

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

TIN NGHIA CORPORATION

For the accounting period from 01/01/2025 to 30/06/2025
(reviewed)



Tin Nghia Corporation

96 Ha Huy Giap street, Tran Bien ward, Dong Nai province

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Tin Nghia Corporation

96 Ha Huy Giap street, Tran Bien ward, Dong Nai province

REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Tin Nghia Corporation ("the Corporation") presents its report and the Corporation's Interim Consolidated Financial Statements for the accounting period from 01/01/2025 to 30/06/2025.

THE CORPORATION

Tin Nghia Corporation which was established and operating activities under Enterprise Registration Certificate joint stock company No. 3600283394 issued by Dong Nai Department of Investment and Planning for the first time on 03 November 2004, 25th re-registered on 21 November 2024.

The Corporation's head office is located at: 96 Ha Huy Giap street, Tran Bien ward, Dong Nai province.

BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISION

The members of the Board of Directors during the period and to the reporting date are:

Mrs. Dang Thi Thanh Ha	Chairwoman	
Mr. Tran Trung Tuan	Member	
Mr. Nguyen Cao Nhon	Member	(Appointed on 11/06/2025)
Mr. Tran Hoai Nam	Member	(Resigned on 11/06/2025)
Mr. Nguyen Thanh Dat	Member	(Resigned on 11/06/2025)
Mr. Tran Ngoc Tho	Member	(Resigned on 11/06/2025)

The members of the Board of Management during the period and to the reporting date are:

Mr. Tran Trung Tuan	General Director
Mr. Nguyen Cao Nhon	Deputy General Director

The members of the Board of Supervision are:

Mr. Tang Tran Tan Khai	Member	(Appointed on 11/06/2025) <i>Formerly a member of BoS</i>
Mr. Tran Tan Nhat	Head of the Board of Supervision	(Resigned on 11/06/2025)
Mrs. Le Kim Thao	Member	(Appointed on 11/06/2025)
Mrs. Mai Thi Tham Hong	Member	(Appointed on 11/06/2025)
Mr. Nguyen Quoc Ky	Member	(Resigned on 11/06/2025)

LEGAL REPRESENTATIVE

The legal representatives of the Corporation during the period and until the preparation of these Interim Consolidated Financial Statements are Mrs. Dang Thi Thanh Ha - Chairwoman of the Board of Directors and Mr. Tran Trung Tuan - General Director.

AUDITORS

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

Tin Nghia Corporation

96 Ha Huy Giap street, Tran Bien ward, Dong Nai province

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

The Board of Management is responsible for the Interim Consolidated Financial Statements which give a true and fair view of the financial position of the Corporation, its operating results and its cash flows for the period. In preparing those Interim Consolidated Financial Statements, the Board of Management is required to:

- Establish and maintain an internal control system which is determined necessary by the Board of Management and Board of Directors to ensure the preparation and presentation of the Interim Consolidated 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 Consolidated Financial Statements
- Prepare and present the Interim Consolidated 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 Consolidated Financial Statements;
- Prepare the Interim Consolidated Financial Statements on going concern basis unless it is inappropriate to presume that the Corporation will continue in business.

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

The Board of Management confirms that the Interim Consolidated Financial Statements give a true and fair view of the financial position as at 30/06/2025, its operating results and cash flows for the six-month accounting period then ended of the Corporation in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Interim Consolidated Financial Statements.

Other commitments

The Board of Management pledges that the Corporation complies with the Decree No. 155/2020/ND-CP dated 31 December 2020 on detailing and guiding the implementation of a number of articles of the Law on Securities and the Corporation does not violate the obligations of information disclosure in accordance with the regulations of the Circular No. 96/2020/TT-BTC dated 16 November 2020 issued by the Ministry of Finance guiding the disclosure of information on Securities Market and the Circular No. 68/2024/TT-BTC dated 18 September 2024 issued by the Ministry of Finance amending and supplementing some articles of the Circular No. 96/2020/TT-BTC.

On behalf of the Board of Management



Tran Trung Tuan

General Director

Dong Nai, 28 August 2025

REVIEW REPORTS ON INTERIM FINANCIAL INFORMATION

To: Shareholders, the Board of Directors and the Board of Management
Tin Nghia Corporation

We have reviewed the Interim Consolidated Financial Statements of Tin Nghia Corporation prepared on 28 August 2025 from page 05 to page 74, including: Interim Consolidated Statement of Financial Position as at 30 June 2025, Interim Consolidated Statement of Income, Interim Consolidated Statement of Cash Flows for the 06 months accounting period then ended and Notes to the Interim Consolidated Financial Statements.

The Board of Management's responsibility

The Board of Management is responsible for the preparation and presentation of the Interim Consolidated 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 the preparation and presentation of the Interim Consolidated Financial Statements and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of the Interim Consolidated 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 Consolidated 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 consolidated 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 Consolidated Financial Statements does not give a true and fair view, in all material respects, of the financial position of Tin Nghia Corporation as at 30/06/2025, its operating results and 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 the Interim Consolidated Financial Statements.



Ngô Minh Quy

Deputy General Director

Certificate of registration to audit practice

No. 2434-2023-002-1

Ho Chi Minh City, 28 August 2025

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2025

Code	ASSETS	Note	30/06/2025 VND	01/01/2025 VND
100	A. CURRENT ASSETS		7,958,226,163,229	5,067,166,778,242
110	I. Cash and cash equivalents	3	1,684,568,259,990	536,544,589,313
111	1. Cash		1,009,107,795,843	279,633,871,956
112	2. Cash equivalents		675,460,464,147	256,910,717,357
120	II. Short-term financial investments	4	679,556,977,516	563,306,076,601
121	1. Trading securities		6,616,661,800	6,616,661,800
123	2. Held to maturity investments		672,940,315,716	556,689,414,801
130	III. Short-term receivables		4,917,089,992,728	3,589,887,007,733
131	1. Short-term trade receivables	5	2,447,061,903,867	2,550,934,547,283
132	2. Short-term prepayments to suppliers	6	19,831,202,011	762,790,423,176
135	3. Short-term lending receivables	7	1,281,988,629,982	312,954,805,041
136	4. Other short-term receivables	8	1,466,592,141,104	242,950,575,652
137	5. Provision for short-term doubtful debts		(298,435,304,758)	(279,770,606,911)
139	6. Shortage of assets awaiting resolution		51,420,522	27,263,492
140	IV. Inventories	10	645,438,181,181	311,613,753,279
141	1. Inventories		653,755,006,855	319,931,601,076
149	2. Provision for devaluation of inventories		(8,316,825,674)	(8,317,847,797)
150	V. Other short-term assets		31,572,751,814	65,815,351,316
151	1. Short-term prepaid expenses	15	8,157,832,660	6,327,880,854
152	2. Deductible VAT		14,793,143,578	40,276,040,832
153	3. Taxes and other receivables from State budget	20	8,621,775,576	19,211,429,630
200	B. NON-CURRENT ASSETS		9,329,531,626,734	13,014,274,131,028
210	I. Long-term receivables		302,506,231,713	1,043,019,280,498
216	1. Other long-term receivables	8	302,506,231,713	1,043,019,280,498

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2025

(continued)

Code	ASSETS	Note	30/06/2025 VND	01/01/2025 VND
220	II. Fixed assets		482,589,077,816	504,315,380,339
221	1. Tangible fixed assets	12	404,274,880,233	425,724,758,849
222	- Historical cost		1,071,889,030,733	1,109,760,307,726
223	- Accumulated depreciation		(667,614,150,500)	(684,035,548,877)
227	2. Intangible fixed assets	13	78,314,197,583	78,590,621,490
228	- Historical cost		91,242,977,805	91,301,689,163
229	- Accumulated amortization		(12,928,780,222)	(12,711,067,673)
230	III. Investment properties	14	1,943,409,013,529	2,058,204,368,003
231	- Historical cost		3,142,282,207,738	3,245,986,712,398
232	- Accumulated depreciation		(1,198,873,194,209)	(1,187,782,344,395)
240	IV. Long-term assets in progress	11	5,536,140,086,742	8,333,386,636,363
241	1. Long-term work in progress		3,228,544,978,566	5,492,966,979,185
242	2. Construction in progress		2,307,595,108,176	2,840,419,657,178
250	V. Long-term financial investments	4	261,609,537,367	266,625,757,612
252	1. Investments in joint ventures and associates		133,978,522,255	134,205,184,190
253	2. Equity investments in other entities		130,222,430,065	137,315,605,065
254	3. Provision for devaluation of long-term investments		(2,591,414,953)	(4,895,031,643)
260	VI. Other long-term assets		803,277,679,567	808,722,708,213
261	1. Long-term prepaid expenses	15	803,277,679,567	808,236,403,231
269	2. Goodwill	16	-	486,304,982
270	TOTAL ASSETS		17,287,757,789,963	18,081,440,909,270

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2025

(continued)


Code	CAPITAL	Note	30/06/2025 VND	01/01/2025 VND
300	C. LIABILITIES		12,485,073,817,503	13,864,569,721,098
310	I. Current liabilities		4,711,532,647,502	5,149,560,624,621
311	1. Short-term trade payables	18	131,592,815,930	182,266,594,928
312	2. Short-term prepayments from customers	19	206,544,113,988	371,512,871,331
313	3. Taxes and other payables to State budget	20	314,555,238,559	68,748,438,599
314	4. Payables to employees		5,323,767,685	14,867,421,484
315	5. Short-term accrued expenses	21	191,478,655,120	229,912,250,973
318	6. Short-term unearned revenue	22	253,423,660,096	140,675,792,245
319	7. Other short-term payables	23	448,633,765,877	494,053,240,392
320	8. Short-term borrowings and finance lease liabilities	17	3,118,185,501,830	3,614,891,829,277
322	9. Bonus and welfare funds		41,795,128,417	32,632,185,392
330	II. Non-current liabilities		7,773,541,170,001	8,715,009,096,477
332	1. Long-term prepayments from customers	19	252,487,200,195	252,487,200,195
333	2. Long-term accrued expenses	21	590,744,908,414	590,744,908,414
336	3. Long-term unearned revenue	22	5,574,109,410,836	4,958,776,147,099
337	4. Other long-term payables	23	147,782,796,250	262,949,393,685
338	5. Long-term borrowings and finance lease liabilities	17	1,130,530,276,008	2,601,232,870,614
341	6. Deferred income tax liabilities	37	72,692,428,318	43,610,926,490
342	7. Provisions for long-term payables	24	5,194,149,980	5,207,649,980


INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION


As at 30 June 2025

(continued)

Code	CAPITAL	Note	30/06/2025 VND	01/01/2025 VND
400	D. OWNER'S EQUITY		4,802,683,972,460	4,216,871,188,172
410	I. Owner's equity	25	4,802,604,663,323	4,216,791,879,035
411	1. Contributed capital		2,000,000,000,000	2,000,000,000,000
411a	- Ordinary shares with voting rights		2,000,000,000,000	2,000,000,000,000
412	2. Share premium		5,634,952,321	5,634,952,321
414	3. Other capital		83,029,718,628	83,029,718,628
416	4. Differences upon asset revaluation		(34,066,931,456)	(216,747,758,176)
417	5. Exchange rate differences		(13,388,862,126)	(11,217,792,404)
418	6. Development investment fund		198,406,817,303	174,005,490,476
420	7. Other reserves		1,110,310,311	1,058,573,962
421	8. Retained earnings		894,138,921,857	283,645,871,647
421a	- Retained earnings accumulated to previous year		362,744,282,018	(21,843,556,233)
421b	- Retained earnings of the current period		531,394,639,839	310,489,427,880
429	9. Non – Controlling interest		1,667,739,736,485	1,892,382,822,581
430	II. Non-business funds and other funds		79,309,137	79,309,137
431	1. Non-business fund		79,309,137	79,309,137
440	TOTAL CAPITAL		17,287,757,789,963	18,081,440,909,270


Duong Thi Minh Hong
Preparer


Nguyen Thi Thuy Van
Chief Accountant


Tran Trung Tuan
General Director
Dong Nai, 28 August 2025



INTERIM CONSOLIDATED STATEMENT OF INCOME

For accounting period from 01/01/2025 to 30/06/2025

Code	ITEMS	Note	First 6 months of 2025 VND	First 6 months of 2024 VND
01	1. Revenue from sales of goods and rendering of services	27	7,842,593,923,736	5,774,187,484,946
02	2. Revenue deductions	28	1,622,162,983	1,502,606,174
10	3. Net revenue from sales of goods and rendering of services		7,840,971,760,753	5,772,684,878,772
11	4. Cost of goods sold	29	7,239,072,248,598	5,388,657,007,387
20	5. Gross profit from sales of goods and rendering of services		601,899,512,155	384,027,871,385
21	6. Financial income	30	644,855,356,440	141,895,527,465
22	7. Financial expenses	31	127,011,250,844	81,223,675,058
23	In which: Interest expense		118,576,498,528	69,332,690,327
24	8. Share of joint ventures and associates' profit or loss		4,786,973,065	2,281,400,284
25	9. Selling expenses	32	76,971,515,724	70,214,425,441
26	10. General administrative expenses	33	111,021,225,822	105,838,148,105
30	11. Net profits from operating activities		936,537,849,270	270,928,549,930
31	12. Other income	34	8,471,806,807	5,132,692,266
32	13. Other expenses	35	153,004,225,172	41,363,210,399
40	14. Other profit		(144,532,418,365)	(36,230,518,133)
50	15. Total net profit before tax		792,005,430,905	234,698,031,797
51	16. Current corporate income tax expense	36	237,960,860,554	65,400,417,019
52	17. Deferred corporate income tax expense	37	(47,210,712,271)	(6,513,668,779)
60	18. Profit after corporate income tax		601,255,282,622	175,811,283,557
61	19. Profit after tax attributable to owners of the Parent Company		531,394,639,839	121,576,789,401
62	20. Profit after tax attributable to non-controlling interest		69,860,642,783	54,234,494,156
70	21. Basic earnings per share	38	2,657	572

Duong Thi Minh Hong
Preparer

Nguyen Thi Thuy Van
Chief Accountant

Tran Trung Tuan
General Director
Dong Nai, 28 August 2025

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

For accounting period from 01/01/2025 to 30/06/2025
(Under indirect method)

