed assets		220		303.417.190.240	312.210.810.927
1. Tangible fixed assets		221	PL3	254.914.905.967	263.690.517.204
- Historical cost		222		468.822.137.001	469.683.343.297
- Accumulated depreciation (*)		223		(213.907.231.034)	(205.992.826.093)
2. Financial leased assets		224		-	-
- Historical cost		225		-	-
- Accumulated depreciation (*)		226		-	-
3. Intangible fixed assets		227	PL4	48.502.284.273	48.520.293.723
- Historical cost		228		52.473.077.066	52.473.077.066
- Accumulated depreciation (*)		229		(3.970.792.793)	(3.952.783.343)
III. Investment property		230	PL5	1.003.337.328.418	1.040.026.267.445
- Historical cost		231		1.809.508.410.683	1.808.177.035.633
- Accumulated depreciation (*)		232		(806.171.082.265)	(768.150.768.188)
IV. Long-term assets in process		240		1.279.623.443.846	1.235.272.266.808
1. Long-term work in process		241		-	-
2. Construction-in-progress		242		1.279.623.443.846	1.235.272.266.808
V. Long-term financial investments		250	V.2.2	3.255.012.289.865	2.814.665.423.094
1. Investments in subsidiaries		251		3.510.893.895.702	3.066.293.895.702

BALANCE SHEET

As of June 30, 2025

Unit: VND

ITEMS	Code	Note	Balance at the end of the period	Balance at the beginning of the year
1	2	3	4	5
2. Investments in joint ventures, associates	252		35.529.209.727	35.529.209.727
3. Investments in other entities	253		-	-
4. Provisions for devaluation of long-term financial investments (*)	254		(291.410.815.564)	(287.157.682.335)
5. Held-to-maturity investments	255		-	-
VI. Other non-current assets	260	V.12	402.699.798.045	400.809.622.197
1. Long-term prepaid expenses	261		402.699.798.045	400.809.622.197
2. Deferred tax assets	262		-	-
3. Other non-current assets	268		-	-
TOTAL ASSETS (270=100+200)	270		10.522.875.792.735	10.271.971.408.553
C. LIABILITIES	300		7.285.167.563.629	7.340.093.072.546
I. Short-term liabilities	310		3.097.129.804.346	3.404.861.787.374
1. Short-term trade payables	311	V.14	12.409.317.378	33.698.142.401
2. Short-term advances from customers	312	V.14	109.290.421.746	44.479.461.509
3. Taxes and other payables to the State	313	PL2	142.705.245.417	29.075.208.405
4. Payables to employees	314		-	3.324.589.100
5. Short-term accrued expenses	315	V.17.1	77.218.868.561	74.530.894.287
6. Short-term inter-company payables	316		-	-
7. Payables according to the progress of construction contract	317		-	-
8. Short-term unearned revenue	318	V.19.1	195.096.820.729	118.818.899.445
9. Other short-term payables	319	V.18.1	76.284.478.956	108.148.121.893
10. Short-term borrowings and financial leases	320	V.13	2.473.841.074.789	2.985.706.872.852
11. Provision for short-term payables	321		-	-
12. Bonus and welfare fund	322		10.283.576.770	7.079.597.482
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		4.188.037.759.283	3.935.231.285.172
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		80.000.000.000	80.000.000.000
3. Long-term accrued expenses	333		-	-
4. Long-term payables for working capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336	V.19.2	3.912.187.392.392	3.635.730.912.191
7. Other long-term payables	337	V.18.2	43.447.707.974	41.433.826.374
8. Long-term borrowings and financial leases	338	V.13	111.733.018.183	134.099.436.365
9. Convertible bonds	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liability	341	V.22b	35.461.990.754	38.759.460.262
12. Provision for long-term payables	342		5.207.649.980	5.207.649.980
13. Science and technology development fund	343		-	-
D. OWNER'S EQUITY	400	PL1	3.237.708.229.106	2.931.878.336.007
I. Owner's equity	410		3.237.708.229.106	2.931.878.336.007
1. Capital	411	V.23b	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	PL1	5.634.952.321	5.634.952.321
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasury shares (*)	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418	PL1	140.363.678.048	128.018.554.241
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-

BALANCE SHEET
As of June 30, 2025

Unit: VND

ITEMS	Code	Note	Balance at the end of the period	Balance at the beginning of the year
1	2	3	4	5
I. Retained earnings	421	PL1	1.091.709.598.737	798.224.829.445
- Retained earnings accumulated to the end of the previous period	421a		779.879.705.638	551.322.353.309
- Retained earnings of the current period	421b		311.829.893.099	246.902.476.136
12. Construction investment fund	422		-	-
13. Non-controlling interest	429			
II. Other sources and funds	430		-	-
1. Sources of expenditure	431		-	-
2. Fund to form fixed assets	432		-	-
TOTAL CAPITAL (430=300+400)	440		10.522.875.792.735	10.271.971.408.553

Preparer



Nguyen Nhu Huynh

Chief Accountant



Nguyen Thi Thuy Van

Prepared, July 29, 2025

General Director



Tran Trung Tuan

INCOME STATEMENT

QUARTER II/2025

Unit: VND

Items	Code	Note	Quarter 2/2025	Quarter 2/2025	Accumulated from the beginning of the year to 30/06/2025	Accumulated from the beginning of the year to 30/06/2024
1. Revenue from sales of goods and provision of services	1	VI.1	2.154.128.180.132	1.868.540.385.379	5.267.883.613.653	3.606.191.653.373
2. Revenue deductions	2		-	-	-	-
3. Net revenue from sales of goods and provision of services (10=1-2)	10		2.154.128.180.132	1.868.540.385.379	5.267.883.613.653	3.606.191.653.373
4. Cost of goods sold	11	VI.3	2.090.333.809.896	1.785.114.455.175	5.132.140.533.477	3.442.078.341.632
5. Gross profit (20=10-11)	20		63.794.370.236	83.425.930.204	135.743.080.176	164.113.311.741
6. Financial income	21	VI.4	100.227.279.678	63.577.249.907	578.258.477.048	94.370.244.439
7. Financial expenses	22	VI.5	51.218.671.871	53.856.724.250	90.479.354.152	75.796.986.035
- In which: Loan interest expenses	23		42.934.038.637	22.865.556.352	83.628.576.080	39.899.601.544
8. Selling expenses	25	VI.6	9.079.485.599	9.485.323.040	15.633.547.218	23.016.681.756
9. General administration expenses	26	VI.7	37.603.403.370	12.577.240.214	50.792.336.558	41.499.948.598
10. Net operating profit	30		66.120.089.074	71.083.892.607	557.096.319.296	118.169.939.791
11. Other income	31	VI.8	73.413.061	587.110.299	500.527.261	632.585.495
12. Other expenses	32	VI.9	583.451.466	19.698.538.059	144.565.646.650	38.454.100.656
13. Other profit/(loss) (40 = 31 - 32)	40		(510.038.405)	(19.111.427.760)	(144.065.119.389)	(37.821.515.161)
14. Total accounting profit before tax (50= 30 + 40)	50		65.610.050.669	51.972.464.847	413.031.199.907	80.348.424.630
15. Current income tax	51	VI.10	4.428.071.727	13.800.113.838	104.498.776.316	24.680.826.584
16. Deferred income tax	52		(1.559.932.167)	(2.823.725.622)	(3.297.469.508)	(4.210.127.658)
17. Profit after tax (60=50-51-52)	60		62.741.911.109	40.996.076.631	311.829.893.099	59.877.725.704
18. Basic earnings per share (*)	70		-	-	-	-
19. Diluted earnings per share (*)	71		-	-	-	-

Preparer



Nguyen Nhu Huynh

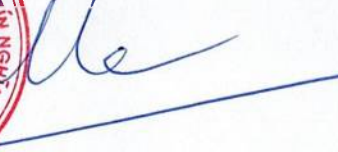
Chief Accountant



Nguyen Thi Thuy Van

Prepared, July 29, 2025

General Director

Tran Trung Tuan

CASH FLOW STATEMENT

(Indirect method)