Code	ITEMS	Note	First 6 months of 2025 VND	First 6 months of 2024 VND
	L CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Profit before tax		792,005,430,905	234,698,031,797
	2. Adjustments for			
02	1. Depreciation and amortization of fixed assets and investment properties		82,710,343,685	81,230,990,148
03	2. Provisions		19,794,309,677	(10,208,685,812)
04	3. Exchange gains / losses from retranslation of monetary items denominated in foreign currency		(866,162,332)	(14,675,602,670)
05	4. Gains / losses from investment activities		(827,496,209,260)	(91,163,610,208)
06	5. Interest expense		118,576,498,528	69,332,690,327
08	3. Operating profit before changes in working capital		184,724,211,203	269,213,813,582
09	1. Increase or decrease in receivables		417,908,339,326	(50,681,396,236)
10	2. Increase or decrease in inventories		(329,177,429,593)	(38,509,538,984)
11	3. Increase or decrease in payables (excluding interest payable, corporate income tax payable)		839,358,165,490	191,463,881,059
12	4. Increase or decrease in prepaid expenses		2,977,880,461	8,865,220,191
14	5. Interest paid		(129,164,022,595)	(54,223,947,363)
15	6. Corporate income tax paid		(63,721,214,072)	(69,815,347,368)
17	7. Other payments on operating activities		(12,013,439,862)	(23,505,573,374)
20	Net cash flow from operating activities		910,892,490,358	232,807,111,507
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(150,273,876,356)	(246,478,619,768)
22	2. Proceeds from disposals of fixed assets and other long-term assets		344,353,541,936	54,930,990
23	3. Lendings and purchase of debt instruments from other entities		(618,776,478,070)	(97,546,758,400)
24	4. Collection of lendings and resale of debt instrument of other entities		182,940,000,000	12,716,293,504
26	5. Proceeds from equity investment in other entities		681,355,879,058	-
27	6. Interest and dividend received		81,269,794,819	47,053,556,919
30	Net cash flow from investing activities		520,868,861,387	(284,200,596,755)


INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS


For accounting period from 01/01/2025 to 30/06/2025

(Under indirect method)

Code	ITEMS	Note	First 6 months of 2025 VND	First 6 months of 2024 VND
III. CASH FLOWS FROM FINANCING ACTIVITIES				
33	1. Proceeds from borrowings		5,747,199,891,108	4,265,658,114,142
34	2. Repayment of principal		(5,988,159,098,912)	(4,096,645,905,189)
36	3. Dividends or profits paid to owners		(42,964,246,213)	(13,694,027,751)
40	Net cash flow from financing activities		(283,923,454,017)	155,318,181,202
50	Net cash flows in the period		1,147,837,897,728	103,924,695,954
60	Cash and cash equivalents at beginning of the period		536,544,589,313	602,122,958,828
61	Effect of exchange rate fluctuations		185,772,949	14,353,683,334
70	Cash and cash equivalents at end of the period	3	<u>1,684,568,259,990</u>	<u>720,401,338,116</u>


Duong Thi Minh Hong
Preparer


Nguyen Thi Thuy Van
Chief Accountant


Tran Trung Tuan
General Director
Dong Nai, 28 August 2025



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For accounting period from 01/01/2025 to 30/06/2025

1 . GENERAL INFORMATION OF THE CORPORATION

Forms of ownership

Tin Nghia Corporation is a Joint Stock Company established based on the equitization of Tin Nghia Corporation Company Limited, a state-owned enterprise founded under Decision No. 1828/QĐ.UBT dated 06 August 1994, and the Enterprise Transformation Decision No. 431-QĐ/TU dated 19 October 2004, issued by the Dong Nai Provincial Party Committee.

Tin Nghia Corporation which was established and operating activities under Enterprise Registration Certificate joint stock company No. 3600283394 issued by Dong Nai Department of Investment and Planning for the first time on 03 November 2004, 25th re-registered on 21 November 2024.

The Corporation's head office is located at: 96 Ha Huy Giap street, Tran Bien ward, Dong Nai province.

The Corporation's shares are traded on the UPCOM market of the Hanoi Stock Exchange ("HNX") under the stock code TID, according to the Decision No. 694-QĐ/SGDHN issued by HNX on 31 October 2018.

The actual contributed capital as at 30 June 2025: VND 2,000,000,000,000; equivalent to 200,000,000 shares, the par value per share is VND 10,000.

The number of employees of the Corporation as at 30 June 2025: 1,027 employees (as at 01 January 2025: 1,117 employees).

Business field

Investment and business in industrial park infrastructure; purchasing, processing, and exporting coffee and other agricultural products; investment and business in petroleum, gas and logistics services.

Business activities

Main business activities of the Corporation are:

- Wholesale trade of various goods;
- Retail trade in other general stores;
- Cargo handling;
- Construction of all types of houses;
- Construction of railway and road projects;
- Construction of public utility works;
- Construction and demolition of other civil engineering projects;
- Demolition;
- Site preparation;
- Installation of electrical systems;
- Installation of water supply, drainage, heating, and air conditioning systems;
- Installation of other building systems;
- Finishing of construction works;
- Other specialized construction activities;
- Mixed farming and livestock breeding;
- Agency, brokerage, and auction activities;
- Wholesale of beverages;

Tin Nghia Corporation

96 Ha Huy Giap street, Tran Bien ward,
Dong Nai province

Interim Consolidated Financial Statements

for the accounting period from 01/01/2025
to 30/06/2025

Business activities (continued)

- Retail sale of beverages in specialized stores;
- Warehousing and storage of goods;
- Production of other ceramic products;
- Real estate business, ownership, use rights, or leasing of land;
- Factory and residential rental services;
- Investment in construction and business of residential, industrial park, and housing infrastructure;
- Investment and business in ports;
- Business operation and management of markets;
- Brokerage, valuation, consulting, advertising, management, auction, and real estate trading floor services.

Normal business and production cycle

The normal business production cycle of the Corporation is 12 months.

The Corporation's operation in the accounting period that affect the Interim Consolidated Financial Statements

Net profit before tax in the current period's Interim Consolidated Statement of Income increased by VND 557.31 billion, equivalent to a 237.46% growth compared to the same period last year. The main reasons for this fluctuation are as follows:

- In the first 06 months of 2025, net revenue from sales of goods and rendering of services increased by VND 2,068.29 billion, equivalent to an increase of 35.83% compared to the previous period, primarily due to an increase in the volume of domestically consumed coffee. In addition, revenue from real estate business and industrial park infrastructure during the period also recorded positive results. Cost of goods sold and services rendered increased by VND 1,850.42 billion, equivalent to an increase of 34.34% compared to the same period last year. As the growth rate of cost of sales was lower than that of revenue, gross profit from sales of goods and rendering of services for the current period increased by VND 217.87 billion, representing an increase of 56.73% compared to the previous period.
- Financial income of the current period increased by VND 502.96 billion, equivalent to a 354.46% growth compared to the same period last year, mainly due to gains from disposal of investment. Financial expenses increased by VND 45.79 billion, equivalent to a 56.37%, primarily due to higher interest expense.
- Other expenses increased by VND 111.64 billion in the period due to the recognition of expenses arising from the annulment of the land transfer transaction under the Hiep Hoa Residential and Resettlement Project in 2018, detailed as in Note No. 35.

Structure of the Corporation

The Corporation's member entities are as follows:

Entities' name	Address	Main business activities
Tan Phu Rest Stop	182A, National Highway 20, Phu Lam commune, Dong Nai province	Service
Xuan Loc Rest Stop	National Highway 1A, Xuan Hoa commune, Dong Nai province	Service
Tan Bien Market Management Board	Hanoi Highway, Quarter 5, Long Binh ward, Dong Nai province	Tan Bien market management
Tin Nghia Industrial Parks Management Board	25B Road, Nhon Trach 3 Industrial Park, Nhon Trach commune, Dong Nai province	Industrial parks management

Tin Nghia Corporation

96 Ha Huy Giap street, Tran Bien ward,
Dong Nai province

Interim Consolidated Financial Statements

for the accounting period from 01/01/2025
to 30/06/2025

The Corporation's dependent accounting Branch:

Entities' name	Address	Main business activities
Bao Loc Branch	No. 345, National Highway 20, B'Lao ward, Lam Dong province	Production and trading

Total number of subsidiaries:

+ Number of consolidated subsidiaries: 17 companies (including 12 direct subsidiaries and 5 indirect subsidiaries);

+ Number of non-consolidated subsidiaries: 0 companies.

The Group's subsidiaries have consolidated in Interim Consolidated Financial Statements as at 30 June 2025 include:

Direct subsidiaries

No.	Name of company	Head office	Proportion of ownership	Proportion of voting rights	Principal activities
1.	Tin Nghia Petrol JSC	Dong Nai Province	58.98%	58.98%	Petroleum trading
2.	ICD Bien Hoa - Tin Nghia Logistics JSC ⁽¹⁾	Dong Nai Province	90.85%	90.85%	Logistics services
3.	Tin Nghia Industrial Park Development JSC	Dong Nai Province	56.74%	56.74%	Industrial park infrastructure
4.	Tin Nghia Laos JSC ⁽²⁾	Lao People's Democratic Republic	100.00%	100.00%	Cultivation, exploitation, and trading of coffee
5.	Nhon Trach Investment JSC	Dong Nai Province	51.76%	51.76%	Real estate investment
6.	Tin Nghia - Phuong Dong Industrial Park JSC ⁽³⁾	Dong Nai Province	94.12%	94.12%	Industrial park infrastructure business
7.	Japanese SMES Development JSC	Dong Nai Province	59.07%	59.07%	Industrial park infrastructure business
8.	Phuoc Tan Trading and Construction JSC	Dong Nai Province	62.70%	80.00%	Real estate investment
9.	Tin Nghia Professional Security Services Corporation	Dong Nai Province	85.96%	100.00%	Security services
10.	Dong Nai Import Export Processing Agricultural Products and Foods JSC	Dong Nai Province	54.00%	54.00%	Processing and import-export of agricultural products
11.	Hiep Phu Corporation ⁽⁴⁾	Can Tho Province	99.21%	99.21%	Seafood processing
12.	Phu Huu Depot Corporation	Dong Nai Province	93.31%	93.31%	Petroleum port and storage

<i>Indirect subsidiaries</i>					
No.	Name of company	Head office	Proportion of ownership	Proportion of voting rights	Principal activities
1.	Tin Khai JSC	Dong Nai Province	56.67%	99.88%	Real estate investment
2.	Toan Thinh Phat Architechture Investment Construction JSC	Dong Nai Province	60.77%	64.57%	Real estate investment
3.	Nhon Trach Green Trees Corporation	Dong Nai Province	34.97%	67.57%	Agricultural production and trading
4.	Thong Nhat Real Estate JSC	Dong Nai Province	37.01%	65.00%	Real estate investment
5.	Dongnai Pharmaceutical JSC	Dong Nai Province	40.52%	65.00%	Pharmaceutical production and trading
6.	Thinh Thien Ma One-Member LLC	Dong Nai Province	60.77%	100.00%	Real estate investment

⁽¹⁾According to the Resolution No. 253/NQ-HDQT dated 11 December 2024, of the Board of Directors, the Board of Directors approved the plan to increase charter capital at ICD Bien Hoa - Tin Nghia Logistics JSC. In July 2025, the Corporation completed the procedures for acquiring an additional 40,192,418 shares at a price of VND 15,000 per share.

⁽²⁾According to the Resolution No. 130/NQ-HDQT dated 26 July 2022, of the Board of Directors, the Board of Directors approved the plan to divest from Tin Nghia Laos Joint Stock Company. At the date of preparing this Interim Consolidated Financial Statements, the Corporation has not yet completed the divestment.

⁽³⁾According to the Resolution No. 253/NQ-HDQT dated 11 December 2024, of the Board of Directors, the Board of Directors approved the plan to increase charter capital at Tin Nghia - Phuong Dong Industrial Park JSC. Until 28/02/2025, the Corporation completed the procedures for acquiring an additional 48,000,000 shares at a price of VND 15,000 per share. After the completion of the capital increase procedures, the Corporation's proportion of ownership and proportion of voting rights increased from 80% to 94.12%.

⁽⁴⁾According to the Resolution No. 253/NQ-HDQT dated 11 December 2024, of the Board of Directors, the Board of Directors approved the plan to divest from Hiep Phu Corporation. At the date of preparing this Interim Consolidated Financial Statements, the Corporation has not yet completed the divestment.

The Corporation has significant Associate reflected in the Interim Consolidated Financial Statements using the equity method as at 30 June 2025, including:

No.	Name of company	Head office	Proportion of ownership	Proportion of voting rights	Principal activities
1.	Thong Nhat JSC (Stock code: BAX)	Dong Nai Province	29.52%	29.52%	Industrial park infrastructure business
2.	Tin Nghia Project Management JSC	Dong Nai Province	29.00%	29.00%	Supervision and project management consulting
3.	Dongnai Inland Clearance Depot JSC	Dong Nai Province	32.24%	35.49%	Port services
4.	Tin Nghia Transport JSC	Dong Nai Province	23.92%	40.56%	Petroleum trading
5.	S.T.S Lubricant JSC	Dong Nai Province	16.31%	27.65%	Lubricant trading
6.	Dong Nai Valuation Corporation	Dong Nai Province	18.90%	35.00%	Valuation services
7.	Nhon Trach New Industry City Co., Ltd	Dong Nai Province	10.35%	20.00%	Real estate business

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 Corporation maintains its accounting records in Vietnam Dong (VND).

2.2 . Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Corporation applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance, the Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC and the Circular No. 202/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance guiding the preparation and presentation of Interim Consolidated Financial Statements.

Declaration of compliance with Accounting Standards and Accounting System

The Corporation applies Vietnamese Accounting Standards and supplementary documents issued by the State. The Interim Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3 . Basis for preparation of the Interim Consolidated Financial Statements

The Interim Consolidated Financial Statements are prepared based on consolidating the Interim Separate Financial Statements of the Corporation and Financial Statements of its subsidiaries under its control for the accounting period from 01/01/2025 to 30/06/2025. Control right is achieved when the Corporation has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

The Financial Statements of the subsidiaries apply accounting policies consistent with those of the Corporation. If necessary, the Financial Statements of the subsidiaries are adjusted to ensure consistency in the accounting policies applied by the Corporation and its subsidiaries.

Balance, main incomes and expenses, including unrealized profits from intra-group transactions are eliminated in full from the Interim Consolidated Financial Statements.

Non – controlling interest

Non - controlling interests represents the portion of profit or loss and net assets not held by the owners.

Profit and loss when there is a change in the Group's ownership in subsidiaries

In case subsidiaries raise additional capital from the owners: When preparing Consolidated Financial Statements, the Parent company determines and presents the changes in its ownership and non - controlling interests in the net assets of the subsidiary before and after raising additional capital.

2.4 . Accounting estimates

The preparation of the Interim Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to the Interim Consolidated Financial Statements requires the 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 end of the accounting period and the reported amounts of revenue and expenses during the accounting period.

The estimates and assumptions that have a material impact in the Interim Consolidated Financial Statements include:

- Provision for doubtful debts;
- Provision for devaluation of inventories;
- Estimated useful life of fixed assets;
- Estimated allocation of prepaid expenses;
- Classification and provision for financial investments;
- Provision for payables;
- Estimation of accrued expenses;
- 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 Corporation's Interim Consolidated Financial Statements and that are assessed by the Board of Management to be reasonable under the circumstances.

2.5 . Financial instruments

Initial recognition

Financial assets

Financial assets of the Corporation include cash, cash equivalents, trade receivables and other receivables, lendings, short-term investments. 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 Corporation include borrowings, trade payables, other payables and accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses 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 Circular No. 210/2009/TT-BTC and prevailing statutory regulations require to present the Financial Statements and Notes to financial instruments but not provide any relevant instruction for assessment and recognition of fair value of financial assets and financial liabilities.

2.6 . Translation of the Financial Statements prepared in foreign currencies into Vietnam Dong

The Interim Consolidated Financial Statements prepared in foreign currencies are translated to the Interim Consolidated Financial Statements prepared in Vietnam Dong at the exchange rates as follows: assets and liabilities are translated at the closing rate at the end of the period; owner's equity is translated at the exchange rate on the date of contribution, Interim Consolidated Statement of Income and Interim Consolidated Statement of Cash Flows are translated at the actual rate at the date of transactions or the average exchange rate of the accounting period.

2.7 . Foreign currency transactions

Foreign currency transactions during the accounting period are translated into Vietnam Dong using the actual rate at transaction date.

Actual exchange rate when revaluing monetary items denominated in foreign currencies at the reporting date of the Interim Consolidated Financial Statements is determined under the following principles:

- For asset accounts, applying the bid rate of the commercial bank where the Corporation regularly conducts transaction;
- For cash deposited in bank, applying the bid rate of the commercial bank where the Corporation opens its foreign currency accounts;
- For liability accounts, applying the offer rate of the commercial bank where the Corporation regularly conducts transactions.

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

2.8 . Cash and cash equivalents

Cash includes cash on hand, demand deposits.

Cash equivalents are short-term investments with the maturity of not over than 03 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

2.9 . Goodwill

The goodwill or interest from a cheap purchase is defined as the difference between the cost of the business combination and acquirer's interest in the net fair value of the identifiable subsidiary assets at the acquisition date held by Parent. Cheap purchase interest (if any) will be recognized in the Interim Consolidated Statement of Income. Goodwill is allocated to costs by the straight-line method for an estimated useful period of 10 years. Periodically the Corporation will assess goodwill losses at the subsidiary, if there is evidence that the loss of goodwill is greater than the annual allocation, the allocation shall be based on the loss of goodwill in the period of arising.

2.10 . Financial investments

Trading securities are initially recognized at original cost which includes purchase prices plus any directly attributable transaction costs such as brokerage, transaction fee, cost of information provision, taxes, bank's fees and charges. After initial recognition, trading securities are measured at original cost less provision for diminution in value of trading securities. Upon liquidation or transfer, cost of trading securities is determined using weighted average method.

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

In the Interim Consolidated Financial Statements, investments in associates are accounted for using equity method. Under this method, the investments are initially recognised at cost and adjusted thereafter for the post acquisition change in the Group's share in net assets of the associate after acquisition date. Goodwill incurred from the investment in the associates is reflected in the carrying amount of the investment in the associate. The Group will not allocate such goodwill but assess annually to determine whether the goodwill is under impaired loss or not.

The Financial Statements of associates are prepared in the same period with the Group's Interim Consolidated Financial Statements and use the consistent accounting policies with the Group's policies. Adjustment shall be made if necessary to ensure the consistence with the Group's accounting policies.

Investments in other entities comprise investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at original cost. After initial recognition, these investments are measured at original cost less provision for devaluation of investments.

Provision for devaluation of investments is made at the end of the period as follows:

- Investments in trading securities: provision shall be made on the basis of the excess of original cost of the investments recorded in the accounting book over their market value at the provision date.
- Long-term investments (other than trading securities) without significant influence on the investee: provision shall be made based on the Financial Statements at the provision date of the investee.
- Investments held to maturity: provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

2.11 . 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 Corporation. The receivables shall be classified into short-term receivables or long-term receivables on the Interim Consolidated 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 possible losses.

2.12 . 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 by weighted average method.

Inventory is recorded by perpetual method.

Method for valuation of work in progress at the end of the period: The value of work in progress is recorded based on actual cost incurred for each unfinished product.

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

2.13 . 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 are extended to their initial standards conditions, these costs are capitalized as an incremental in their 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 Consolidated Statement of Income in the period in which the costs are incurred.

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

- Buildings, structures	06 - 25 years
- Machinery, equipment	06 - 12 years
- Vehicles, transportation equipment	06 - 10 years
- Office equipment and furniture	03 - 08 years
- Perennial plantation	10 years
- Other tangible assets	03 - 08 years
- Computer software	03 - 08 years
- Water surface use rights	No depreciation
- Land use rights	According to the land use rights' duration
- Other intangible assets	03 - 05 years

2.14 . Investment properties

Investment properties are initially recognised at historical cost. 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:

- | | |
|---|---------------|
| - Buildings, structures and land use rights | 08 - 50 years |
| - Industrial park infrastructure | 10 - 45 years |

2.15 . Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs.

2.16 . 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 the Interim Consolidated Statement of Income on a straight-line basis over the period of the lease.

2.17 . Business Cooperation Contract (BCC)

Business Cooperation Contract (BCC) is a contractual agreement between two or more venturers with the objectives of cooperating to carry out specific business activities without constitution of a new legal entity. This operation may be jointly controlled by venturers under BCC or controlled by one of them.

In case of receiving money or assets from other entities in the BCC, they should be recorded as payables. In case of contributing money or assets to BCC, they should be recorded as receivables. During the process of operating the BCC, depending on the form of the BCC, the accounting methods are adopted as follows:

- BCC contracts with individuals and legal entities, in which the Corporation receives contributed funds for business cooperation activities: According to the terms of the BCC agreement, the parties share profits and losses based on the business performance of the BCC. The Corporation recognizes in its income statement the revenue, expenses, and profits corresponding to its share under the BCC agreement.
- BCC contracts with individuals and legal entities, in which the Corporation contributes funds for business cooperation activities: According to the terms of the BCC agreement, the parties share profits and losses based on the business performance of the BCC. The Corporation recognizes in its income statement the revenue, expenses, and profits corresponding to its share under the BCC agreement.

2.18 . Prepaid expenses

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

The calculation and allocation of long-term prepaid 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 prepaid expenses include:

- Prepaid land expenses include prepaid land rental, including those related to leased land for which the Company has received certificate of land use right but not eligible for recording as intangible fixed asset in accordance with the Circular No. 45/2013/TT-BTC dated 25 April 2013 issued by the Ministry of Finance guiding regulation on management, use and depreciation of fixed assets and other expenses related to ensure for the use of leased land. These expenses are recognized in the Interim Consolidated Statement of Income on a straight-line basis according to the lease term of the contract.

- Tools and supplies include assets which are possessed by the Corporation in an ordinary course of business, with historical cost of each asset less than 30 million dongs 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 in their useful life.
- Goodwill arising from the equitization of state-owned enterprise is allocated gradually within no more than 10 years.
- Other prepaid expenses are recorded at their historical costs and allocated on the straight-line basis in useful life.

2.19 . 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 Corporation. The payables shall be classified into short-term payables or long-term payables on the Interim Consolidated Financial Statements according to their remaining terms at the reporting date.

2.20 . Borrowings

Borrowings shall be recorded in details in terms of lending entities, loan agreement and terms of borrowings. In case of borrowings denominated in foreign currency, they shall be recorded in details in terms of types of currency.

2.21 . Borrowing costs

Borrowing costs are recognized as operating expenses in the period, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Besides, regarding borrowings serving the construction of fixed assets and investment properties, the interests shall be capitalized even when the construction duration is under 12 months.

2.22 . Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as interest expense, project construction costs, etc. which are recorded as operating expenses of the accounting period.

The recording of accrued expenses as operating expenses during the period shall be carried out under the matching principle between revenues and expenses during the period. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted

Accrued expenses for the provisional calculation of industrial park infrastructure cost of goods sold: The accrual is provisionally calculated based on the difference between the estimated unit cost of goods and real estate products identified as sold (determined by area) and the total actual costs incurred.

2.23 . Provision for payables

Provision for payables is only recognized when meeting all of the following conditions:

- The Corporation has a present debt obligation (legal obligation or joint obligation) as a result of past events;
- It is probable that the decrease in economic benefits may lead to the requirement for debt settlement;
- Debt obligation can be estimated reliably.

Value recorded as a provision for payables is the most reasonably estimated amount required to settle the current debt obligation at the end of the accounting period.

Only expenses related to the previously recorded provision for payables shall be offset by that provision for payables.

Provisions for payables are recorded as operating expenses of the accounting period. In case provision made for the previous accounting period but not used up exceeds the one made for the current accounting period, the difference is recorded as a decrease in operating expenses. The excess of the provision for payables relating to construction warranty is recorded as other income in the period.

2.24 . Unearned revenue

Unearned revenue include prepayments from customers for one or many accounting periods relating to asset leasing.

Unearned revenue is transferred to Revenue from sale of goods and rendering of services with the amount corresponding to each accounting period.

2.25 . Owner's equity

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

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Other capital is the operating capital formed from the operating results or from gifts, presents, financing, assets revaluation (if these items are allowed to be recorded as a decrease or increase in the owner's equity).

Differences arising from asset revaluation shall be recorded when receiving decision of State on asset revaluation, or when carrying out the equitization of State-owned enterprises and other cases in accordance with legal regulations.

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

Dividends to be paid to shareholders are recognised as a payable in the Interim Consolidated Statement of Financial Position after the announcement of dividend payment from the Board of Directors and announcement of cut-off date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

2.26 . Revenue

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Corporation and the revenue can be reliably measures regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

Revenue from sales of goods

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The Corporation no longer holds the right to manage the goods as the goods owner, or the right to control the goods;

Revenue from rendering of services

- The percentage of completion of the transaction at the Balance sheet date can be measured reliably.

Revenue from sales of real estate

Revenue from sales of real estate is recognized in the Interim Consolidated Statement of Income when all of the following conditions are met:

- The real estate has been fully completed and handed over to the buyer, and the Corporation has transferred the risks and benefits associated with ownership to the buyer;
- The Corporation no longer holds management rights over the real estate as the owner or control over the real estate;
- Revenue can be reliably measured;
- The Corporation has received or will receive the economic benefits from the real estate sale transaction;
- The cost related to the real estate sale transaction can be determined.

Revenue from leasing developed land with infrastructure

Revenue from leasing developed land with infrastructure is recognized in the Interim Consolidated Statement of Income on a straight-line basis over the lease term as stipulated in the lease agreement.

If the lease period accounts for over 90% of the asset's useful life, the Corporation recognizes the entire prepaid lease amount as revenue at once if all of the following conditions are met:

- The lessee cannot unilaterally terminate the lease, and the Corporation has no obligation to refund the prepaid amount under any circumstances or in any form;
- The prepaid amount accounts for at least 90% of the total expected lease payments throughout the lease term, and the lessee must pay the entire lease amount within 12 months from the lease commencement date;
- Nearly all risks and rewards associated with ownership of the leased asset have been transferred to the lessee;
- The Corporation can reasonably estimate the cost of the leasing activity.

Financial income

Financial income include income from interest, dividends and other financial gains by the Corporation shall be recognised when the two conditions are satisfied:

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

Dividend income shall be recognised when the Corporation's right to receive dividend is established.

2.27 . Revenue deductions

Revenue deductions from sales of goods and rendering of services arising in the period include: Trade discounts, sales discounts and sales returns.

Trade discounts, sales discounts and sales returns incurred in the same year of sale of goods and rendering of services are recorded as a decrease in revenue in the incurring period. In case goods and services are sold in the previous periods, but until the next period they are incurred as deductible items, the Corporation records the decrease in revenue under the following principles: If it is incurred prior to the issuance of the Interim Consolidated Financial Statements, it is then recorded as a decrease in revenue on the Financial Statements of the reporting period (the previous period); and if it is incurred after the issuance of Financial Statements, it is recorded as a decrease in revenue of incurring period (the next period).

2.28 . Cost of goods sold and serviced rendered

Cost of goods sold and services rendered are cost of finished goods, goods, materials sold or services rendered during the period, and 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.

The expense accrual to estimate the cost of real estate must comply with the following principles:

- The accrued expenses have been stated in approved budget and actually arisen but there are insufficient dossiers and documents for acceptance;
- The expense accrual is only aimed at calculating the cost of real estate that has been completed during the period and meets all requirements for revenue recognition;
- The accrued expenses and actual expenses included in cost of goods sold are in conformity with the norm of cost price on the basis of total cost estimate of sold real estate (determined by area).

2.29 . Financial expense

Items recorded into financial expenses comprise:

- Expenses or losses relating to financial investment activities;
- Borrowing costs;
- Losses from liquidation and transfer of short-term securities, and transaction costs on disposal of securities;
- Provision for diminution in value of trading securities; provision for losses from investment in other entities, exchange loss, etc.

The above items are recorded by the total amount arising in the period without offsetting against financial income.

2.30 . Corporate income tax

a) Deferred income tax liability

Deferred income tax liability is recognized for taxable temporary differences.

Deferred income tax liability is determined based on or corporate income tax rate which is estimated to change in the future, tax rates and tax laws enacted at the end of the accounting period.

b) Current corporate income tax expense and deferred corporate income tax expense

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

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

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

c) Current corporate income tax rate

For the accounting period from 01/01/2025 to 30/06/2025, the Corporation applies 20% tax rate applies to all business activities. For business activities in the Ong Keo Industrial Park, Tan Phu Industrial Park, and Nhon Trach 6D Industrial Park: Exempt from CIT for 4 years starting from the first year of taxable income (Tan Phu: 2012, Ong Keo: 2013, Nhon Trach 6D: 2021) and a 50% reduction in CIT for the following 7 to 9 years.

2.31 . 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 Corporation's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Corporation or being under the control of the Corporation, or being under common control with the Corporation, including the Corporation's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Corporation that have a significant influence on the Corporation, key management personnel of the Corporation, 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 the Interim Consolidated Financial Statements, the Corporation should consider the nature of the relationship rather than the legal form of the relationship.

Tin Nghia Corporation

96 Ha Huy Giap street, Tran Bien ward,
Dong Nai province

Interim Consolidated Financial Statements

for the accounting period from 01/01/2025
to 30/06/2025

2.32 . Basic earnings per share

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

2.33 . Segment information

A segment is a distinguishable component of the Corporation that is engaged in providing an individual or group of related products or services (business segment), or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from other ones.