QUARTER II/2025

Unit: VND


ITEMS	Code	Accumulated from the beginning of the year to 30/06/2025	Accumulated from the beginning of the year to 30/06/2024
I. Cash flows from operating activities			
1. Profit before tax	1	413.031.199.907	80.348.424.630
2. Adjustments		-	-
- Depreciation of fixed assets and investment properties	2	47.202.728.468	43.166.399.719
- Provisions and allowances	3	24.082.821.983	17.344.403.246
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	4	718.811.132	(2.522.263.361)
- Gain/(loss) from investing activities	5	(568.624.036.600)	(55.208.599.095)
- Interest expenses	6	83.719.314.483	39.085.784.913
- Other adjustments	7	-	-
3. Operating profit before changes of working capital	8	130.839.373	122.214.150.052
- Increase/(decrease) of receivables	9	177.030.178.719	9.691.878.220
- Increase/(decrease) of inventories	10	(383.115.743.513)	42.759.584.554
- Increase/(decrease) of payables (excluding loan interest and corporate income tax payable)	11	1.177.985.130.430	47.357.152.420
- Increase/(decrease) of prepaid expenses	12	(47.638.976.997)	5.221.210.789
- Increase/(decrease) of trading securities	13	-	-
- Interest paid	14	(85.152.170.441)	(39.002.602.330)
- Corporate income tax paid	15	(22.367.585.267)	(31.336.498.890)
- Other cash inflows	16	1.106.271.600	106.200.000
- Other cash outflows	17	(6.436.254.839)	(9.867.707.600)
Net cash flows from operating activities	20	811.541.689.065	147.143.367.255
II. Cash flows from investing activities			
1. Purchases and construction of fixed assets and other non-current assets	21	(44.819.918.151)	(208.709.651.114)
1. Proceeds from disposals of fixed assets and other non-current assets	22	(68.299.664)	13.201.213
3. Cash outflow for lending, buying debt instruments of other entities	23	(2.030.758.518)	(277.053.423.464)
4. Cash recovered from lending, selling debt instruments of other entities	24	266.956.630.264	10.000.000.000
5. Investments into other entities	25	(720.000.000.000)	-
6. Withdrawals of investments in other entities	26	689.000.000.000	-
7. Interest earned, dividends and profits distributed	27	135.570.782.904	23.801.688.246
Net cash flows from investing activities	30	324.608.436.835	(451.948.185.119)
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	3.862.825.158.333	2.992.828.318.223
4. Repayment for loan principal	34	(4.396.267.374.578)	(2.622.885.947.245)
5. Payments for financial leased assets	35	-	-
6. Dividends and profit paid to the owners	36	-	(1.849.500)
Net cash flows from financing activities	40	(533.442.216.245)	369.940.521.478
Net cash flows during the year (50=20+30+40)	50	602.707.909.655	65.135.703.614
Beginning cash and cash equivalents	60	134.146.425.483	391.864.647.067
Effect of fluctuations in foreign exchange rates	61	767.974.144	2.504.249.606
Ending cash and cash equivalents (70=50+60+61)	70	737.622.309.282	459.504.600.287


Preparer

Chief Accountant

Prepared: July 29, 2025

General Director


 Nguyen Nhu Huynh


 Nguyen Thi Thuy Van



Tran Trung Tuan

STATEMENT OF FLUCTUATIONS IN OWNER'S EQUITY 30/06/2025 - APPENDIX 1

Unit: VND

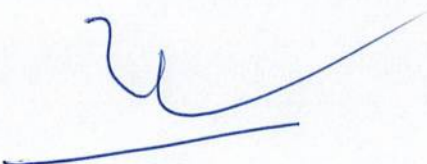
Items	Capital	Share premiums	Investment and development fund	Retained earnings	Total
Beginning balance	2.000.000.000.000	5.634.952.321	128.018.554.241	798.224.829.445	2.931.878.336.007
Capital gain during the year	-	-	12.345.123.807	311.829.893.099	324.175.016.906
- Profit during the year				311.829.893.099	311.829.893.099
- Provision for the fund during the year.			12.345.123.807		12.345.123.807
Capital reduction during the period	-		-	18.345.123.807	18.345.123.807
- Provision for investment & development fund during the year				12.345.123.807	12.345.123.807
- Provision for rewards and welfare fund during the year				6.000.000.000	6.000.000.000
Ending balance	2.000.000.000.000	5.634.952.321	140.363.678.048	1.091.709.598.737	3.237.708.229.106

Prepared, July 29, 2025


Preparer


Nguyen Nhu Huynh

Chief Accountant


Nguyen Thi Thuy Van

General Director


Tran Trung Tuan

INCREASES, DECREASES IN TANGIBLE FIXED ASSETS - APPENDIX 03

From January 01, 2025 to June 30, 2025

Fixed assets Items	Buildings and structures (2111)	Machinery and equipment (2112)	Vehicles (2113)	Office equipment (2114)	Perennial plantations (2115)	Other fixed assets (2118)	TOTAL
1. Historical costs						4.083.228.575	
Beginning balance	381.550.838.269	41.662.267.462	37.223.754.872	5.163.254.119	3.162.541.660	920.686.915	469.683.343.297
Increase during the period	(30.900.000)	419.693.704	-	-	-	-	388.793.704
- Completed construction-in-progress	(30.900.000)	419.693.704	-	-	-	-	388.793.704
- New purchase.	-	-	-	-	-	-	-
- Adjustment from property to tangible fixed assets	-	-	-	-	-	-	-
Decrease during the period.	-	-	1.250.000.000	-	-	-	1.250.000.000
- Liquidation, sale, transfer, adjustment	-	-	1.250.000.000	-	-	-	1.250.000.000
- Transfer to VPCT	-	-	-	-	-	-	-
- Adjust classification of fixed assets - VPCT	-	-	-	-	-	-	-
Ending balance	381.519.938.269	42.081.961.166	35.973.754.872	5.163.254.119	3.162.541.660	920.686.915	468.822.137.001
2. Depreciation							-
Beginning balance	149.752.526.539	24.727.098.964	23.500.428.241	4.684.114.487	2.407.970.947	920.686.915	205.992.826.093
Depreciation during the period	5.958.548.806	1.544.855.717	1.411.980.456	175.734.228	73.285.734	-	9.164.404.941
+ Depreciation during the period	5.958.548.806	1.544.855.717	1.411.980.456	175.734.228	73.285.734	-	9.164.404.941
+ Including depreciation adjustment from property to	-	-	-	-	-	-	-
Decrease during the period	-	-	1.250.000.000	-	-	-	1.250.000.000
Capital contribution	-	-	-	-	-	-	-
Internal transfer	-	-	-	-	-	-	-
Liquidation, sale + other adjustments	-	-	1.250.000.000	-	-	-	1.250.000.000
Ending balance	155.711.075.345	26.271.954.681	23.662.408.697	4.859.848.715	2.481.256.681	920.686.915	213.907.231.034
3. Net book values							-
Beginning balance	231.798.311.730	16.935.168.498	13.723.326.631	479.139.632	754.570.713	-	263.690.517.204
Ending balance	225.808.862.924	15.810.006.485	12.311.346.175	303.405.404	681.284.979	-	254.914.905.967

Including:


- Net book value at the end of the period of tangible fixed assets used as collateral to se 82.499.899.024

- Historical cost of tangible fixed assets at the end of the period that have been fully depreciated 33.744.722.527

PREPARER

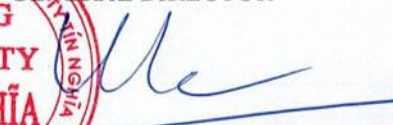

 VU TAT BAN

CHIEF ACCOUNTANT


 NGUYEN THI THUY VAN


June 30, 2025

GENERAL DIRECTOR


 TRAN TRUNG TUAN

INCREASES, DECREASES IN INTANGIBLE FIXED ASSETS - APPENDIX 04

From January 01, 2025 to June 30, 2025

Items	Fixed assets	Land use right	Water surface right	Accounting software	Other intangible fixed assets	Total
1. Historical cost						
Beginning balance		48.359.481.864	-	3.832.583.802	281.011.400	52.473.077.066
Acquisition during the year		-	-	-	-	-
New purchase, transfer, capital contribution		-	-	-	-	-
Decrease during the period.		-	-	-	-	-
Liquidation, sale			-	-	-	-
Ending balance		48.359.481.864	-	3.832.583.802	281.011.400	52.473.077.066
2. Depreciation						-
Beginning balance		-	-	3.671.771.943	281.011.400	3.952.783.343
Depreciation during the period		-	-	18.009.450	-	18.009.450
Depreciation increase during the period		-	-	18.009.450	-	18.009.450
Adjustment for decrease in the land use right plan of the round house		-	-	-	-	-
Depreciation decrease during the period		-	-	-	-	-
Ending balance		-	-	3.689.781.393	281.011.400	3.970.792.793
3. Net book values						
Beginning balance		48.359.481.864	-	160.811.859	-	48.520.293.723
Ending balance		48.359.481.864	-	142.802.409	-	48.502.284.273

Including:

- Net book value at the end of the period of intangible fixed assets used as collateral to secure loans:
- Historical cost of fixed assets at the end of the period that have been fully depreciated but are still in use:

40.121.481.864

3.731.129.202

June 30, 2025

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR

VU TAT BAN

NGUYEN THI THUY VAN

TRAN TRUNG TUAN



INCREASES, DECREASES IN INVESTMENT PROPERTY - APPENDIX 05

From January 01, 2025 to June 30, 2025

Items	Fixed assets	Buildings and structures	Industrial park infrastructure	Conductive equipment	Total
1. Historical cost					
Beginning balance		462.145.780.031	1.346.031.255.602	-	1.808.177.035.633
Acquisition during the year		776.923.113	554.451.937	-	1.331.375.050
- Completed basic construction investment		776.923.113	554.451.937	-	1.331.375.050
+ Adjustment for decrease		-	-	-	-
- Transfer, capital contribution		-	-	-	-
Decrease during the period.		-	-	-	-
- Adjustment to reduce the historical cost		-	-	-	-
Ending balance		462.922.703.144	1.346.585.707.539	-	1.809.508.410.683
2. Depreciation					-
Beginning balance		121.646.082.087	646.504.686.101	-	768.150.768.188
Depreciation during the period		7.391.320.235	30.628.993.842	-	38.020.314.077
- Depreciation charged during the period		7.391.320.235	30.628.993.842	-	38.020.314.077
- Depreciation from transfers and capital contributions		-	-	-	-
Depreciation decrease during the period		-	-	-	-
- Adjustment to reduce depreciation		-	-	-	-
Ending balance		129.037.402.322	677.133.679.943	-	806.171.082.265
3. Net book values					-
Beginning balance		340.499.697.944	699.526.569.501	-	1.040.026.267.445
Ending balance		333.885.300.822	669.452.027.596	-	1.003.337.328.418

Including:

- Net book value at the end of the period of investment property used as collateral to secure loans: 426.544.713.341

- Historical cost of fixed assets at the end of the period that have been fully depreciated but are still in use: 59.179.336.025

June 30, 2025

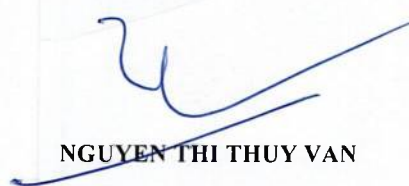
PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



VU TAT BAN



NGUYEN THI THUY VAN



TRAN TRUNG TUAN

TAXES AND OTHER PAYABLES TO THE STATE - APPENDIX 2

QUARTER II/2025

Unit: VND

Items	Code	Beginning balance		Increase during the period		Accumulated from the beginning of the year		Ending balance	
		Amount paid	Amount payable	Amount payable	Amount paid	Amount payable	Amount paid	Amount paid	Amount payable
I. TAX	10	7.707.767.288	28.999.895.366	34.692.903.767	47.829.849.175	169.941.795.202	48.636.247.262	-	142.597.676.018
1. VAT on domestic sales	11	-	6.521.228.153	11.294.048.678	-	45.581.286.115	24.528.879.522	-	27.573.634.746
2. VAT on import sales	12	-	-	-	-	-	-	-	-
3. Special consumption tax	13	-	-	-	-	-	-	-	-
4. Import - export tax	14	-	-	-	-	-	-	-	-
5. Corporate income tax	15	-	21.847.008.267	4.428.071.727	510.000.000	104.498.776.316	22.367.585.267	-	103.978.199.316
6. Personal income tax		-	631.658.946	359.002.439	280.421.097	1.232.951.848	1.706.805.483	-	157.805.311
7. Land & housing tax, land rental charges		7.707.767.288	-	18.611.780.923	15.976.990	18.611.780.923	15.976.990	-	10.888.036.645
8. Business license tax/ Other taxes	21	-	-	-	-	17.000.000	17.000.000	-	-
9. Foreign contractor tax	22	-	-	-	-	-	-	-	-
10. Land use rights transfer tax	23	-	-	-	-	-	-	-	-
II. OTHER TAXES	30	-	75.313.039	107.569.399	87.458.214	197.527.613	165.271.253	-	107.569.399
Total (40=10+30)		7.707.767.288	29.075.208.405	34.800.473.166	47.917.307.389	170.139.322.815	48.801.518.515	-	142.705.245.417

Preparer



Trinh Thi Kim Ngoc

Chief Accountant

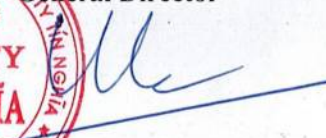


Nguyen Thi Thuy Van



Dong Nai, July 29, 2025

General Director



Tran Trung Tuan

NOTES TO THE FINANCIAL STATEMENTS

QUARTER II - 2025

Overview of the Company:

- Tin Nghia Corporation operates under the Enterprise Registration Certificate dated May 18, 2016 (25th amendment) issued by the Department of Planning and Investment of Dong Nai Province.

- **Charter Capital** : 2.000.000.000.000 VND

- **Head Office**

Address : 96 Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province
 Phone : (84-61) 822486 – 822498 – 824369 – 824370
 Fax : (84-61) 823747 – 829467
 E-mail : Info@tinnghiacorp.com.vn
 Tax code : 3600283394

- **Dependent Accounting Units**

- Corporation – Bao Loc Branch
- Tan Phu Rest Stop – Tin Nghia Corporation Branch
- Xuan Loc Rest Stop – Tin Nghia Corporation Branch
- Tan Bien Market Management Board – Tin Nghia Corporation Branch
- Tin Nghia Industrial Parks Management Board

- **Subsidiaries**

- Nhon Trach Investment Joint Stock Company
- Tin Nghia – Laos Joint Stock Company
- Tin Nghia Petrol Joint Stock Company
- Tin Nghia Logistics Joint Stock Company – Bien Hoa ICD
- Tin Nghia Industrial Park Development Joint Stock Company
- Tin Nghia – Phuong Dong Industrial Park Joint Stock Company
- Japan Small and Medium Enterprise Development Joint Stock Company (JSC)
- Dong Nai Import Export Processing Agricultural Products and Foods Joint Stock Company
- Phu Huu Petroleum Depot Joint Stock Company
- Hiep Phu Joint Stock Company.
- Phuoc Tan Trading and Construction Joint Stock Company
- Tin Nghia Professional Security Services Corporation

- **Joint Ventures and Associates**

- Thong Nhat Joint Stock Company
- Tin Nghia Project Management Joint Stock Company

- **Board of Directors:**

Full Name	Position
Ms. Dang Thi Thanh Ha	Chairman
Mr. Tran Trung Tuan	Member

Mr. Nguyen Cao Nhon	Member (Appointed effective from June 11, 2025)
Mr Tran Hoai Nam	Member (Dismissed effective from June 11, 2025)
Mr. Nguyen Thanh Dat	Member (Dismissed effective from June 11, 2025)
Mr. Tran Ngoc Tho	Independent Member (Dismissed effective from June 11, 2025)

• **Board of Supervisors:**

Full Name	Position
Mr. Tang Tran Tan Khai	Head of the BoS (Appointed effective from June 11, 2025)
Ms. Le Kim Thao	Member (Appointed effective from June 11, 2025)
Ms. Mai Thi Tham Hong	Member (Appointed effective from June 11, 2025)
Mr. Tran Tan Nhat	Head of the BoS (Dismissed effective from June 11, 2025)
Mr. Nguyen Quoc Ky	Member (Dismissed effective from June 11, 2025)

• **Board of General Directors:**

Full Name	Position
Mr. Tran Trung Tuan	General Director
Mr. Nguyen Cao Nhon	Deputy General Directors

1- CHARACTERISTICS OF THE COMPANY'S OPERATIONS

- 1- Form of Capital Ownership** : **Joint Stock Company**
- 2- Business Sectors** : Production, processing, trading, services, infrastructure business.
- 3- Business Activities** :
- Manufacture of wooden beds, wardrobes, tables, and chairs;
 - Manufacture of other products made from wood, bamboo, straw, rattan, and woven materials: processing and manufacturing interior decoration products;
 - General wholesale trade;
 - Other retail trade in general merchandise stores;
 - Travel agency services;
 - Support services related to promoting and organizing tourism tours;
 - Road freight transportation;
 - Inland waterway freight transportation;
 - Support services directly related to rail and road transport;
 - Support services directly related to inland waterway transport;
 - Cargo handling services;
 - Construction of all types of buildings;
 - Construction of railways and road projects;
 - Site preparation services;
 - Installation of electrical systems;
 - Installation of water supply, drainage, heating, and air-conditioning systems;
 - Installation of other construction systems;
 - Completion of construction works;
 - Other specialized construction activities;
 - Mixed farming and livestock;
 - Crop services;
 - Livestock services;
 - Post-harvest services;
 - Wholesale of solid, liquid, gas fuels, and related products: wholesale of gasoline, oil, grease, and liquefied petroleum gas (LPG);
 - Retail of motor fuels in specialized stores: retail of gasoline, oil, grease, and liquefied petroleum

- gas (LPG);
- Wholesale of automobiles and other motor vehicles;
- Retail of passenger cars (with up to 12 seats);
- Automobile and other motor vehicle dealerships;
- Sale of motorcycles and scooters;
- Sale of parts and accessories for automobiles and other motor vehicles;
- Sale of parts and accessories for motorcycles and scooters;
- Wholesale of agricultural machinery, equipment, and spare parts;
- Wholesale of other machinery, equipment, and spare parts: machinery and spare parts for production, transportation vehicles, and specialized production equipment;
- Agency, brokerage, and auction activities;
- Wholesale of raw agricultural and forestry materials (excluding wood, bamboo) and live animals;
- Wholesale of rice;
- Wholesale of materials and equipment for construction installation;
- Wholesale of other household goods;
- Wholesale of fabrics, ready-made clothing, and footwear;
- Wholesale of beverages;
- Retail of beverages in specialized stores;
- Processing and preserving meat and meat products;
- Processing and preserving aquatic products and seafood;
- Processing and preserving fruits and vegetables;
- Milling and producing coarse flour;
- Manufacture of building materials from clay;
- Manufacture of other ceramic and porcelain products;
- Real estate business, ownership, usage rights, or leasing: services for leasing workshops and residential houses. Investment in building and operating residential areas, industrial zones, and housing infrastructure. Investment and operation of ports. Market operation, management, and exploitation;
-

II- ACCOUNTING PERIOD AND CURRENCY USED IN ACCOUNTING

1- Fiscal Year Accounting Period:

- The initial fiscal year of the Corporation starts on May 18 and ends on December 31.
- Subsequent fiscal years begin on January 01 and end on December 31 of each year.