Segment information should be prepared in conformity with the accounting policies adopted for the preparation and presentation of the Corporation's Interim Consolidated Financial Statements in order to help users of the Financial Statements better understand and make more informed judgements about the Corporation as a whole.

3 . CASH AND CASH EQUIVALENTS

	30/06/2025	01/01/2025
	VND	VND
Cash on hand	5,248,386,509	5,332,715,743
Demand deposits	1,000,798,009,334	272,659,156,213
Cash in transit	3,061,400,000	1,642,000,000
Cash equivalents (*)	675,460,464,147	256,910,717,357
	1,684,568,259,990	536,544,589,313

(*) As at 30/06/2025, cash equivalents are term deposits with the term of below 03 months at commercial banks with interest of 1.6% per annum to 4.65% per annum.

Tin Nghia Corporation

96 Ha Huy Giap street, Tran Bien ward, Dong Nai province

Interim Consolidated Financial Statements

for the accounting period from 01/01/2025 to 30/06/2025

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

	30/06/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Short-term investment				
- Term deposits ⁽¹⁾	672,940,315,716	-	556,689,414,801	-
	672,940,315,716	-	556,689,414,801	-

⁽¹⁾ At 30/06/2025, the held to maturity investments are deposits with term of from 6 months to 12 months at commercial banks at the interest rate of 2.90% per annum to 6.30% per annum. In which, the term deposits worth VND 272,104,258,560 are being used as collaterals for short-term and long-term borrowings from the banks (Detailed as in Note No. 17).

b) Trading securities

	30/06/2025			01/01/2025		
	Original cost	Fair value	Provision	Original cost	Fair value	Provision
	VND	VND	VND	VND	VND	VND
Total value of shares						
- Nhon Trach Water Supply JSC ⁽²⁾	6,616,661,800	6,693,137,500	-	6,616,661,800	6,884,370,000	-
	6,616,661,800		-	6,616,661,800		-

The fair value of trading securities are closing price listed on Hanoi Stock Exchange ("HNX") on 30/06/2025 and 31/12/2024.

⁽²⁾ According to the Board of Directors' Resolution No. 96/NQ-HDQT dated 12/12/2019, the Board of Directors decided to liquidate this investment in trading securities. As at the date of preparing this Interim Consolidated Financial Statement, the Corporation has not yet completed the liquidation.

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4 . FINANCIAL INVESTMENTS (continued)**c) Investments in associates**

	Stock code	Address	30/06/2025			01/01/2025		
			Rate of interest	Rate of voting rights	Book value under equity method	Rate of interest	Rate of voting rights	Book value under equity method
					VND			
- Thong Nhat JSC ⁽¹⁾	BAX	Dong Nai Province	29.52%	29.52%	69,551,497,648	29.52%	29.52%	65,446,220,389
- Tin Nghia Project Management JSC		Dong Nai Province	29.00%	29.00%	1,034,502,083	29.00%	29.00%	1,460,649,866
- Dongnai Inland Clearance Depot		Dong Nai Province	32.24%	35.49%	38,383,836,175	32.24%	35.49%	37,722,188,615
- Tin Nghia Transport JSC		Dong Nai Province	23.92%	40,56%	6,220,102,762	23.92%	40,56%	5,826,064,329
- STS Lubricant JSC		Dong Nai Province	16.31%	27.65%	7,409,602,735	16.31%	27.65%	7,604,773,275
- Dong Nai Valuation Corporation		Dong Nai Province	18.90%	35.00%	3,470,958,698	18.90%	35.00%	3,519,810,406
- Nhon Trach New Industry City Co., Ltd		Dong Nai Province	10.35%	20.00%	7,908,022,154	10.35%	20.00%	12,625,477,310
					133,978,522,255			134,205,184,190

Significant transactions between the Corporation and its associates during the period: Detailed as in Note No. 44.

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4 . FINANCIAL INVESTMENTS (continued)**d) Equity investments in other entities**

	Stock code	30/06/2025			01/01/2025		
		Original cost	Fair value	Provision	Original cost	Fair value	Provision
		VND	VND	VND	VND	VND	VND
- Long Khanh Industrial Zone JSC		23,232,800,000		-	23,232,800,000		-
- Kobe VN Beef Corporation		-		-	5,000,000,000		(3,447,750,643)
- Petec Trading and Investment Corporation	PEG	-		-	2,093,175,000	787,432,500	(1,447,281,000)
- Long Duc Investment Co., Ltd		61,526,695,803		-	61,526,695,803		-
- Tien Phat Garment Company ⁽²⁾		39,780,000,000		-	39,780,000,000		-
- Olympic Coffee JSC		5,682,934,262		(2,591,414,953)	5,682,934,262		-
		<u>130,222,430,065</u>		<u>(2,591,414,953)</u>	<u>137,315,605,065</u>		<u>(4,895,031,643)</u>

⁽¹⁾ The fair value of these financial investments are closing price listed on HNX and UPCOM as at 31/12/2024 and 30/06/2025.

⁽²⁾ The entire value of the investment in Tien Phat Garment Company, equivalent to 3,900,000 shares, is currently being used as collateral at the banks to secure borrowings for Toan Tinh Phat Architecture Investment Joint Stock Company, a subsidiary of the Corporation.

The Corporation has not determined the fair value of financial investments since Vietnamese Accounting Standards and Vietnamese Corporate Accounting System has not had any detailed guidance on the determination of the fair value.

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to 30/06/2025**5 . SHORT-TERM TRADE RECEIVABLES**

	30/06/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<i>Other parties</i>	2,112,790,889,664	(59,474,614,480)	2,344,819,337,851	(62,113,051,649)
- An Binh Thinh Phat Co., Ltd	501,271,701,931	-	575,161,694,500	-
- Unicorn Commodities JSC	304,577,218,734	-	398,505,905,828	-
- Nam Dong Sai Gon Investment Development JSC	259,905,301,523	-	359,353,626,000	-
- Thanh Trung Food Trade Co., Ltd	430,951,230,613	-	340,988,020,900	-
- 68 Technology Service and Trading Co., Ltd	238,877,231,172	-	241,833,520,700	-
- Hiep Quang Agro JSC	44,335,787,996	(44,335,787,996)	44,355,787,996	(44,355,787,996)
- Others	332,872,417,695	(15,138,826,484)	384,620,781,927	(17,757,263,653)
<i>Related parties</i>	334,271,014,203	(6,268,307,748)	206,115,209,432	(6,036,906,268)
- Olympic Coffee JSC	135,484,946,596	(6,268,307,748)	135,822,352,320	(6,036,906,268)
- Tuan Loc Commodities Co., Ltd	193,604,909,822	-	7,136,859,456	-
- Petro Vietnam Phuoc An Port Investment & Operation JSC	4,894,270,000	-	63,011,191,096	-
- Thong Nhat JSC	158,631,858	-	16,104,410	-
- Dongnai Inland Clearance Depot JSC	95,814,020	-	97,318,530	-
- Nhon Trach 6A Investment Construction Industrial Zone Co., Ltd	28,661,437	-	31,383,620	-
- Tin Nghia Transport JSC	3,780,470	-	-	-
	2,447,061,903,867	(65,742,922,228)	2,550,934,547,283	(68,149,957,917)

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to 30/06/2025**6 . SHORT-TERM PREPAYMENTS TO SUPPLIERS**

	30/06/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Other parties	19,664,102,011	(1,523,700,195)	609,454,919,177	(1,523,700,195)
- Ha Vuong Phat Service and Trading Building Investment Co., Ltd	-	-	185,807,704,800	-
- Tam Thanh Tai Trading Services Co., Ltd	-	-	165,786,453,600	-
- Mien Dong Agricultural Commodities Trading and Service Co., Ltd	-	-	130,088,522,400	-
- Others	19,664,102,011	(1,523,700,195)	127,772,238,377	(1,523,700,195)
Related parties	167,100,000	-	153,335,503,999	-
- Hiep Hoa Development and Investment Co., Ltd ^(*)	-	-	153,199,750,000	-
- Tin Nghia Project Management JSC	142,800,000	-	135,753,999	-
- Dong Nai Valuation Corporation	24,300,000	-	-	-
	19,831,202,011	(1,523,700,195)	762,790,423,176	(1,523,700,195)

^(*) Detailed as in Note No. 35.

7 . SHORT-TERM LENDING RECEIVABLES

	01/01/2025		During the period			30/06/2025	
	Outstanding balance	Amount can be paid	Increase	Decrease	Increase due to divestment of a subsidiary	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND	VND
Related parties	204,875,812,580	(101,050,000,000)	314,873,531,228	-	653,887,247,786	1,173,636,591,594	(112,000,000,000)
- Tin Nghia - A Chau Investment JSC ⁽¹⁾	-	-	6,058,708,503	-	653,887,247,786	659,945,956,289	-
- Nhon Trach New Industry City Co., Ltd ⁽²⁾	42,875,812,580	-	245,814,822,725	-	-	288,690,635,305	-
- Olympic Coffee JSC ⁽³⁾	112,000,000,000	(101,050,000,000)	-	-	-	112,000,000,000	(112,000,000,000)
- Sai Gon Building Materials Co., Ltd ⁽⁴⁾	-	-	63,000,000,000	-	-	63,000,000,000	-
- Nhon Trach 6A Investment Construction Industrial Zone Co., Ltd ⁽⁵⁾	50,000,000,000	-	-	-	-	50,000,000,000	-
Other parties	108,078,992,461	-	183,213,045,927	182,940,000,000	-	108,352,038,388	-
- Unicorn Commodities JSC ⁽⁶⁾	73,000,000,000	-	-	3,000,000,000	-	70,000,000,000	-
- Dai A Land Corporation ⁽⁷⁾	6,510,000,000	-	-	1,890,000,000	-	4,620,000,000	-
- Ho Chi Minh City College of Economic Technology	318,992,461	-	-	50,000,000	-	268,992,461	-
- Thao Kien Phat Co., Ltd ⁽⁸⁾	-	-	5,213,045,927	-	-	5,213,045,927	-
- Other individuals ⁽⁹⁾	28,250,000,000	-	-	-	-	28,250,000,000	-
- An Binh Thinh Phat Co., Ltd	-	-	110,000,000,000	110,000,000,000	-	-	-
- Ha Vuong Phat Service and Trading Building Investment Co., Ltd	-	-	68,000,000,000	68,000,000,000	-	-	-
	312,954,805,041	(101,050,000,000)	498,086,577,155	182,940,000,000	653,887,247,786	1,281,988,629,982	(112,000,000,000)

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for the accounting period from 01/01/2025 to 30/06/2025**7. SHORT-TERM LENDING RECEIVABLES (Continued)**

Detail of short-term lending receivables are as follows:

No.	Lending contract	Lending purpose	Interest rate	Maturity	Guarantee	30/06/2025 VND	01/01/2025 VND
(1)	Tin Nghia - A Chau Investment JSC ^(*)					659,945,956,289	-
(1.1)	Lending contract dated 12/01/2023 ^(**) Appendix No. 01/PL-HDVV dated 13/07/2023. Appendix No. 03/PL-HDVV dated 07/02/2024. Appendix No. 05/PL-HDVV dated 11/06/2024.	Working capital supplementation.	10% per annum	Until 11/06/2025	Unsecured	81,391,780,822	-
(1.2)	Lending contract No. 01/2023/HDVV dated 26/06/2023 and the related Debt Acknowledgement Notes; Appendix No. 06/PL-HDVV dated 27/12/2024.	Working capital supplementation.	10% per annum	Until 26/12/2025	Unsecured	32,581,531,453	-
(1.3)	Lending contract No. 03/2023/HDVV dated 25/08/2023; Appendix No. 07/PL-HDVV dated 26/11/2024.	Working capital supplementation.	10% per annum	Until 25/11/2025	Unsecured	12,489,890,201	-
(1.4)	Lending contract No. 04/2023/HDVV dated 25/09/2023; Appendix No. 08/PL-HDVV dated 27/12/2024.	Working capital supplementation.	10% per annum	Until 26/12/2025	Unsecured	15,990,207,843	-
(1.5)	Lending contract No. 05/2023/HDVV dated 25/10/2023; Appendix No. 09/PL-HDVV dated 27/12/2024.	Working capital supplementation.	10% per annum	Until 26/12/2025	Unsecured	10,691,725,066	-

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No.	Lending contract	Lending purpose	Interest rate	Maturity	Guarantee	30/06/2025 VND	01/01/2025 VND
(1) Tin Nghia - A Chau Investment JSC (*) (Continued)							
(1.6)	Lending contract No. 06/2023/HDVV dated 23/11/2023 and Appendix No. 10/PL-HDVV dated 23/11/2024	Working capital supplementation.	10% per annum	Until 22/11/2025	Unsecured	1,760,438,355	-
(1.7)	Lending contract No. 07/2023/HDVV dated 27/11/2023, the Debt Acknowledgement Notes, and Appendix No. 11/PL-HDVV dated 27/11/2024	Working capital supplementation.	10% per annum	Until 26/11/2025	Unsecured	73,077,690,595	-
(1.8)	Lending contract No. 0609/2023/HDVV dated 06/09/2023 and Appendix No. 241203/PL-HDVV dated 06/12/2024	Working capital supplementation.	10% per annum	Until 07/12/2025	Unsecured	1,194,929,714	-
(1.9)	Lending contract No. 88/HDVV dated 27/04/2021 and Appendix No. 09/88/PL-HDVV dated 24/07/2025	Working capital supplementation.	12% per annum	Until 31/07/2025	Unsecured	21,399,098,887	-
(1.10)	Lending contract No. 01/HDVV dated 13/01/2023 and Appendix No. 02/01/PL-HDVV dated 03/07/2024	Working capital supplementation.	12% per annum	Until 13/07/2025	Unsecured	59,520,225,447	-
(1.11)	Lending contract No. 92/2024/HDVV dated 26/04/2024 and Appendix No. 03/92/2024/HDVV dated 02/05/2025	Construction of future-formed houses under the Tan Van Islet Residential, Service and Tourism Project	12% per annum	Until 02/08/2025	Unsecured	33,300,493,150	-

7. SHORT-TERM LENDING RECEIVABLES (Continued)

No.	Lending contract	Lending purpose	Interest rate	Maturity	Guarantee	30/06/2025 VND	01/01/2025 VND
(1) Tin Nghia - A Chau Investment JSC (*) (Continued)							
(1.12)	Lending contract No. 01/HDVV dated 04/01/2023 and Appendix No. 02/PL-HDVV dated 05/04/2025	Working capital supplementation.	12% per annum	Until 04/07/2025	Unsecured	25,207,364,384	-
(1.13)	Lending contract No. 01/HDVV dated 02/01/2025	Working capital supplementation.	12% per annum	Until 02/01/2026	Unsecured	9,700,000,000	-
(1.14)	Lending contract No. 120/HDVV dated 25/12/2020 and Appendices	Working capital supplementation.	10% per annum	Until 30/06/2025	Unsecured	9,726,065,481	-
(1.15)	Lending contract No. 06/2022/HDVV dated 09/12/2022 and Appendix No. 03/PL-HDVV dated 30/11/2024	Working capital supplementation.	10% per annum	Until 30/11/2025	Unsecured	271,914,514,891	-
(2) Nhon Trach New Industry City Co., Ltd						288,690,635,305	42,875,812,580
(2.1)	Lending contract No. 01/2025/HD/NICCL dated 16/05/2025	Working capital supplementation.	9% per annum	12 months from the first disbursement date	Unsecured	234,747,707,856	-
(2.2)	Lending contract No. 02/2025/HD/NICCL dated 16/05/2025	Supplementary investment capital for the project.	9% per annum	12 months from the first disbursement date	Unsecured	11,067,114,869	-
(2.3)	Lending contract dated 18/12/2017 and Appendix to the lending contract dated 20/01/2025	Supplementary investment capital for the project.	10.5% per annum	Until 19/12/2025	Unsecured	42,875,812,580	42,875,812,580

(*) The Corporation divested from this entity as from 28/02/2025. From 01/07/2025 to the date of preparation of these Interim Consolidated Financial Statements, Tin Nghia - A Chau Investment JSC has settled the principal amount of VND 105,000,000,000.