2- Currency Used in Accounting:

The currency used for preparing financial statements is the Vietnamese Dong (VND)

III- ACCOUNTING REGIMES AND POLICIES

1- Applied Accounting Regime:

The Company applies the accounting regime for enterprises issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, by the Ministry of Finance, and Circular No. 53/2016/TT-BTC dated March 21, 2016, which amends and supplements several articles of Circular No. 200/2014/TT-BTC.

2- Statement of Compliance with Accounting Standards and Regimes.

The Company adheres to the Vietnamese Accounting Standards and the guidance documents issued by the State. The financial statements are prepared and presented in full compliance with all regulations of each standard, implementation guidance circulars, and the current applicable enterprise accounting regime.

IV- ACCOUNTING POLICIES APPLIED

1- Principles for recognizing cash and cash equivalents.

Cash and cash equivalents include cash on hand, bank deposits, cash in transit, and short-term investments with a recovery or maturity period not exceeding 3 months from the purchase date, which can be readily converted into a determinable amount of cash and carry minimal risk of conversion.

Transactions in foreign currencies are converted at the exchange rates on the transaction dates. Monetary items denominated in foreign currencies at the end of the period are revalued using the exchange rates on the reporting date.

Exchange differences arising during the period and from revaluing monetary items at the end of the period are recognized as income or expense in the reporting period.

2- Principles for recognizing inventory

Inventories are recognized at cost. Inventory costs include purchase costs, processing costs, and other directly attributable costs incurred to bring inventories to their present location and condition.

Inventory cost is calculated using the weighted average method and is recorded using the perpetual inventory system.

Provisions for inventory devaluation are recognized when the cost exceeds the net realizable value. Net realizable value is the estimated selling price of inventories less the estimated costs of completion and the estimated costs necessary to make the sale.

3-Principles for recognizing and depreciating fixed assets and investment properties

Fixed assets are recorded at historical cost less accumulated depreciation. Historical cost includes all expenses incurred by the Company to bring the fixed asset to a ready-to-use state. Subsequent expenses are only capitalized if they are certain to increase the future economic benefits of the asset. Expenses that do not meet these criteria are recognized as costs in the period incurred.

When fixed assets are sold or disposed of, their historical cost and accumulated depreciation are derecognized, and any resulting gain or loss is included in the period's income or expense..

Fixed assets are depreciated on a straight-line basis over their estimated useful lives in accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance. Depreciation periods for asset groups are as follows:

<u>Fixed Assets</u>	<u>Years</u>
Buildings and structures	10-50
Machinery and equipment	10-20
Vehicles and transmission equipment	10-30
Management tools and equipment	8-10
Perennial plantations	8-15
Other fixed assets	8-15

4- Principles for accounting for prepaid expenses:

Prepaid expenses are actual expenses incurred but related to the results of multiple accounting periods. These costs are allocated systematically across the related accounting periods.

5- Principles for recognizing financial investments:

Investments in securities, subsidiaries, and associates are recognized at historical cost.

When an investment is liquidated, the difference between the net liquidation value and the book value is recorded as income or expense in the period.

6- Principles for recognizing and capitalizing borrowing costs

Borrowing costs are capitalized if they are directly related to the investment, construction, or production of unfinished assets that require a substantial period of time (over 12 months) to be ready

for their intended use or sale. Other borrowing costs are recognized as expenses in the period incurred. For general-purpose loans used partially for investment, construction, or production of unfinished assets, the capitalized borrowing costs are determined based on a capitalization rate applied to the weighted average cumulative expenditure incurred for the construction or production of those assets. The capitalization rate is calculated as the weighted average interest rate of outstanding loans during the period, excluding specific loans intended for the acquisition of particular assets.

7- Principles for recognizing and capitalizing other costs

- Prepaid expenses
- Other expenses
- Method of allocating prepaid expenses: based on the time period and nature of the transactions.

8- Principles for recognizing accrued expenses

Accrued expenses are recognized based on reasonable estimates of amounts payable for goods and services consumed during the period.

Trade payables and other payables are recognized based on invoices and supporting documents.

9- Principles and methods for recognizing provisions

Provisions are only recognized when the following conditions are met:

- The Corporation has a present obligation (legal or constructive) as a result of a past event;
- An outflow of economic benefits is probable to settle the obligation;
- A reliable estimate can be made of the obligation's value.

The amount recognized as a provision is the best reasonable estimate of the expenditure required to settle the present obligation at the reporting date.

Only costs directly related to the originally established provision are offset against the provision.

Provisions are recognized as production and business expenses in the accounting period. If the unused portion of a previously established provision exceeds the new provision for the reporting period, the excess is reversed and recorded as a reduction in production and business expenses, except for excess provisions for construction warranty obligations, which are reversed into other income in the accounting period.

10- Principles for revenue recognition

Revenue from the sale of goods and finished products is recognized when most risks and rewards of ownership are transferred to the buyer, and there are no significant uncertainties regarding payment, associated costs, or the likelihood of goods being returned.

Revenue from services is recognized when there are no significant uncertainties regarding payment or associated costs. For services performed over multiple accounting periods, revenue for each period is determined based on the completion rate of the service as of the financial year-end.

Interest, dividends, and profit-sharing revenue are recognized when the Company is likely to receive economic benefits from the transaction and the revenue amount can be measured reliably. Interest income is recognized on a time basis using the applicable interest rate for each period. Dividends and profit-sharing income are recognized when shareholders or capital contributors are entitled to receive dividends or profit shares.

11- Principles and methods for recognizing financial expenses

Borrowing interest expenses are recognized based on bank statements, loan agreements, and other financial expenses are recognized based on accounting documents.

12-Principles and methods for recognizing current corporate income tax and deferred corporate income tax expenses

- Current Corporate Income Tax expenses are recognized using the provisional payment method.
- Deferred Corporate Income Tax expenses are determined and accounted for at the end of the year

13- Foreign exchange risk provisions**14- Other accounting principles and methods**

The exchange rate used for conversion as of June 30, 2025 according to the actual exchange rate of each bank

V- Additional information on items presented in the balance sheet

1- Cash and Cash equivalents	Ending Balance	Beginning Balance
Cash	64.406.303	30.593.071
Demand bank deposits	737.557.902.979	134.115.832.412
Cash in transit	-	-
Cash equivalents (*)	-	-
Total	737.622.309.282	134.146.425.483

2.1 Short-term Financial Investments	Ending Balance	Beginning Balance
Trading securities investments	6.616.661.800	6.616.661.800
Nhon Trach Water Supply Joint Stock Company (NTW)	6.616.661.800	6.616.661.800
Provision for devaluation of short-term investments	-	-
Total	6.616.661.800	6.616.661.800

2.2 Long-term Financial Investments	Ending Balance	Beginning Balance
Investments in subsidiaries	3.510.893.895.702	3.066.293.895.702
Investments in associates and joint ventures	35.529.209.727	35.529.209.727
Net value of long-term financial investments	(291.410.815.564)	(287.157.682.335)
Total	3.255.012.289.865	2.814.665.423.094

Company name	Ending Balance	Beginning Balance
Investments in subsidiaries	3.510.893.895.702	3.066.293.895.702
Nhon Trach Investment Joint Stock Company	656.534.585.265	656.534.585.265
Tin Nghia - A Chau Investment Joint Stock Company	-	275.400.000.000
Tin Nghia - Laos Joint Stock Company	60.579.053.093	60.579.053.093
Tin Nghia Petrol Joint Stock Company	137.038.699.914	137.038.699.914
Tin Nghia Logistics Joint Stock Company - Bien Hoa ICD	177.916.715.830	177.916.715.830
Tin Nghia Industrial Park Development Joint Stock Company	754.381.328.037	754.381.328.037
Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	879.041.110.549	159.041.110.549
Japan Small and Medium Enterprise Development Joint Stock Company (JSC)	85.925.958.161	85.925.958.161
Dong Nai Import Export Processing Agricultural Products and Foods Joint Stock Company	122.715.000.000	122.715.000.000

Phu Huu Petroleum Depot Joint Stock Company	279.940.000.000	279.940.000.000
Phuoc Tan Trading and Construction Joint Stock Company	279.968.703.674	279.968.703.674
Tin Nghia Professional Security Services Corporation	1.852.741.179	1.852.741.179
Hiep Phu Joint Stock Company	75.000.000.000	75.000.000.000
Investments in associates and joint ventures	35.529.209.727	35.529.209.727
Thong Nhat Joint Stock Company	34.355.419.727	34.355.419.727
Tin Nghia Project Management Joint Stock Company	1.173.790.000	1.173.790.000
Provision for devaluation of long-term financial investments	(291.410.815.564)	(287.157.682.335)
Dong Nai Import Export Processing Agricultural Products and Foods Joint Stock Company	(60.898.319.796)	(64.061.979.738)
Tin Nghia - Laos Joint Stock Company	(60.579.053.093)	(60.579.053.093)
Hiep Phu Joint Stock Company	(38.055.900.449)	(38.125.794.162)
Tin Nghia - A Chau Investment Joint Stock Company	-	(3.902.255.216)
Phu Huu Petroleum Depot Joint Stock Company	(27.417.212.592)	(24.871.194.842)
Nhon Trach Investment Joint Stock Company	(104.460.329.634)	(95.617.405.284)
Total	3.255.012.289.865	2.814.665.423.094

Information on subsidiaries of the corporation as of June 30, 2025:

<u>No.</u>	<u>Company name</u>	<u>Place of Incorporation</u>	<u>Ownership Interest</u>	<u>Voting Rights</u>	<u>Main Business Activities</u>
1	Tin Nghia Petrol Joint Stock Company	Dong Nai Province	58.98%	58.98%	Petroleum Trading
2	Tin Nghia Logistics Joint Stock Company - Bien Hoa ICD	Dong Nai Province	90.85%	90.85%	Logistics Services
3	Tin Nghia Industrial Park Development Joint Stock Company	Dong Nai Province	56.74%	56.74%	Industrial Park Infrastructure
4	Tin Nghia - Laos Joint Stock Company	Lao People's Democratic Republic	100.00%	100.00%	Trading, Planting, and Harvesting Coffee
5	Nhon Trach Investment Joint Stock Company	Dong Nai Province	51.76%	51.76%	Real Estate Investment
6	Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	Ba Ria - Vung Tau Province	94.12%	94.12%	Industrial Park Infrastructure
7	Japan Small and Medium Enterprise Development Joint Stock Company	Dong Nai Province	59.07%	59.07%	Industrial Park Infrastructure
8	Dong Nai Import Export Processing Agricultural Products and Foods Joint Stock Company	Dong Nai Province	54%	54%	Production and Trading
9	Hiep Phu Joint Stock Company	Can Tho	99.21%	99.21%	Production and Trading
10	Phu Huu Petroleum Depot Joint Stock Company	Dong Nai Province	93.31%	93.31%	Trading and Services
11	Phuoc Tan Trading and Construction Joint Stock Company	Dong Nai Province	40%	80%	Real Estate Investment
12	Tin Nghia Professional Security Services Corporation	Dong Nai Province	36%	100%	Security Services

Information on joint ventures and associates of the corporation as of June 30, 2025:

<u>No.</u>	<u>Company name</u>	<u>Place of Incorporation</u>	<u>Ownership Interest</u>	<u>Voting Rights</u>	<u>Main Business Activities</u>
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%	29%	Consulting, Design, Project Management Services

Information on Other Investments as of June 30, 2025:

<u>No.</u>	<u>Company name</u>	<u>Place of Incorporation</u>	<u>Ownership Interest</u>	<u>Voting Rights</u>	<u>Main Business Activities</u>
1	Nhon Trach Water Supply JSC	Dong Nai Province	3.8%	3.8%	Trading and Services

3- Short-term trade receivables

Details of trade receivables	Ending Balance	Beginning Balance
Third Parties	1.839.759.581.121	2.088.508.116.177
An Binh Thinh Phat Company Limited	501.271.701.931	575.161.694.500
Thanh Trung Food Trade Company Limited	430.951.230.613	340.988.020.900
Ky Lan Goods Joint Stock Company	304.577.218.734	398.505.905.828
Nam Dong Sai Gon Investment Development JSC	259.905.301.523	359.353.626.000
Dai Loc Phat 68 Trading and Service Co., Ltd	238.877.231.172	241.833.520.700
Hiep Quang Agro Joint Stock Company	44.355.787.996	44.355.787.996
Bernhard RothFos GMBH	17.737.662.376	734.505.780
IP Vietnam Trading and Service Joint Stock Company	9.266.172.046	11.390.502.150
Tin Nghia – A Chau Investment Joint Stock Company (*)	3.777.187.517	-
Cong Nghiep Co., Ltd	2.971.066.836	1.261.037.014
Hamburg Coffee Company Hacofco MBH	1.992.685.408	-
HTM Manufacturing, Trading, and Investment Co., Ltd	1.617.470.400	1.617.470.400
Fico White Cement Joint Stock Company	1.607.567.490	1.607.567.490
Trung Tri Lam Dong Co., Ltd	1.032.102.033	1.032.102.033
Volcafe LTD	220.221.725	353.592.694
Rothfos Corporation	81.313.758	116.686.010
Phillip Commodities PTE LTD	4.806.301	23.234.038.885
Sucden Coffee Netherlands B.V	-	26.503.545.047
Louis Dreyfus Company Suisse SA (Coffee Division)	-	14.628.432.606
Vidya Global Limited	-	11.794.889.700
Other Customers	19.512.853.262	34.035.190.444
Related Parties	329.394.214.148	145.043.029.955
ICD Bien Hoa - Tin Nghia Logistics Joint - Stock Company	1.827.349.837	-
Tin Nghia Professional Security Services Corporation	170.000.000	177.800.000
Japan Small and Medium Enterprise Development JSC	164.029.019	72.880.560
Tin Nghia Petrol Joint - Stock Company	17.164.078	-
Tin Nghia – A Chau Investment Joint Stock Company (*)	-	3.777.187.517
Tin Nghia Transport Joint Stock Company	3.780.470	-
Olympic Coffee Joint Stock Company	133.687.556.922	133.986.302.422
Tuan Loc Commodities Co., Ltd	193.524.333.822	7.028.859.456
Total	2.169.153.795.269	2.233.551.146.132

(*) Former Subsidiary

Short-term prepayments to suppliers	Ending Balance	Beginning Balance
Third Parties	4.619.653.712	577.010.706.337
Vietravel Tourism Joint Stock Company – Dong Nai Branch	792.744.000	-
Trung Tri - Lam Dong Co., Ltd	282.653.160	282.653.160
Ha Vuong Phat Construction, Trading, and Service Co., Ltd	-	185.807.704.800
Tam Thanh Tai Trading, Service, and Manufacturing Co., Ltd	-	165.786.453.600
Eastern Agricultural Commodities Trading Service Co., Ltd	-	130.088.522.400
Bao Ngon Lam Dong Co., Ltd		42.648.604.540
Binh Gia Han Co., Ltd	-	20.986.023.800
Toan Hang Private Enterprise	-	7.497.280.000
Lap Tien Phat Co., Ltd	-	5.369.419.790
Bao Phuc Khang One Member Co., Ltd	-	4.569.043.447
Thanh Oanh Diep Co., Ltd		3.239.655.160
Lam Kim Hang Co., Ltd	-	1.524.151.720
A Chau Tai Nguyen Joint Stock Company	-	1.303.664.000
AASC Auditing Company Limited	-	305.000.000
Other Customers	3.544.256.552	7.602.529.920
Related Parties	9.899.997.903	163.070.201.902
Tin Nghia - Laos Joint Stock Company	9.847.197.903	9.847.197.903
Tin Nghia Project Management Joint Stock Company	52.800.000	23.253.999
Hiep Hoa Investment Development Co., Ltd	-	153.199.750.000
Total	14.519.651.615	740.080.908.239

4- Other Short-term Receivables	Ending Balance	Beginning Balance
A. Other Short-term Receivables	290.290.757.145	431.134.010.539
Third Parties	84.073.456.529	62.164.678.306
Long Khang Trading, Service, and Import-Export Co., Ltd	27.920.292.255	27.985.408.184
Land lease receivable for the Long Khanh Wedding Restaurant Project	21.354.806.257	21.354.806.257
Tin Nghia – A. Chau Investment Joint Stock Company (*)	16.756.118.351	-
Thanh Trung Food Trade Company Limited	2.441.802.649	942.353.380
An Binh Thinh Phat Company Limited	2.283.581.069	1.437.209.938
Ky Lan Goods Joint Stock Company	-	1.054.661.770
Nam Dong Sai Gon Investment Development JSC	3.164.066.727	1.176.803.778
Dai Loc Phat 68 Trading and Service Co., Ltd	1.266.152.335	1.004.037.226
Trung Tri Lam Dong Co., Ltd	1.481.984.642	1.481.984.642
Hiep Quang Agro Joint Stock Company	1.021.505.050	1.021.505.050
Short-term Deposits (Account 244)	26.585.715	31.585.715
Advances Receivable (Account 141)	2.775.157.827	2.295.552.647
Other Customers	3.581.403.652	2.378.769.719
Related Parties	206.217.300.616	368.969.332.233
Nhon Trach Investment Joint Stock Company	34.000.000.000	48.584.545.385
Japan Small and Medium Enterprise Development JSC	33.054.798.903	32.799.960.822
Phuoc Tan Trading and Construction Joint Stock Company	22.400.000.000	22.400.000.000
Tin Nghia - Phuoc Dong Industrial Park Joint Stock Company	16.000.000.000	132.013.556.798
Tin Nghia Industrial Park Development Joint Stock Company	14.754.000.000	47.950.500.000