(**) The lending contract includes a conditional option to purchase products (but not mandatory) of the Tan Van Islet Residential, Service and Tourism Project, of which Tin Nghia - A Chau Investment JSC is the investor, with preferential policies of the investor applicable at the official launch date.

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7. SHORT-TERM LENDING RECEIVABLES (Continued)

No.	Lending contract	Lending purpose	Interest rate	Maturity	Guarantee	30/06/2025	01/01/2025
						VND	VND
(3)	Olympic Coffee JSC					112,000,000,000	112,000,000,000
	Relevant lending contracts and appendices	Working capital supplementation.	8.5% per annum	According to each contract	Unsecured.	112,000,000,000	112,000,000,000
(4)	Sai Gon Building Materials Co., Ltd					63,000,000,000	-
(4.1)	Lending contract No. 25/HDKT-SGB dated 27/03/2025.	Working capital supplementation.	10.5% per annum	Until 27/03/2026	Unsecured.	30,000,000,000	-
(4.2)	Lending contract No. 04/HDVV dated 31/03/2025.	Working capital supplementation.	10% per annum	12 months from the first disbursement date	Unsecured.	33,000,000,000	-
(5)	Nhon Trach 6A Investment Construction Industrial Zone Co., Ltd					50,000,000,000	50,000,000,000
	Lending contract No. 66/HDVV.NT6A dated 04/11/2021 and Appendix No. 01/2024/PLHDVV dated 31/10/2024.	Working capital supplementation.	10% per annum	Until 07/11/2025.	Guarantee comprises 5,000,000 TID shares owned by Saigon Investment Construction and Building Construction Material Corporation	50,000,000,000	50,000,000,000
(6)	Unicorn Commodities JSC					70,000,000,000	73,000,000,000
(6.1)	Lending contract No. 01/HDVV-KL dated 11/07/2022 and Appendix No. 03/2025/PLHDVV dated 10/11/2025.	Working capital supplementation.	10% per annum	Until 11/01/2026.	Guarantee comprises 2,000,000 TID shares owned by Unicorn Commodities JSC	38,000,000,000	41,000,000,000
(6.2)	Lending contract No. 138/2024/HDVV dated 06/11/2024 and Appendix No. 01-138/2024/PLHDVV dated 06/05/2025	Working capital supplementation.	10% per annum	Until 06/05/2026.	Guarantee comprises 1,498,905 shares of Nhon Trach Water Supply JSC owned by Unicorn Commodities JSC	32,000,000,000	32,000,000,000
(7)	Dai A Land Corporation					4,620,000,000	6,510,000,000
	Credit contract No. 01/HDVV dated 12/08/2023 and Appendix No. 02/PL-HDVV dated 04/04/2025	Working capital supplementation.	7% per annum to 12% per annum	Until 31/12/2025.	Guarantee comprises the shares of Thong Nhat Real Estate JSC owned by Dai A Land Corporation	4,620,000,000	6,510,000,000
(8)	Thao Kien Phat Co., Ltd					5,213,045,927	-
	Credit contract No. 01/HDVV.2025 dated 02/01/2025	For personal purpose	10.5% per annum	Until 01/08/2025	Unsecured	5,213,045,927	-
(9)	Other individuals					28,250,000,000	28,250,000,000
	Short-term lending contracts	For personal purpose	10% per annum	12 months	Unsecured	28,250,000,000	28,250,000,000



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8 . OTHER RECEIVABLES

	30/06/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
a.1) Detailed by content				
- Insurance receivables	82,064,403	-	110,793,289	-
- Deposits	619,233,458	-	652,766,985	-
- Advances	45,532,746,715	-	48,185,371,197	-
- Investment cooperation for project development ⁽¹⁾	1,033,200,000,000	-	-	-
- Interest from investment cooperation for project development ⁽¹⁾	123,983,950,000	-	-	-
- Receivables from interest on deposits, lendings and late payment	116,885,504,701	(35,487,556,282)	60,992,205,155	(29,060,374,794)
- Receivables from prepaid land lease ⁽²⁾	21,354,806,257	(21,354,806,257)	21,354,806,257	(21,354,806,257)
- Dividends and profit received	151,851,000	-	15,252,651,000	-
- Other receivables	124,781,984,570	(62,326,319,796)	96,401,981,769	(58,631,767,748)
	1,466,592,141,104	(119,168,682,335)	242,950,575,652	(109,046,948,799)
a.2) Detailed by object				
Other parties	214,698,026,360	(66,654,720,048)	160,086,072,621	(66,719,835,977)
- Long Khang Trading Service Co., Ltd	27,920,292,255	(27,920,292,255)	27,985,408,184	(27,985,408,184)
- Receivables from land lease for the Long Khanh Wedding Hall Project ⁽²⁾	21,354,806,257	(21,354,806,257)	21,354,806,257	(21,354,806,257)
- Others	165,422,927,848	(17,379,621,536)	110,745,858,180	(17,379,621,536)
Related parties	1,251,894,114,744	(52,513,962,287)	82,864,503,031	(42,327,112,822)
- Petro Vietnam Phuoc An Port Investment & Operation JSC ⁽¹⁾	1,157,183,950,000	-	-	-
- Olympic Coffee JSC	83,942,116,525	(52,513,962,287)	75,030,451,565	(42,327,112,822)
- Tuan Loc Commodities Co., Ltd	2,063,038,899	-	-	-
- Nhon Trach New Industry City Co., Ltd	7,876,516,168	-	2,993,251,466	-
- Sai Gon Building Materials Co., Ltd	828,493,152	-	-	-
- Thong Nhat JSC	-	-	4,840,800,000	-
	1,466,592,141,104	(119,168,682,335)	242,950,575,652	(109,046,948,799)

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8 OTHER RECEIVABLES (Continued)

	30/06/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
b) Long-term				
b.1) Detailed by content				
- Deposits ⁽³⁾	302,506,231,713	-	1,676,099,498	-
- Advance compensation payments	-	-	8,143,181,000	-
- Investment cooperation for project development	-	-	1,033,200,000,000	-
	302,506,231,713	-	1,043,019,280,498	-
b.2) Detailed by object				
Other parties	302,506,231,713	-	1,043,019,280,498	-
- Petro Vietnam Phuoc An Port Investment & Operation JSC	-	-	1,033,200,000,000	-
- Bien Hoa City Land Fund Development Center	-	-	8,143,181,000	-
- Others	302,506,231,713	-	1,676,099,498	-
	302,506,231,713	-	1,043,019,280,498	-

⁽¹⁾ Receivables from the Business Cooperation Contract (BCC) between the Corporation's subsidiary, Tin Nghia Industrial Park Development Joint Stock Company ("TIP") and Petro Vietnam Phuoc An Port Investment & Operation JSC ("Phuoc An") with the purpose of jointly investing in, constructing, exploiting and operating part of the land in the Phuoc An Industrial Park Project. Operating result distribution plan: TIP is entitled to 100% of the infrastructure usage fees collected from business activities, exploitation, and sub-leasing of land use rights associated with the infrastructure within the cooperative land area, with a profit rate not lower than 12% per annum compared to the cooperation unit price. Phuoc An is entitled to all management fees, land lease payments (payable to the State) and other revenues (if any) beyond the infrastructure usage fees within the cooperative land area.

TIP has recognized a profit amounting to 61,822,158,904 under financial income during the period, equivalent to an annual return rate of 12% on the actual contributed capital from 01/01/2025 to 30/06/2025, in accordance with Appendix No. 02/PLHD.1168/HD-PAP dated 24/04/2024. Phuoc An made the first payment of VND 62,161,841,096 on 07/07/2025, while the remaining amount of VND 61,822,158,904 will be settled by Phuoc An no later than 31/12/2025. (Detailed as in Note No. 30)

Status of the contract as at 30/06/2025: TIP has fully contributed the first installment of VND 1,033.2 billion. Based on the 2024 Annual General Meeting of Shareholders' resolution, TIP signed an extension appendix to continue implementing the cooperation agreement from 27/04/2024 to 26/04/2026, other terms of the contract remain unchanged.

⁽²⁾ This is the one-time land lease payment already made for the Long Khanh wedding hall project. According to Decision No. 2394/QD-UBND dated 13/09/2022, the People's Committee of Dong Nai Province revoked this land because the Corporation had not started construction and had not put the land into use.

According to Official Letter No. 240/CV-TCT dated 06 June 2023, the Corporation submitted a request to the People's Committee of Dong Nai Province for approval to continue the project investment, since the period affected by force majeure is not included in the project extension period in accordance with the Government's Decree No. 10/2023/ND-CP dated 03/04/2023 on amendments and supplements to certain articles of the decrees guiding the implementation of the Land Law. As at the date of preparation of these Interim Consolidated Financial Statements, the Corporation is awaiting feedback from the competent authority.

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⁽³⁾ The ending balance includes a deposit of VND 300 billion in accordance with the payment schedule stipulated in the Framework Agreement on land sublease and infrastructure utilization at Phuoc An Industrial Park No. 01/HDNT-PAIP dated 03/01/2025 between ICD Bien Hoa - Tin Nghia Logistics JSC (a subsidiary of the Corporation) and Petro Vietnam Phuoc An Port Investment & Operation JSC.

9 . DOUBTFUL DEBTS

	30/06/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Total value of receivables, lendings that are overdue or not due but difficult to be recovered				
+ Olympic Coffee JSC	198,937,162,744	(170,782,270,035)	187,700,183,085	(149,414,019,090)
+ Hiep Quang Agro JSC	45,371,046,326	(45,371,046,326)	45,391,046,326	(45,391,046,326)
+ Long Khang Trading - Service - Import Export Co., Ltd	27,920,292,255	(27,920,292,255)	27,985,408,184	(27,985,408,184)
+ IP Viet Nam Trading Service Corporation	9,212,407,055	(6,713,936,294)	11,232,348,037	(8,733,877,276)
+ Others	52,648,444,183	(47,647,759,848)	53,252,196,193	(48,246,256,035)
	334,089,352,563	(298,435,304,758)	325,561,181,825	(279,770,606,911)

10 . INVENTORIES

	30/06/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Raw materials	35,272,113,435	(7,382,692,010)	36,315,339,596	(7,382,692,010)
Tools, supplies	2,912,822,185	(736,278,636)	2,359,696,394	(736,363,636)
Work in progress ⁽¹⁾	72,880,652,486	-	76,440,880,862	-
Finished goods	51,512,088,137	-	81,519,366,411	(937,123)
Goods ⁽²⁾	488,214,952,667	(197,855,028)	117,666,167,203	(197,855,028)
Consignments	1,127,361,787	-	3,795,134,452	-
Real estate goods	1,835,016,158	-	1,835,016,158	-
	653,755,006,855	(8,316,825,674)	319,931,601,076	(8,317,847,797)

^(*) Work in progress comprise:

	30/06/2025	01/01/2025
	VND	VND
Thanh Phu Residential Area Project	59,213,732,831	59,213,732,831
Market Area and Market Street Real Estate Project	4,903,274,992	7,925,813,092
Others	8,763,644,663	9,301,334,939
	72,880,652,486	76,440,880,862

⁽²⁾ In which, the carrying amount of inventories at Tin Nghia Petrol JSC – a subsidiary, pledged/mortgaged as collateral for borrowings as at the end of the period: VND 18,309,581,643.

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11 . LONG-TERM ASSET IN PROGRESS**a) Long-term work in progress**

	30/06/2025		01/01/2025	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
- Tan Van Islet Residential, Service, and Tourism Area Project (*)	-	-	2,259,453,494,775	2,259,453,494,775
- Construction Costs of Phu Thanh Long Tan Residential Area Project	1,777,999,840,771	1,777,999,840,771	1,780,341,992,334	1,780,341,992,334
- Riverside Project	920,761,879,664	920,761,879,664	923,834,839,664	923,834,839,664
- Nui Dong Dai Residential Area Project	529,783,258,131	529,783,258,131	529,336,652,412	529,336,652,412
	3,228,544,978,566	3,228,544,978,566	5,492,966,979,185	5,492,966,979,185

b) Construction in progress

	30/06/2025	01/01/2025
	VND	VND
- Ong Keo Industrial Park	1,025,344,305,344	1,016,283,658,571
- Dat Do Industrial Park and Residential Area	847,283,362,085	819,651,742,968
- Tan Van Islet Residential, Service, and Tourism Area Project (*)	-	649,550,379,580
- Others	434,967,440,747	354,933,876,059
	2,307,595,108,176	2,840,419,657,178

(*) Decrease due to divestment from Tin Nghia - A Chau Investment JSC from 28/02/2025.

12 . TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Transportation equipment	Management equipment	Perennial plantation	Others	Total
	VND	VND	VND	VND	VND	VND	VND
Historical cost							
Beginning balance	766,946,000,304	177,268,424,809	102,746,590,793	19,785,509,239	30,107,547,385	12,906,235,196	1,109,760,307,726
- Purchase in the period	-	1,224,253,334	-	1,153,854,546	-	1,053,003,312	3,431,111,192
- Completed construction investment	5,303,559,055	-	-	-	-	-	5,303,559,055
- Other increase, decrease	(30,900,000)	-	10,216,425	-	-	-	(20,683,575)
- Difference due to translation of the Financial Statements	(89,317,024)	(42,970,453)	(110,186,976)	-	(4,068,474,232)	-	(4,310,948,685)
- Decrease due to divestment of a subsidiary	-	(232,000,000)	(1,392,818,782)	(60,500,000)	-	(558,050,000)	(2,243,368,782)
- Liquidation, disposal	(26,625,459,081)	(2,674,716,310)	(10,552,476,255)	(178,294,552)	-	-	(40,030,946,198)
Ending balance	745,503,883,254	175,542,991,380	90,701,325,205	20,700,569,233	26,039,073,153	13,401,188,508	1,071,889,030,733
Accumulated depreciation							
Beginning balance	422,712,612,982	144,509,123,441	74,676,862,771	13,748,553,239	23,951,288,226	4,437,108,218	684,035,548,877
- Depreciation for the period	12,757,817,708	4,068,143,925	3,318,221,461	835,812,884	613,519,825	297,258,553	21,890,774,356
- Difference due to translation of the Financial Statements	(84,847,300)	(35,808,119)	(110,186,976)	-	(2,633,363,861)	-	(2,864,206,256)
- Decrease due to divestment of a subsidiary	-	(150,875,000)	(879,435,213)	(60,500,000)	-	(360,065,000)	(1,450,875,213)
- Liquidation, disposal	(21,343,615,558)	(2,453,922,924)	(10,086,194,901)	(113,357,881)	-	-	(33,997,091,264)
Ending balance	414,041,967,832	145,936,661,323	66,919,267,142	14,410,508,242	21,931,444,190	4,374,301,771	667,614,150,500
Carrying amount							
Beginning balance	344,233,387,322	32,759,301,368	28,069,728,022	6,036,956,000	6,156,259,159	8,469,126,978	425,724,758,849
Ending balance	331,461,915,422	29,606,330,057	23,782,058,063	6,290,060,991	4,107,628,963	9,026,886,737	404,274,880,233

In which:

- The carrying amount of tangible fixed assets pledged as collaterals for borrowings at the end of the period: VND 99,486,337,365.
- Cost of fully depreciated tangible fixed assets but still in use at the end of the period: VND 235,833,337,993.

13 . INTANGIBLE FIXED ASSETS

	Land use rights	Water surface use rights	Computer software	Others	Others
	VND	VND	VND	VND	VND
Historical cost					
Beginning balance	82,874,040,579	1,000,000,000	7,132,740,804	294,907,780	91,301,689,163
- Difference due to translation of the Financial Statements	(58,711,358)	-	-	-	(58,711,358)
Ending balance	82,815,329,221	1,000,000,000	7,132,740,804	294,907,780	91,242,977,805
Accumulated amortization					
Beginning balance	5,375,914,453	1,000,000,000	6,040,245,440	294,907,780	12,711,067,673
- Amortization in the period	111,459,708	-	121,026,289	-	232,485,997
- Difference due to translation of the Financial Statements	(14,773,448)	-	-	-	(14,773,448)
Beginning balance	5,472,600,713	1,000,000,000	6,161,271,729	294,907,780	12,928,780,222
Carrying amount					
Beginning balance	77,498,126,126	-	1,092,495,364	-	78,590,621,490
Ending balance	77,342,728,508	-	971,469,075	-	78,314,197,583

In which:

- The carrying amount of intangible fixed assets pledged as collaterals for borrowings at the end of the period: VND 40,121,481,864. (Detailed as in Note No. 17)
- Cost of fully amortized intangible fixed assets but still in use at the end of the period: VND 5,758,815,435.
- Included in the land use rights are perpetual land use rights with a total historical cost of VND 50,344,263,682 recorded at original cost and not amortized.

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14 . INVESTMENT PROPERTIES

	Buildings, structures and land use rights	Infrastructure	Total
	VND	VND	VND
Historical cost			
Beginning balance	1,761,432,308,588	1,484,554,403,810	3,245,986,712,398
- Completed construction investment	5,905,834,579	2,069,630,434	7,975,465,013
- Liquidation, disposal ^(*)	(111,468,669,673)	-	(111,468,669,673)
- Other increase, decrease	-	(211,300,000)	(211,300,000)
Ending balance	1,655,869,473,494	1,486,412,734,244	3,142,282,207,738
Accumulated depreciation			
Beginning balance	512,595,411,197	675,186,933,198	1,187,782,344,395
- Depreciation for the period	10,654,993,707	49,445,784,643	60,100,778,350
- Liquidation, disposal ^(*)	(49,009,928,536)	-	(49,009,928,536)
Ending balance	474,240,476,368	724,632,717,841	1,198,873,194,209
Carrying amount			
Beginning balance	1,248,836,897,391	809,367,470,612	2,058,204,368,003
Ending balance	1,181,628,997,126	761,780,016,403	1,943,409,013,529

Rental income from investment properties for accounting period of the first 06 months of 2025 and first 06 month 2024 are presented as in Note No. 27.

Future annual rental income is presented in Note No. 26.

As at 30/06/2025, carrying amount of investment properties for lease of Corporation pledged as collaterals for short-term and long-term borrowings at the end of the period: VND 765,842,856,443 (Detailed as in Note No. 17).

Cost of fully depreciated investment property but still in use at the end of the period: VND 216,169,773,126.

^(*) According to Resolution No. 35/QD-DHDCD dated 09/12/2024, the General Meeting of Shareholders of ICD Bien Hoa - Tin Nghia Logistics JSC (a subsidiary of the Corporation) approved the policy of transferring investment properties being factories and constructions attached to Land Lot No. 22 and No. 52, Map Sheet No. 19 at Nhon Trach 3 Industrial Park – Phase 2. The revenue and cost from the aforementioned transfer transaction are presented in Note No. 27 and Note No. 29.

Fair value of investment properties has not been appraised and determined exactly as at 30/06/2025. However, based on leasing activities and market price of these assets, the Board of Management believed that fair value of investment properties is higher than their carry amount at the end of the accounting period.

15 . PREPAID EXPENSES

	30/06/2025	01/01/2025
	VND	VND
a) Short-term		
Dispatched tools and supplies	1,945,880,691	1,158,737,447
Land rental and infrastructure usage costs	705,149,649	-
Fixed asset repair costs	76,310,069	273,944,046
Insurance premium	818,427,553	462,654,017
Others	4,612,064,698	4,432,545,344
	8,157,832,660	6,327,880,854

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15 . PREPAID EXPENSES (Continued)

	30/06/2025	01/01/2025
	VND	VND
b) Long-term		
Land rental cost ⁽¹⁾	360,810,927,793	366,166,473,832
Compensation costs for site clearance	288,656,098,344	291,607,950,728
Geographical location advantage value ⁽²⁾	66,345,446,727	66,345,446,727
Infrastructure usage costs	25,241,262,228	25,641,917,184
Dispatched tools and supplies	4,177,722,942	4,939,374,412
Others	58,046,221,533	53,535,240,348
	803,277,679,567	808,236,403,231

⁽²⁾ In which, the carrying amount of land use rights pledged as security for borrowings: VND 104,731,819,057 (Detailed as in Note No. 17).

⁽²⁾ This is the geographical location advantage value of 24 business points under Tin Nghia Petrol JSC (a subsidiary of the Corporation) arising from the time of determining the enterprise value for equitization.

16 . GOODWILL

	Total
	VND
Cost	
- Beginning balance	9,726,099,677
- Ending balance	9,726,099,677
Accumulated allocation	
- Beginning balance	9,239,794,695
- Allocation in the period	486,304,982
- Ending balance	9,726,099,677
Carrying amount	
- Beginning balance	486,304,982
- Ending balance	-

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17 . BORROWINGS

	01/01/2025		During the period		Decrease due to divestment of a subsidiary	30/06/2025	
	Outstanding balance	Amount can be paid	Increase	Decrease		Outstanding balance	Amount can be paid
	VND	VND	VND	VND		VND	VND
a) Short-term borrowings							
Short-term borrowings	3,394,792,191,060	3,394,792,191,060	5,398,292,481,283	5,874,006,308,731	-	2,919,078,363,612	2,919,078,363,612
- Borrowings from banks	3,144,085,460,007	3,144,085,460,007	5,396,010,720,371	5,871,006,308,731	-	2,669,089,871,647	2,669,089,871,647
+ JSC Bank for Investment and Development of Vietnam - Dong Nai Eastern Branch ⁽¹⁾	683,996,405,356	683,996,405,356	1,412,316,230,084	1,323,652,170,740	-	772,660,464,700	772,660,464,700
+ Vietnam Bank for Agriculture and Rural Development - Dong Nai Branch ⁽²⁾	455,827,470,009	455,827,470,009	927,664,134,248	828,859,691,805	-	554,631,912,452	554,631,912,452
+ Vietnam JSC Bank for Industry and Trade - Saigon Eastern Branch ⁽³⁾	389,488,302,900	389,488,302,900	805,995,871,792	804,115,197,613	-	391,368,977,079	391,368,977,079
+ E.SUN Commercial Bank, Ltd - Dong Nai Branch ⁽⁴⁾	250,914,261,992	250,914,261,992	287,482,681,398	281,852,028,000	-	256,544,915,390	256,544,915,390
+ Military JSC Bank - Dong Nai Branch ⁽⁵⁾	262,261,951,900	262,261,951,900	227,448,271,170	262,261,951,900	-	227,448,271,170	227,448,271,170
+ Prosperity and Growth JSC Bank - Dong Nai Branch ⁽⁶⁾	281,733,108,100	281,733,108,100	386,821,624,988	443,370,045,033	-	225,184,688,055	225,184,688,055
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam - Dong Nai Branch ⁽⁷⁾	133,948,347,595	133,948,347,595	771,358,390,000	805,710,897,595	-	99,595,840,000	99,595,840,000
+ Bank SinoPac - Ho Chi Minh City Branch ⁽⁸⁾	250,660,732,800	250,660,732,800	139,971,315,811	320,660,732,800	-	69,971,315,811	69,971,315,811
+ Vietnam JSC Bank for Industry and Trade - Dong Nai Branch ⁽⁹⁾	19,748,720,000	19,748,720,000	346,030,180,000	299,059,300,000	-	66,719,600,000	66,719,600,000
+ Vietnam JSC Bank for Industry and Trade - Nhon Trach Branch ⁽¹⁰⁾	1,448,639,355	1,448,639,355	6,386,860,080	2,871,612,445	-	4,963,886,990	4,963,886,990
+ China Construction Bank Corporation Bank - Ho Chi Minh City Branch	381,559,520,000	381,559,520,000	32,399,450,800	413,958,970,800	-	-	-
+ JSC Bank for Investment and Development of Vietnam - Thong Nhat Branch	19,660,000,000	19,660,000,000	52,135,710,000	71,795,710,000	-	-	-

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17 . BORROWINGS (Continued)

	01/01/2025		During the period		Decrease due to divestment of a subsidiary	30/06/2025	
	Outstanding balance	Amount can be paid	Increase	Decrease		Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND	VND
a) Short-term borrowings							
Short-term borrowings							
- Borrowings from bank (continued)							
+ Vietnam International JSC Bank - Head Office Corporate Business Center Branch	12,838,000,000	12,838,000,000	-	12,838,000,000	-	-	-
- Borrowings from individuals, other organizations (*)	250,706,731,053	250,706,731,053	2,281,760,912	3,000,000,000	-	249,988,491,965	249,988,491,965
Other parties	250,706,731,053	250,706,731,053	2,281,760,912	3,000,000,000	-	249,988,491,965	249,988,491,965
+ Phuc Bao Minh Trading Construction Services Corp.	130,000,000,000	130,000,000,000	-	-	-	130,000,000,000	130,000,000,000
+ Thanh Thanh Cong JSC	49,902,881,708	49,902,881,708	2,281,760,912	-	-	52,184,642,620	52,184,642,620
+ Sai Gon Thuong Tin Real Estate JSC	6,525,694,445	6,525,694,445	-	-	-	6,525,694,445	6,525,694,445
+ Toan Thinh Phat Construction Technical Co., Ltd	4,800,000,000	4,800,000,000	-	-	-	4,800,000,000	4,800,000,000
+ Toan Hai Van JSC	3,317,000,000	3,317,000,000	-	-	-	3,317,000,000	3,317,000,000
+ Borrowings from individuals	56,161,154,900	56,161,154,900	-	3,000,000,000	-	53,161,154,900	53,161,154,900

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17 . BORROWINGS (Continued)

	01/01/2025		During the period		Decrease due to divestment of a subsidiary	30/06/2025	
	Outstanding balance	Amount can be paid	Increase	Decrease		Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND	VND
a) Short-term borrowings							
Current portion of short-term borrowings	220,099,638,217	220,099,638,217	105,160,290,182	114,152,790,181	12,000,000,000	199,107,138,218	199,107,138,218
- Borrowings from banks	207,821,808,217	207,821,808,217	104,660,290,182	113,362,790,181	12,000,000,000	187,119,308,218	187,119,308,218
+ Vietnam JSC Bank for Industry and Trade - Bien Hoa Industrial park Branch ⁽¹¹⁾	39,200,000,000	39,200,000,000	30,000,000,000	9,200,000,000	12,000,000,000	48,000,000,000	48,000,000,000
+ Prosperity and Growth JSC Bank - Dong Nai Branch ⁽¹²⁾	64,738,000,000	64,738,000,000	36,140,500,000	68,243,000,000	-	32,635,500,000	32,635,500,000
+ JSC Bank for Investment and Development of Vietnam - Dong Nai Eastern Branch ⁽¹³⁾	19,160,000,000	19,160,000,000	19,180,000,000	16,580,000,000	-	21,760,000,000	21,760,000,000
+ Vietnam JSC Bank for Industry and Trade - Nhon Trach Branch ⁽¹⁴⁾	23,770,744,000	23,770,744,000	11,885,372,000	11,885,371,999	-	23,770,744,001	23,770,744,001
+ JSC Bank for Foreign Trade of Vietnam - Dong Nai Eastern Branch ⁽¹⁵⁾	14,908,836,364	14,908,836,364	7,454,418,182	7,454,418,182	-	14,908,836,364	14,908,836,364
+ Ho Chi Minh City Development JSC Bank - Dong Nai Branch ⁽¹⁶⁾	46,044,227,853	46,044,227,853	-	-	-	46,044,227,853	46,044,227,853
- Borrowings from individuals, other organizations ^(**)	12,277,830,000	12,277,830,000	500,000,000	790,000,000	-	11,987,830,000	11,987,830,000
+ Environmental Protection Fund	790,000,000	790,000,000	-	790,000,000	-	-	-
+ Duy Khuong Import Export Trade Services Co., Ltd	2,748,330,000	2,748,330,000	-	-	-	2,748,330,000	2,748,330,000
+ Borrowings from individuals	8,739,500,000	8,739,500,000	500,000,000	-	-	9,239,500,000	9,239,500,000
	3,614,891,829,277	3,614,891,829,277	5,503,452,771,465	5,988,159,098,912	12,000,000,000	3,118,185,501,830	3,118,185,501,830