Tin Nghia – A Chau Investment Joint Stock Company (*)	-	5.450.646.885
Tin Nghia Petrol Joint - Stock Company	3.346.289	2.432.422
Thong Nhat Joint Stock Company	-	4.840.800.000
Olympic Coffee Joint Stock Company	83.942.116.525	74.926.889.921
Tuan Loc Commodities Co., Ltd	2.063.038.899	-
B. Long-term Receivables	76.524.493.182	75.579.360.967
Long-term Deposits	1.281.512.115	336.379.900
Related Parties	75.242.981.067	75.242.981.067
Tin Nghia Industrial Park Development Joint Stock Company	26.674.087.676	26.674.087.676
Tin Nghia - Laos Joint Stock Company	48.568.893.391	48.568.893.391

Short-term Loan Receivables	Ending Balance	Beginning Balance
Third Parties	227.983.264.335	-
Tin Nghia – A Chau Investment Joint Stock Company (*)	227.983.264.335	-
Related Parties	112.000.000.000	606.939.894.599
Nhon Trach Investment Joint Stock Company	-	147.980.867.657
Tin Nghia – A Chau Investment Joint Stock Company (*)	-	227.983.264.335
Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	-	118.975.762.607
Olympic Coffee Joint Stock Company	112.000.000.000	112.000.000.000
Total	339.983.264.335	606.939.894.599

(*) Former Subsidiary

Long-term Loan Receivables	Ending Balance	Beginning Balance
Related Parties	-	-
Total	-	-

5- Assets Pending Resolution	Ending Balance	Beginning Balance
Cash	-	-
Goods	-	-
Fixed Assets	-	-
Other Assets	-	-
Total	-	-

6- Inventories	Ending Balance	Beginning Balance
Raw Materials and Supplies	424.100.666	712.726.634
Tools and Instruments	1.156.799.667	818.399.629
Finished Goods	37.517.089.880	67.927.427.782
Merchandise	462.667.677.859	46.534.617.969
Goods Sent for Sale	-	2.656.752.545
Total Cost of Inventories	501.765.668.072	118.649.924.559
Provision for inventory devaluation	-	-
Net realizable value of inventories	501.765.668.072	118.649.924.559

* Value of reversed provision for inventory devaluation during the year:

* Value of inventories used as collateral for debts:

* Reasons for additional provision or reversal of inventory devaluation provision:

7- Long-term work-in-progress assets:**7.1 Long-term production and business costs in progress:**

7.2 Construction in Progress	Ending Balance	Beginning Balance
Construction in Progress	1.279.623.443.846	1.235.272.266.808

8- Increase and decrease in tangible fixed assets: (Details in attached appendix)

- * Remaining value of tangible fixed assets used as collateral or pledge for loans at year-end:
- * Historical cost of fully depreciated tangible fixed assets still in use at year-end:
- * Historical cost of tangible fixed assets pending liquidation at year-end:
- * Commitments related to the purchase or sale of tangible fixed assets with significant value yet to be executed:

9- Increase and Decrease in Finance-leased Fixed Assets:

- Lease payments recognized as expenses during the year;
- Basis for determining additional lease payments ;
- Lease renewal terms or options to purchase the asset.

10- Increase and Decrease in Intangible Fixed Assets: (Details in attached appendix)

- Explanation and disclosure as required by Accounting Standard No. 04 “Intangible Fixed Assets”

11- Increase and Decrease in Investment Properties: (Details in attached appendix)

- Explanation and disclosure as required by Accounting Standard No. 05 “Investment Properties”.

12- Prepaid Expenses	Ending Balance	Beginning Balance
Long-term Prepaid Expenses	402.699.798.045	400.809.622.197
Nhon Trach Industrial Park	71.606.573.617	66.447.910.260
Tan Phu Industrial Park	11.852.013.433	12.705.272.745
Ong Keo Industrial Park	7.798.671.506	7.853.233.899
An Phuoc Industrial Park	190.597.621.189	191.576.658.001
Nhon Trach 6D Industrial Park	12.102.818.896	12.102.818.896
Bao Loc Branch	4.938.434.830	5.144.230.750
Other Long-term Prepaid Expenses	103.803.664.574	104.979.497.646
Short-term Prepaid Expenses	47.531.386.627	1.782.585.478
Tools and Equipment Expenses	328.440.036	572.987.459
Other Short-term Prepaid Expenses	47.202.946.591	1.209.598.019

13- Borrowings and Finance Lease Liabilities	Ending Balance	Beginning Balance
Long-term Borrowings	111.733.018.183	134.099.436.365
Long-term Bank Borrowings	111.733.018.183	134.099.436.365
Vietnam Joint Stock Commercial Bank for Foreign Trade - Dong Dong Nai Branch (Vietcombank)	89.453.018.183	96.907.436.365
Prosperity and Development Joint Stock Commercial Bank - Dong Nai Branch (PG Bank)	22.280.000.000	37.192.000.000
Short-term Borrowings	2.473.841.074.789	2.985.706.872.852
Short-term Bank Borrowings	2.429.108.238.425	2.940.184.036.488
Vietnam Bank for Agriculture and Rural Development - Dong Nai Branch (Agribank)	494.980.537.452	454.615.586.079
Vietnam Joint Stock Commercial Bank for Industry and Trade - East Saigon Branch (Vietinbank)	391.368.977.079	389.488.302.900

Esun Commercial Bank - Dong Nai Branch	256.544.915.390	250.914.261.992
Military Commercial Joint Stock Bank (MB Bank)	227.448.271.170	262.261.951.900
Prosperity and Development Joint Stock Commercial Bank - Dong Nai Branch (PG Bank)	225.184.688.055	281.733.108.100
Sinopac Bank - Ho Chi Minh City Branch	69.971.315.811	250.660.732.800
Vietnam Joint Stock Commercial Bank for Investment and Development – East Dong Nai Branch (BIDV)	763.609.533.468	668.950.572.717
China Construction Bank – Ho Chi Minh Branch	-	381.559.520.000
Current Portion of Long-term Bank Borrowings	44.732.836.364	44.732.836.364
Prosperity and Development Joint Stock Commercial Bank - Dong Nai Branch (PG Bank)	29.824.000.000	29.824.000.000
Vietnam Joint Stock Commercial Bank for Foreign Trade – East Dong Nai Branch (Vietcombank)	14.908.836.364	14.908.836.364
Current Portion of Long-term Other Institutions Borrowings	-	790.000.000
Environmental Protection Fund	-	790.000.000
Total	2.585.574.092.972	3.119.806.309.217

14- Short-term Trade Payables	Ending Balance	Beginning Balance
Third Parties	11.096.490.121	32.545.703.299
Nhon Trach Water Supply Joint Stock Company	2.526.390.824	2.166.638.655
Ly Gia Bao Private Enterprise	1.249.658.449	1.249.658.449
Red Sun Technology Co., Ltd	444.096.360	2.635.427.106
Vietnam Industrial Construction Corporation	-	19.085.721.859
Ngan Lam Co., Ltd	-	2.076.828.193
Other Customers - Bao Loc	43.462.061	143.130.496
Other Customers - The Corporation	6.832.882.427	5.188.298.541
Related Parties	1.312.827.257	1.152.439.102
Tin Nghia Professional Security Services Corporation	679.884.000	965.477.554
Tin Nghia Petrol Joint Stock Company	96.748.090	99.117.950
ICD Bien Hoa - Tin Nghia Logistics Joint - Stock Company	129.091.576	70.833.382
Nhon Trach Green Trees Corporation	10.800.000	10.800.000
Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	5.000.000	-
Tin Nghia Industrial Park Development Joint Stock Company	675.108	1.350.216
Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	390.628.483	4.860.000
Total	12.409.317.378	33.698.142.401

Short-term Advances from Customers	Ending Balance	Beginning Balance
Third Parties	109.290.421.746	44.408.461.104
Petrovietnam Power Corporation	74.000.000.000	42.000.000.000
KTG Industrial Nhon Trach Joint Stock Company	34.446.221.031	-
Other Customers	844.200.715	2.408.461.104
Related Parties	-	71.000.405
ICD Bien Hoa - Tin Nghia Logistics Joint - Stock Company	-	71.000.405
Total	109.290.421.746	44.479.461.509

Long-term Advances from Customers	Ending Balance	Beginning Balance
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Third Parties	80.000.000.000	80.000.000.000
Petrovietnam Power Corporation	80.000.000.000	80.000.000.000
Related Parties	-	-
Total	80.000.000.000	80.000.000.000

15- Bonds Issued

Content	Ending Balance	Beginning Balance
-	-	-

16- Taxes and Amounts Payable to the State

* Value-Added Tax

The company applies the Value-Added Tax deduction method. The VAT rates are determined according to current regulations.

* *Import-Export Tax: The company declares and pays taxes as notified by the Customs Department.*

* Corporate Income Tax Expense

Corporate Income Tax Expense:

Attached Appendix

Taxes and Amounts Receivable from the State:

Attached Appendix

17- Accrued Expenses

17.1 Short-term Accrued Expenses	Ending Balance	Beginning Balance
Loan Interest Expenses	1.226.160.012	2.659.015.970
Industrial Park 6D Infrastructure Costs	1.513.831.295	1.513.831.295
Estimated Infrastructure Costs for Ong Keo IP	70.454.946.313	64.965.355.701
Other Expenses	4.023.930.941	5.392.691.321
Total	77.218.868.561	74.530.894.287

17.2 Long-term Accrued Expenses	Ending Balance	Beginning Balance
Other Expenses	-	-
Total	-	-

18- Other Payables

18.1 Short-term Payables	Ending Balance	Beginning Balance
Third Parties	76.284.398.956	108.148.121.893
Dividend Payables	417.984.000	417.984.000
Payable land lease deposit for industrial zones - Customers of Nhon Trach industrial zone	68.903.155.416	99.032.852.467
Payable mandatory insurance premiums	88.078.002	46.075.001
Deposits and Collateral Received	4.010.931.250	6.479.465.425
Other Customers	2.864.250.288	2.171.745.000
Related Parties	80.000	-
Total	76.284.478.956	108.148.121.893

18.2 Long-term Payables	Ending Balance	Beginning Balance
Long-term Payables	39.119.605.850	39.119.605.850

Payable land lease for Nhon Trach 3 Industrial Zone and Tan Bien Market	12.445.518.174	12.445.518.174
Payable to the Compensation Committee of Long Thanh District for compensation costs related to the Tam Phuoc Industrial Zone project	26.674.087.676	26.674.087.676
Long-term Payables (Account 344)	4.328.102.124	2.314.220.524
Factories, Warehouses, Markets, Plazas	1.714.702.124	1.648.980.524
Nhon Trach Industrial Park	2.365.000.000	365.000.000
Warehouse Rentals - Bao Loc Branch Customers	248.400.000	300.240.000
Total	43.447.707.974	41.433.826.374

19- Unearned Revenue

19.1 Short-term Unearned Revenue	Ending Balance	Beginning Balance
Nhon Trach 3 Industrial Park	108.157.547.551	56.984.831.371
Nhon Trach 6D Industrial Park	2.074.694.807	-
Tan Phu Industrial Park	8.920.939.931	6.126.500.285
An Phuoc Industrial Park	53.640.668.579	36.269.336.076
Ong Keo Industrial Park	22.088.725.901	19.402.446.561
Premises, Warehouses, Offices, Houses	54.300.960	35.785.152
Tin Nghia Plaza Shopping center	159.943.000	-
Total	195.096.820.729	118.818.899.445

19.2 Long-term Unearned Revenue	Ending Balance	Beginning Balance
Tan Phu Industrial Park	188.333.410.860	190.654.491.600
An Phuoc Industrial Park	1.217.252.430.734	1.192.492.185.577
Ong Keo Industrial Park	432.046.328.700	422.212.825.903
Nhon Trach Industrial Park	2.074.555.222.098	1.830.371.409.111
Total	3.912.187.392.392	3.635.730.912.191

20- Long-term Provisions

Content	Ending Balance	Beginning Balance
Long-term Provisions	5.207.649.980	5.207.649.980

21- Preferred Shares:

22- Deferred Income Tax Assets and Deferred Income Tax Liabilities:

a- Deferred Income Tax Assets Related to Unused Taxable Losses:

Content	Current Year	Previous Year
Beginning Balance	-	-
Incurred during the year	(1.559.932.167)	(681.146.857)
Reversed during the year	(1.559.932.167)	(681.146.857)
Ending Balance	-	-

b- Deferred Income Tax Liabilities

Deferred Income Tax Liabilities	Ending Balance	Beginning Balance
Beginning Balance	38.759.460.262	41.178.144.460
Deferred income tax liabilities from temporary taxable differences	(1.559.932.167)	(681.146.857)
Deferred income tax liabilities reversed from previous years – Formosa	(816.302.713)	(816.302.713)

Deferred income tax liabilities reversed from previous years - Tan Van	(921.234.628)	(921.234.628)
Ending Balance	35.461.990.754	38.759.460.262

23- Equity

a- Reconciliation of Changes in Owners' Equity: (Details attached in a supporting schedule)

b- Details of Owners' Equity Contributions

Shareholder Name	Ending Balance		Beginning Balance	
	Amount	Percentage (%)	Amount	Percentage (%)
Dong Nai Provincial Party Committee	961.250.000.000	48,06%	961.250.000.000	48,06%
Saigon Investment Construction and Building Materials Corporation	499.139.390.000	24,96%	499.139.390.000	24,96%
Other Shareholders	539.610.610.000	26,98%	539.610.610.000	26,98%
Total	2.000.000.000.000	100%	2.000.000.000.000	100%

c- Transactions with Owners' Equity

Content	Ending Balance	Beginning Balance
Owners' equity contributions		
- Initial contributions	2.000.000.000.000	2.000.000.000.000
- Additional contributions during the year	-	-
- Reductions in contributions during the year	-	-
- Ending contributions	2.000.000.000.000	2.000.000.000.000

d-Shares

Content	Ending Balance	Beginning Balance
Number of shares registered for issuance	200.000.000	200.000.000
Shares sold to the public		
- Common shares	200.000.000	200.000.000
Shares repurchased		
- Common shares	-	-
Outstanding shares		
- Common shares	200.000.000	200.000.000
Par value of outstanding shares:	10.000 VND/share	10.000 VND/share

24- Asset Revaluation Differences

	Ending Balance	Beginning Balance
Reason for the Changes Between Beginning and Ending Balances

25- Foreign Exchange Differences

- Reason for the Changes

Ending Balance	Beginning Balance
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26- Funding Sources

Ending Balance	Beginning Balance
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- Funding allocated during the year
- Operating expenses
- Remaining funding at year-end

27- Off-Balance Sheet Items

Content	Ending Balance	Beginning Balance
1. Leased assets	-	-
2. Materials and goods held for safekeeping or processing	-	-
3. Goods held for consignment or sale	-	-
4. Written-off bad debts	-	-
5. Foreign currencies (USD)	11.057.434.,79	460.723,82
(SGD)	-	-
6. Budget for operational activities and projects	-	-

VI- Additional Information for Items Presented in the Statement of Comprehensive Income

Content	Quarter 2/2025	Quarter 2/2024
1- Revenue from Sales and Services	2.154.128.180.132	1.868.540.385.379
Including:		
Revenue from goods and finished product sales	2.043.927.878.401	1.775.926.356.650
Revenue from real estate business	11.139.908.785	2.588.441.443
Revenue from service provision	11.436.559.656	10.514.804.943
Revenue from industrial park infrastructure business	87.623.833.290	79.510.782.343
Revenue from construction activities	-	-
2- Deductions from Revenue	-	-
Trade discounts	-	-
Sales allowances	-	-
Sales returns	-	-
VAT payable (direct method)	-	-
Special consumption tax	-	-
Export tax	-	-
3- Net Revenue	2.154.128.180.132	1.868.540.385.379
Revenue from goods and finished product sales	2.043.927.878.401	1.775.926.356.650
Revenue from real estate business	11.139.908.785	2.588.441.443
Revenue from service provision	11.436.559.656	10.514.804.943
Revenue from industrial park infrastructure business	87.623.833.290	79.510.782.343
Revenue from construction activities	-	-
4- Cost of Goods Sold	2.090.333.809.896	1.785.114.455.175
Cost of goods and finished products sold	2.040.891.724.011	1.738.319.995.170
Cost of real estate business	3.832.744.151	2.010.233.034
Cost of service provision	10.438.544.508	10.848.009.281
Cost of industrial park infrastructure business	35.170.797.226	33.936.217.690
Cost of construction activities	-	-
5- Finance Income	100.227.279.678	63.577.249.907
Interest income from loans and deposits	16.843.578.405	20.459.778.446
Interest from deferred sales	41.871.042.987	8.415.252.120
Dividends and profits received	37.176.026.700	16.856.720.000
Foreign exchange gains from year-end revaluation	972.607.344	1.061.320.921
Foreign exchange gains incurred during the year	3.364.024.242	11.797.029.472