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17 . BORROWINGS (Continued)

	01/01/2025		During the period		Decrease due to divestment of a subsidiary	30/06/2025	
	Outstanding balance	Amount can be paid	Increase	Decrease		Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND	VND
b) Long-term borrowings							
Borrowings from banks	2,245,351,733,831	2,245,351,733,831	348,025,409,825	113,362,790,181	1,162,364,769,249	1,317,649,584,226	1,317,649,584,226
+ Vietnam JSC Bank for Industry and Trade - Bien Hoa Industrial park Branch ⁽¹¹⁾	1,661,564,769,249	1,661,564,769,249	-	9,200,000,000	1,162,364,769,249	490,000,000,000	490,000,000,000
+ Prosperity and Growth JSC Bank - Dong Nai Branch ⁽¹²⁾	120,347,000,000	120,347,000,000	299,000,000,000	68,243,000,000	-	351,104,000,000	351,104,000,000
+ JSC Bank for Investment and Development of Vietnam - Dong Nai Eastern Branch ⁽¹³⁾	162,955,000,000	162,955,000,000	49,025,409,825	16,580,000,000	-	195,400,409,825	195,400,409,825
+ Vietnam JSC Bank for Industry and Trade - Nhon Trach Branch ⁽¹⁴⁾	142,624,464,000	142,624,464,000	-	11,885,371,999	-	130,739,092,001	130,739,092,001
+ JSC Bank for Foreign Trade of Vietnam - Dong Nai Eastern Branch ⁽¹⁵⁾	111,816,272,729	111,816,272,729	-	7,454,418,182	-	104,361,854,547	104,361,854,547
+ Ho Chi Minh City Development JSC Bank - Dong Nai Branch ⁽¹⁶⁾	46,044,227,853	46,044,227,853	-	-	-	46,044,227,853	46,044,227,853
Borrowings from individuals, other organizations ^(**)	575,980,775,000	575,980,775,000	882,000,000	790,000,000	564,084,945,000	11,987,830,000	11,987,830,000
Other parties	575,980,775,000	575,980,775,000	882,000,000	790,000,000	564,084,945,000	11,987,830,000	11,987,830,000
+ Environmental Protection Fund	790,000,000	790,000,000	-	790,000,000	-	-	-
+ Dai Phat Thang Loi Environment JSC	36,822,000,000	36,822,000,000	-	-	36,822,000,000	-	-
+ Duy Khuong Import Export Trade Services Co., Ltd	12,640,870,000	12,640,870,000	-	-	9,892,540,000	2,748,330,000	2,748,330,000
+ Borrowings from individuals	525,727,905,000	525,727,905,000	882,000,000	-	517,370,405,000	9,239,500,000	9,239,500,000
	2,821,332,508,831	2,821,332,508,831	348,907,409,825	114,152,790,181	1,726,449,714,249	1,329,637,414,226	1,329,637,414,226
Amount due for settlement within 12 months	(220,099,638,217)	(220,099,638,217)	(105,160,290,182)	(114,152,790,181)	(12,000,000,000)	(199,107,138,218)	(199,107,138,218)
Amount due for settlement after 12 months	2,601,232,870,614	2,601,232,870,614				1,130,530,276,008	1,130,530,276,008

17 . BORROWINGS

	Credit limit	Borrowing term	Borrowing purpose	Interest rate	Guarantee	30/06/2025 VND
a) Detailed information on short-term borrowings:						
Borrowings from banks						
(1) JSC Bank for Investment and Development of Vietnam - Dong Nai Eastern Branch						772,660,464,700
- Credit contract No. 02/2024/378809/HDTD dated 16/12/2024	VND 1,000,000,000,000	Until 31/10/2025	Working capital supplementation, issuing guarantees, opening L/Cs, and discounting documents to support coffee business activities	According to each specific credit contract	+ Pledged inventory formed from the borrowing; + Receivables, debt claims, compensation, contract penalties, interest, and other financial obligations (if any) arising from coffee sales contracts formed from the borrowing.	763,609,533,468
- Borrowing contract No. 01/2024/7653797/HDTD dated 01/10/2024	VND 30,000,000,000	Until 31/07/2025	Working capital supplementation for production and business activities	6.0% per annum	The agreements on security measures are recorded and implemented according to the pledge/mortgage/guarantee/deposit contracts signed before, on the same day, or after the date of this contract. The scope of guarantee provisions in the security contracts includes this Contract.	9,050,931,232
(2) Vietnam Bank for Agriculture and Rural Development - Dong Nai Branch						554,631,912,452
- Credit contract No. 5900-LAV-2024TINNGHIA dated 26/09/2024	VND 500,000,000,000	12 months from 20/08/2024	Supplement working capital for coffee production and business activities for the years 2024 - 2025	4.5% per annum	+ Shares of Tin Nghia Industrial Park Development JSC; + Land use rights and assets attached to the land at Tan Phu Rest Stop and Xuan Loc Rest Stop; + Land use rights at Tran Bien Ward and Long Giao petrol station. + Land use rights and assets attached to land in B'Lao ward, Lam Dong province.	494,980,537,452
- Credit contract No. 5900-LAV-202500174 dated 27/02/2025	VND 100,000,000,000	Until 27/02/2026	Working capital supplementation for production and business activities	According to indebtedness receipt	+ Deposits with term of 06 months at Agribank – Dong Nai Branch under the signed pledge contracts.	55,107,500,000
- Credit contract No. 5900-LAV-202400743 dated 28/06/2024	VND 10,000,000,000 or an equivalent foreign currency	According to indebtedness receipt	Working capital supplementation for production, business, and import-export activities of various agricultural and food products.	According to indebtedness receipt	Fixed assets mortgaged under the Mortgage Contract of assets attached to land No. 01/DONAFOODS/HDTC dated 22 November 2017 and the Amendment and Supplementary Contract No. 5900LCL201701698/HDSDBS.HDTC dated 23/05/2023.	4,543,875,000

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17 . BORROWINGS

	Credit limit	Borrowing term	Borrowing purpose	Interest rate	Guarantee	30/06/2025
						VND
(3) Vietnam JSC Bank for Industry and Trade - Saigon Eastern Branch						391,368,977,079
- Credit facility contract No. 254/2023-HDCVHM/ NHCT946-TINNGHIA dated 04/12/2023; Amendment and Supplement No. 254/2023-HDCV-SDBS.01/ NHCT946-TINNGHIA, subsequently succeeded by Credit Facility contract No. 286/2025-HDCVHM/ NHCT946-TINNGHIA dated 20/08/2025	VND 400,000,000,000	According to each debt acknowledgment	Working capital supplementation and discounting to support coffee production and business activities	According to each indebtedness receipt and the bank's interest rate adjustment notice	+ Shares in ICD Bien Hoa - Tin Nghia Logistics JSC and Thong Nhat JSC; + Headquarters of the Corporation and land use rights, assets attached to the land of the Corporation; + Property rights arising from business activities with a minimum value of 200 billion VND and circulating inventory of the Corporation; + 15 million shares issued by Tin Nghia Industrial Park Development JSC owned by the Corporation.	391,368,977,079
(4) E.SUN Commercial Bank, Ltd - Dong Nai Branch						256,544,915,390
- Credit agreement No. 10000241LD001202478 dated 16/10/2024	USD 10,000,000	1 year from the date of agreement signing	Supplement working capital	According to each indebtedness receipt	Term deposits of the Corporation.	256,544,915,390
(5) Military JSC Bank - Dong Nai Branch						227,448,271,170
- Credit contract No. 267589.24.720.791644.T D dated 24/12/2024	VND 500.000.000.000	Until 10/12/2025	Supplement working capital for coffee production and business activities.	According to each indebtedness receipt	+ Term deposits of the Corporation; + Shares of Phuoc Tan Trading and Construction JSC and Japanese SMES Development JSC + Goods and/or receivables arising from the plan financed by MB.	227,448,271,170

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	Credit limit	Borrowing term	Borrowing purpose	Interest rate	Guarantee	30/06/2025 VND
(6) Prosperity and Growth JSC Bank - Dong Nai Branch						225,184,688,055
Credit contract No. 466.0269/2024/HDTDH M-DN/PGBank DNI dated 23/12/2024 and Contract Amendment No. 466.0269.01/PL-HDTD dated 2025	Not exceeding VND 290,000,000,000 or USD equivalent	Until 28/05/2025	Supplement working capital for coffee production and business activities.	According to each indebtedness receipt	+ Exploitation rights of An Phuoc Industrial Park and all assets formed from the An Phuoc Industrial Park Project; + Property rights arising from the Dat Do I Residential Area Project of Tin Nghia Phuong Dong Industrial Park JSC; + All principal, interest, and other rights and benefits from term deposits under specific pledge contracts.	225,184,688,055
(7) Joint Stock Commercial Bank for Foreign Trade of Vietnam - Dong Nai Branch						99,595,840,000
- Lending contract No. 2023114/HDHM/QLN dated 14/11/2023	VND 150,000,000,000	Until 22/11/2025	Working capital supplementation for business operations.	According to each indebtedness receipt	Mortgaged assets comprise La Nga Petrol Station, Bau Ham Petrol Station, and Dinh Quan 3 Petrol Station.	99,595,840,000
(8) Bank SinoPac - Ho Chi Minh City Branch						69,971,315,811
- Short-term credit contract No. 231036 dated 01/04/2024 and Amendment for contract No. 231036-SDBS1 dated 11/11/2024	USD 10,000,000	Until 31/10/2025	Finance working capital needs to purchase coffee raw materials for coffee business	According to each indebtedness receipt	Term deposits of the Corporation.	69,971,315,811
(9) Vietnam JSC Bank for Industry and Trade - Dong Nai Branch						66,719,600,000
- Lending Contract No. 300186425/2024-HDCVHM/NHCT680-XANG DAU TIN NGHIA dated 25/10/2024	VND 200,000,000,000	From 25/10/2024 to 17/09/2025	Working capital supplementation for business operations.	According to indebtedness receipt	+ Collateral is goods financed by the borrowings; + Collateral is receivables according to Mortgage Contract No. 300186425/2019/HDBD/NHCT680-QUYEN DOI NO dated 25/04/2019.	66,719,600,000

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17 . BORROWINGS

	Credit limit	Borrowing term	Borrowing purpose	Interest rate	Guarantee	30/06/2025
						VND
(10) Vietnam JSC Bank for Industry and Trade - Nhon Trach Branch						4,963,886,990
- Credit limit contract No. 73/2024-HDCVHM/ NHCT681-JSC dated 25/10/2024	VND 10,000,000,000	Until 15/09/2025	Working capital supplementation for business operations.	5.8% per annum	Land use rights and constructions on land under Land Use Right Certificate No. CK 292903 issued by the Department of Natural Resources and Environment of Dong Nai Province on 01/12/2017, Certificate No. CT36998, valued at VND 296,923,000,000 .	4,963,886,990
b) Detailed information on long-term borrowings:						
Borrowings from bank						
(11) Vietnam JSC Bank for Industry and Trade - Bien Hoa Industrial park Branch						490,000,000,000
- 01/2023-HDCVDADT/ NHCT682-TNPD dated 20/11/2023	VND 628,500,000,000	84 months from the day following the first disbursement	Payment of legal investment costs for the Dat Do I Industrial Park Project.	7.2% per annum	Mortgage of land use rights and future assets attached to the land.	490,000,000,000
(12) Prosperity and Growth JSC Bank - Dong Nai Branch						351,104,000,000
- Credit contract No. 466.0216/2017/HDTD-DN/PGBankDNI dated 28/09/2017	VND 60,000,000,000	120 months	Financing the investment project for the construction of An Phuoc Industrial Park	According to the bank's notice	Exploitation rights of An Phuoc Industrial Park and all assets formed from the An Phuoc Industrial Park Project.	13,020,000,000
- Credit contract No. 466.0005/2017/HDTD-DN/PGBankDNI dated 10/02/2017	VND 220,000,000,000	120 months	Financing the investment project for the construction of An Phuoc Industrial Park	According to the bank's notice	Exploitation rights of An Phuoc Industrial Park and all assets formed from the An Phuoc Industrial Park Project.	39,084,000,000
- Credit contract No. 466.0030.2025/HDTD-DN/PGBankDNI dated 25/02/2025	VND 299,000,000,000	60 months	Payment of legal investment costs for the Dat Do I Industrial Park Project (including newly incurred expenses and reimbursement of previously incurred and advanced expenses)	According to the bank's notice	Property rights arising from the Industrial Park Project and the Dat Do I Residential Project located in Phuoc Long Tho commune and Dat Do commune, Ho Chi Minh City.	299,000,000,000

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17 . BORROWINGS

	Credit limit	Borrowing term	Borrowing purpose	Interest rate	Guarantee	30/06/2025 VND
(13) JSC Bank for Investment and Development of Vietnam - Dong Nai Eastern Branch						195,400,409,825
- Credit Contract No. 01/2022/7653797/HDTD dated 19/08/2022	VND 149,000,000,000	Until 23/08/2032	Investment in the factory business project acquired from Jooco Dona Company at Bau Xeo Industrial Park, Trang Bom commune, Dong Nai province.	7.5% per annum	- All land use rights and construction works attached to the land formed after the investment of the Project under the mortgage contract; - All benefits arising from the factory lease agreements of the Project under the mortgage contract; - Other collateral assets as agreed upon.	114,000,000,000
- Credit Contract No. 02/2023/7653797/HDTD dated 02/08/2023	VND 40,500,000,000	Until 25/08/2031	Construction of factories C1 and C2 in Nhon Trach.	7.5% per annum	- All land use rights and construction works attached to the land formed after the investment of the Project under the mortgage contract; - All benefits arising from the factory lease agreements of the Project under the mortgage contract; - Other collateral assets as agreed upon.	32,375,000,000
- Borrowing contract No. 02/2024/7653797/HDTD dated 16/12/2024	VND 80,000,000,000	96 months	Lending for payment and financial reimbursement of legitimate and valid expenses for the implementation of Factory Project No. 9.	6.5% per annum	- All land use rights and construction works attached to the land formed after the investment of the Project under the mortgage contract; - All benefits arising from the factory lease agreements of the Project under the mortgage contract; - Other collateral assets as agreed upon.	49,025,409,825
(14) Vietnam JSC Bank for Industry and Trade - Nhon Trach Branch						130,739,092,001
- Credit Contract No. 072/2024-HDCVTL/ NHCT681-JSC dated 25/10/2024	VND 146,232,000,000	Until 10/08/2030	Refinancing the cost of implementing the rental factory project at Nhon Trach III Industrial Park - Phase 2	6.8% per annum	Land use rights and constructions on the land according to the Certificate of land use rights, ownership of residential houses, and other assets attached to land No. CK 292903, issued by the Department of Natural Resources and Environment of Dong Nai Province on 01/12/2017, registered in the Certificate Granting Book No. CT36998, with an appraised value of VND 296,923,000,000.	130,739,092,001