Other income	-	4,987,148.948
6- Finance Expenses	51,218,671.871	53,856,724.250
Interest expenses	42,943,435.397	22,051,739.721
Foreign exchange losses incurred during the year	107,810.598	11,433,997.104
Foreign exchange losses from year-end revaluation	12,037.431	(4,989,902.600)
Provision for impairment of investments	8,155,388.445	22,900,782.452
Other expenses	-	2,460,107.573
7- Selling Expenses	9,079,485.599	9,485,323.040
Cost of raw materials, supplies, and tools	1,538,765.481	764,920.271
Staff expenses	1,455,076.929	720,465.789
Depreciation of fixed assets	303,327.810	307,853.503
Warranty expenses	20,440.749	-
External service expenses	5,141,247.138	7,069,551.199
Other monetary expenses	620,627.492	622,532.278
8- General and Administrative Expenses	37,603,403.370	12,577,240.214
Administrative staff expenses	8,216,372.956	5,311,053.099
Administrative materials and tools expenses	474,195.616	622,651.771
Depreciation of fixed assets	1,064,012.374	1,131,366.627
Taxes, fees, and charges	2,851,489.421	3,330,460.209
Provision expenses	19,894,804.683	(5,328,224.426)
External service expenses	4,066,389.220	4,427,845.258
Other monetary expenses	1,036,139.100	3,082,087.676
9- Other Income	73,413.061	587,110.299
Disposal of packaging and tools	70,507.154	77,825.121
Other income	2,905.907	59,027.074
Compensation and penalty income from contract violations received	-	450,258.104
10- Other Expenses	583,451.466	19,698,538.059
Depreciation of unused assets	583,451.466	1,157,103.795
Asset disposal expenses	-	26,925.503
Disposal expenses of tools and instruments	-	28,783.068
Expenses for supporting contract termination	-	18,485,725.693

10.- Current Corporate Income Tax Expenses

Current Corporate Income Tax Expenses	Quarter 2/2025	Quarter 2/2024
Current Corporate Income Tax Expenses based on taxable income for the year	4,428,071.727	13,800,113.838

Corporate Income Tax Payable	Current Year	Previous Year
Beginning balance of Corporate Income Tax Payable	21,847,008.267	22,573,848.690
Corporate Income Tax Payable during the year	104,498,776.316	24,680,826.584
Corporate Income Tax Paid during the year	22,367,585.267	31,336,498.890
Corporate Income Tax Payable at the End of the Quarter/Year (*)	103,978,199.316	15,918,176.384

11- Deferred Corporate Income Tax Expenses

	<u>Current Year</u>	<u>Previous Year</u>
Deferred Corporate Income Tax expenses from deductible temporary differences	(1.559.932.167)	(2.472.590.317)
Deferred Corporate Income Tax income from reversing deferred Corporate Income Tax liabilities	(1.737.537.341)	(1.737.537.341)
Total	(3.297.469.508)	(4.210.127.658)

VII – Supplementary Information for Items in the Cash Flow Statement

<i>1- Non-Cash Transactions</i>	<i>Current Year</i>	<i>Previous Year</i>
- Acquisition of assets through assumption of related liabilities or financial leasing transactions:		
- Acquisition of enterprises through share issuance:		
- Debt-to-equity conversion:		
2- Cash and Cash Equivalents Held but Not Utilized: Disclose the value and reasons for significant cash and cash equivalents held by the enterprise that cannot be utilized due to legal restrictions or other binding obligations that the enterprise is required to comply with.		

VIII- Other Information

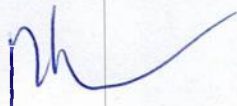
- 1- Contingent liabilities, commitments, and other financial information.
 - 2- Events occurring after the end of the fiscal year
 - 3- Related party information
- During the period, the Corporation had transactions with related parties up to June 30, 2025, as follows:
- 4- Transactions during the period:

CONTENT	Relationship	Quarter 2/2025	Quarter 2/2024
Sales Revenue and Service Provision		727.089.802.428	76.685.319.643
Japan Small and Medium Enterprise Development JSC	Subsidiary	1.692.047.501	1.427.762.252
Tin Nghia Petrol Joint - Stock Company	Subsidiary	896.800.008	1.152.626.321
Tin Nghia Professional Security Services Corporation	Subsidiary	472.222.221	502.634.583
ICD Bien Hoa - Tin Nghia Logistics Joint - Stock Company	Subsidiary	281.885.436	692.782.161
Tin Nghia Industrial Park Joint Stock Company – Phuong Dong	Subsidiary	20.196.000	20.196.000
Thong Nhat Joint Stock Company	Associate	12.147.840	10.268.640
Tuan Loc Commodities Company Limited	Other Related Party	596.056.462.448	17.153.409.901
Olympic Coffee Joint Stock Company	Other Related Party	127.563.507.088	55.601.614.112
Thong Nhat Real Estate Joint Stock Company	Other Related Party	11.340.000	21.772.800
Tin Nghia Transport Joint Stock Company	Other Related Party	83.193.886	102.252.873
Other Revenue (Collection and Payment on Behalf)		7.358.414.021	379.555.026
ICD Bien Hoa - Tin Nghia Logistics Joint - Stock Company	Subsidiary	7.346.669.633	351.497.801
Tin Nghia Petrol Joint - Stock Company	Subsidiary	11.744.388	28.057.225
Mua vật tư, hàng hóa, dịch vụ		80.747.307.682	4.198.149.027
Tin Nghia Professional Security Services Corporation	Subsidiary	2.368.580.907	2.156.751.007
Tin Nghia Petrol Joint - Stock Company	Subsidiary	235.673.605	346.850.995
ICD Bien Hoa - Tin Nghia Logistics Joint - Stock Company	Subsidiary	225.323.326	182.252.256
Dong Nai Import Export Processing Agricultural Products and Foods Joint Stock Company	Subsidiary	100.638.890	134.138.890
Tin Nghia Industrial Park Joint Stock Company – Phuong Dong	Subsidiary	4.629.630	-
Tin Nghia Industrial Park Development Joint Stock Company	Subsidiary	2.143.200	1.250.200
Tin Nghia Project Management Joint Stock Company	Associate	345.657.828	1.188.486.070
Tuan Loc Commodities Company Limited	Other Related Party	76.812.240.000	-
Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other Related Party	622.420.296	-
Nhon Trach Green Trees Corporation	Other Related Party	30.000.000	184.442.400

Dongnai Pharmaceutical Joint Stock Company	Other Related Party	-	3.977.209
Dividends and distributed profits received		37.176.026.700	16.856.720.000
Tin Nghia Industrial Park Joint Stock Company – Phuong Dong	Subsidiary	16.000.000.000	-
Tin Nghia Industrial Park Development Joint Stock Company	Subsidiary	14.754.000.000	11.065.500.000
Tin Nghia Petrol Joint - Stock Company	Subsidiary	3.776.383.200	-
ICD Bien Hoa - Tin Nghia Logistics Joint - Stock Company	Subsidiary	1.435.443.500	4.306.330.500
Thong Nhat Joint Stock Company	Associate	1.210.200.000	1.210.200.000
Tin Nghia Project Management Joint Stock Company	Associate	-	58.689.500
Tin Nghia Professional Security Services Corporation	Associate	-	216.000.000
Loan interest, late payment interest		7.124.925.648	20.780.890.400
Nhon Trach Investment Joint Stock Company	Subsidiary	384.589.392	3.988.564.098
Japan Small and Medium Enterprise Development JSC	Subsidiary	128.123.013	149.476.849
Tin Nghia Industrial Park Joint Stock Company – Phuong Dong	Subsidiary	-	7.325.890.411
Tin Nghia A Chau Joint Stock Company	Subsidiary	-	5.083.500.092
Olympic Coffee Joint Stock Company	Other Related Party	4.549.174.344	4.233.458.950
Tuan Loc Commodities Co., Ltd	Other Related Party	2.063.038.899	-
Short-term Loans		-	141.391.780.822
Tin Nghia Industrial Park Joint Stock Company – Phuong Dong	Subsidiary	-	130.000.000.000
Tin Nghia A Chau Investment Joint Stock Company	Subsidiary	-	11.391.780.822
Short-term Loan Recoveries		107.980.867.657	10.000.000.000
Nhon Trach Investment Joint Stock Company	Subsidiary	107.980.867.657	-
Tin Nghia Industrial Park Joint Stock Company – Phuong Dong	Subsidiary	-	10.000.000.000
Receipt of long-term deposits		2.000.000.000	
ICD Bien Hoa - Tin Nghia Logistics Joint - Stock Company	Subsidiary	2.000.000.000	

Dong Nai, July 29, 2025

Preparer
(Signature, full name)



Nguyen Nhu Huynh

Chief Accountant
(Signature, full name)



Nguyen Thi Thuy Van

General Director
(Signature, full name, seal)



Tran Trung Tuan