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17 . BORROWINGS

	Credit limit	Borrowing term	Borrowing purpose	Interest rate	Guarantee	30/06/2025
						VND
(15) JSC Bank for Foreign Trade of Vietnam - Dong Nai Eastern Branch						104,361,854,547
- Investment project borrowing contract No. 20210018/HDCVDADT/KHBB/QLN dated 11/10/2021	VND 190,000,000,000	120 months	Financing the investment project of the Commercial Service Center at Nam Ha Theater	7% for the first year; 7.5% for the second year; from the third year onwards, equal to the 1-year deposit rate + 2.5%	+ Land use rights and future-formed assets on land in respect of Land Lot No. 1, Map Sheet No. 2, located at Trung Dung Ward, Bien Hoa City, Dong Nai Province (formerly); + Land use rights and future-formed assets on land in respect of Land Lot No. 1, Map Sheet No. 2, located at Quyet Thang Ward, Bien Hoa City, Dong Nai Province (formerly).	104,361,854,547
(16) Ho Chi Minh City Development JSC Bank - Dong Nai Branch						46,044,227,853
- Credit contract No. 0086/2014/HDTDTDH/D N dated 28/07/2014, Appendix No. 02 dated 09/10/2015	VND 150,000,000,000	48 months	Supplemental investment for the project "Landscape Improvement and Urban Development along the Dong Nai River"	According to indebtedness receipt	+ Land use rights and assets attached to land to be formed in the future under the project "Dong Nai Riverside Landscape Improvement and Urban Development"; + All receivables and claims arising from the sale of project houses and commercial areas formed within the project; + Land use rights and future assets attached to the land under Mortgage Contract No. 001.0086/2014/HDTC/DN dated 28 July 2014; + All 6,600,000 shares of Tien Phat Garment Company owned by Saigon Thuong Tin Real Estate JSC; + All contributed capital of Toan Thinh Phat Construction Architecture Investment Joint Stock Company in Thinh Thien Ma Co., Ltd.	46,044,227,853

17 . BORROWINGS (continued)

(*) Detailed information on short-term borrowings from individuals and other organizations as follows:

Entities	Balance as at 30/06/2025	Interest rate	Guarantee
	VND		
Borrowings from individuals	53,161,154,900	6% per annum - 12% per	Unsecured
Short-term borrowings from other organizations:			
Phuc Bao Minh Trading Construction Services Corp	130,000,000,000	7.3% per annum	Unsecured
Thanh Thanh Cong JSC	52,184,642,620	9% per annum	Unsecured
		Interest is compounded monthly	
Sai Gon Thuong Tin Real Estate JSC	6,525,694,445	10% per annum - 10.5% per annum	Unsecured
Toan Thinh Phat Construction Technical Co., Ltd	4,800,000,000	10% per annum	Unsecured
Toan Hai Van JSC	3,317,000,000	12.5% per annum	Unsecured
	249,988,491,965		

(*) Detailed information on long-term borrowings from individuals and other organizations as follows:

Entities	Balance as at 30/06/2025	Interest rate	Guarantee
	VND		
Borrowings from individuals	9,239,500,000	1% per annum	Unsecured
Long-term borrowings from other organizations:			
Duy Khuong Import Export Trade Services Co., Ltd	2,748,330,000	0% - 1% per annum	Secured by the right to use the lending amount to pay for purchasing the Product and to receive preferential policies (if any) corresponding to each specific Project case of the Borrower.
	11,987,830,000		

Borrowings from banks and other credit institutions are secured by the mortgage contract/ collaterals/ guarantee with the lender and fully registered as secured transactions.

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18 . SHORT-TERM TRADE PAYABLES

	30/06/2025		01/01/2025	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
Other parties	129,443,653,808	129,443,653,808	179,644,276,524	179,644,276,524
- Truong Nguyen Construction JSC	13,707,831	13,707,831	21,435,634,397	21,435,634,397
- Vietnam Industrial Construction Corporation	-	-	19,085,721,859	19,085,721,859
- Septodont	27,437,793,841	27,437,793,841	11,204,668,228	11,204,668,228
- Others	101,992,152,136	101,992,152,136	127,918,252,040	127,918,252,040
Related parties	2,149,162,122	2,149,162,122	2,622,318,404	2,622,318,404
- Tin Nghia Transport JSC	1,381,968,531	1,381,968,531	1,361,493,133	1,361,493,133
- STS Lubricant JSC	360,000,000	360,000,000	360,000,000	360,000,000
- Tin Nghia Project Management JSC	-	-	879,658,027	879,658,027
- Thong Nhat JSC	16,565,108	16,565,108	16,307,244	16,307,244
- Petro Vietnam Phuoc An Port Investment & Operation JSC	390,628,483	390,628,483	4,860,000	4,860,000
	131,592,815,930	131,592,815,930	182,266,594,928	182,266,594,928

19 . PREPAYMENTS FROM CUSTOMERS

	30/06/2025	01/01/2025
	VND	VND
a) Short-term		
Other parties	206,531,860,098	371,511,054,161
- Customers' prepayments for real estate ⁽¹⁾	115,451,170,471	314,412,457,526
- Petrovietnam Power Corporation ⁽²⁾	74,000,000,000	42,000,000,000
- An Viet Business Investment Co., Ltd	-	3,939,996,000
- Others	17,080,689,627	11,158,600,635
Related parties	12,253,890	1,817,170
- Olympic Coffee JSC	12,253,890	1,817,170
	206,544,113,988	371,512,871,331

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19 . PREPAYMENTS FROM CUSTOMERS (Continued)

	30/06/2025	01/01/2025
	VND	VND
b) Long-term		
- Petrovietnam Power Corporation ⁽²⁾	80,000,000,000	80,000,000,000
- Customers' prepayments of the Phu Thanh - Long Tan Project ⁽³⁾	172,487,200,195	172,487,200,195
	252,487,200,195	252,487,200,195

⁽¹⁾ This is the advance payment from customers purchasing real estate at the Corporation's projects.

⁽²⁾ These are advance prepayments received from PetroVietnam Power Corporation ("POW") under the Infrastructure and service use contract at Ong Keo Industrial Park signed between the Corporation (lessor) and POW (lessee) on 11/11/2024. According to the terms of the signed contract, infrastructure usage and management fees at Ong Keo Industrial Park will be calculated from the time the Corporation completes the infrastructure items as agreed and connects to the Nhon Trach 3 and 4 Power Plants, for which POW is the investor. As at 30/06/2025, POW has made an advance payment of VND 154 billion to the Corporation, which will be converted into infrastructure usage fees according to the contract terms.

⁽³⁾ This is the amount contributed by customers under capital contribution agreements with the Corporation to receive the transfer of land use rights and home ownership at the Phu Thanh - Long Tan project.

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20 . TAXES AND OTHER PAYABLES TO THE STATE BUDGET

	Tax receivables at the beginning of the period	Tax payables at beginning of period	Tax payables in the period	Tax paid in the period	Difference due to translation of the FS	Increase due to divestment of a subsidiary	Tax receivables end of the period	Tax payables end of the period
	VND	VND	VND	VND	VND	VND	VND	VND
Value added tax	796,730,441	9,225,353,063	116,862,741,475	56,470,493,483	-	939,430,701	15,239,236	69,775,540,551
Export, import duties	-	-	52,904,437	52,904,437	-	-	-	-
Business income tax	8,223,211,217	57,852,781,293	237,960,860,554	63,721,214,072	-	(1,262,701,996)	6,055,653,732	228,662,168,294
Personal income tax	7,449,816	1,498,614,231	8,162,722,951	9,292,366,823	(822,700)	(52,753,011)	74,611,740	382,556,572
Natural resource tax	30,643,350	322,560	1,585,920	1,656,480	-	-	30,643,350	252,000
Land tax and land rental	7,707,767,288	-	25,205,382,820	1,876,254,696	-	-	-	15,621,360,836
Other taxes	2,445,627,518	171,367,452	444,294,267	499,560,122	-	(2,741,291)	2,445,627,518	113,360,306
	19,211,429,630	68,748,438,599	388,690,492,424	131,914,450,113	(822,700)	(378,765,597)	8,621,775,576	314,555,238,559

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 Consolidated Financial Statements could be changed at a later date upon final determination by the tax authorities.

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21 . ACCRUED EXPENSES

	30/06/2025	01/01/2025
	VND	VND
a) Short-term		
- Interest expense	52,101,249,885	94,350,465,925
- Cost of industrial park infrastructure	98,527,672,924	89,134,413,236
- Cost of goods sold real estate	10,257,727,878	10,257,727,878
- Additional land rental cost for the Long Binh Tan 2 project	11,952,712,437	11,952,712,437
- Others	18,639,291,996	24,216,931,497
	191,478,655,120	229,912,250,973
b) Long-term		
- Provisional cost of goods real estate sold	590,744,908,414	590,744,908,414
	590,744,908,414	590,744,908,414

Long-term accrued expenses mainly include the provisional cost of goods sold for undeveloped infrastructure of the sold real estate area in the Phu Thanh Long Tan residential project.

22 . UNEARNED REVENUE

	30/06/2025	01/01/2025
	VND	VND
a) Short-term		
- Revenue from industrial park infrastructure leasing	250,984,657,385	138,576,660,920
- Others	2,439,002,711	2,099,131,325
	253,423,660,096	140,675,792,245
Long-term		
- Revenue from industrial park infrastructure leasing	5,561,341,251,718	4,945,478,116,181
- Unearned revenue from asset contributions to associates	6,442,133,430	6,442,133,430
- Others	6,326,025,688	6,855,897,488
	5,574,109,410,836	4,958,776,147,099

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23 . OTHER PAYABLES

	30/06/2025	01/01/2025
	VND	VND
a) Short-term		
a.1) Detailed by content		
- Surplus of assets awaiting resolution	866,883,143	1,188,246,634
- Trade union fee and insurance	215,609,462	343,756,110
- Interest expense	100,092,881,911	77,574,064,603
- Short-term deposits, collateral received	283,164,194,277	319,384,287,810
- Dividends or profits payable	47,825,188,088	68,989,093,701
- Others	16,469,008,996	26,573,791,534
	448,633,765,877	494,053,240,392
a.2) Detailed by object		
<i>Related parties</i>	3,318,987,398	3,293,399,452
- Dongnai Inland Clearance Depot JSC	3,318,987,398	3,293,399,452
<i>Other parties</i>	445,314,778,479	490,759,840,940
- Neway Valve (Suzhou) Co., Ltd	-	42,079,340,000
- Forval JSC	14,267,423,971	14,267,423,971
- Others	431,047,354,508	434,413,076,969
	448,633,765,877	494,053,240,392
b) Long-term		
b.1) Detailed by content		
- Long-term deposits, collateral received	93,908,904,176	87,628,981,294
- Payables to the Long Thanh district compensation council for compensation costs of the Tam Phuoc Industrial Park project	26,674,087,676	26,674,087,676
- Kim Oanh Real Estate Construction and Trading Service JSC	13,378,186,225	13,378,186,225
- Payables for land lease at Nhon Trach 3 Industrial Park and Tan Bien Market	12,445,518,174	12,445,518,174
- Interest expense	-	121,446,520,317
- Others	1,376,099,999	1,376,099,999
	147,782,796,250	262,949,393,685
b.2) Detailed by object		
<i>Related parties</i>	40,000,000	1,630,000,000
- Petro Vietnam Phuoc An Port Investment & Operation JSC	-	60,000,000
- Nhon Trach 6A Investment Construction Industrial Zone Co., Ltd	40,000,000	40,000,000
- Tuan Loc Commodities Co., Ltd	-	1,530,000,000
<i>Other parties</i>	147,742,796,250	261,319,393,685
- Long Thanh district compensation council	26,674,087,676	26,674,087,676
- Kim Oanh Real Estate Construction and Trading Service JSC	13,378,186,225	13,378,186,225
- Others	107,690,522,349	221,267,119,784
	147,782,796,250	262,949,393,685

24 . PROVISION FOR LONG-TERM PAYABLES

	30/06/2025	01/01/2025
	VND	VND
- Severance allowance provision fund	5,194,149,980	5,207,649,980
	5,194,149,980	5,207,649,980

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25 . OWNER'S EQUITY
a) Changes in owner's equity

	Contributed capital	Share premium	Other capital	Differences upon asset revaluation	Exchange rate differences	Development and investment fund	Other reverses	Retained earning	Non – Controlling Interest	Total
	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND
Beginning balance of the previous period	2,000,000,000,000	5,634,952,321	83,029,718,628	(216,747,758,176)	(11,875,303,367)	153,057,398,020	1,177,626,926	229,663,596,160	1,851,931,990,245	4,095,872,220,757
Profit of the previous period	-	-	-	-	-	-	-	121,576,789,401	54,234,494,156	175,811,283,557
Dividend distribution	-	-	-	-	-	-	-	(200,000,000,000)	(13,736,053,001)	(213,736,053,001)
Appropriation to Development and investment fund	-	-	-	-	-	20,948,097,575	-	(20,948,097,575)	-	-
Appropriation to the Bonus and welfare funds and the Executive Board	-	-	-	-	-	-	-	(16,698,428,020)	(7,956,849,250)	(24,655,277,270)
Profit distribution	-	-	-	-	-	-	86,023,386	(86,023,386)	-	-
Difference due to translation of the Financial Statements	-	-	-	-	(1,497,858,643)	-	-	-	-	(1,497,858,643)
Ending balance of the previous period	2,000,000,000,000	5,634,952,321	83,029,718,628	(216,747,758,176)	(13,373,162,010)	174,005,495,595	1,263,650,312	113,507,836,580	1,884,473,582,150	4,031,794,315,400
Beginning balance of the current period	2,000,000,000,000	5,634,952,321	83,029,718,628	(216,747,758,176)	(11,217,792,404)	174,005,490,476	1,058,573,962	288,645,871,647	1,892,382,822,581	4,216,791,879,035
Profit of current period	-	-	-	-	-	-	-	531,394,639,839	69,860,642,783	601,255,282,622
Appropriation to the Bonus and welfare funds and the Executive Board	-	-	-	-	-	-	-	(16,390,374,375)	(5,272,687,087)	(21,663,061,462)
Appropriation to Development and investment fund	-	-	-	-	-	24,401,326,827	-	(24,401,326,827)	-	-
Dividend distribution	-	-	-	-	-	-	-	972,586,500	(22,772,927,100)	(21,800,340,600)
Profit distribution	-	-	-	-	-	-	51,736,349	(51,736,349)	-	-
Difference due to translation of the Financial Statements	-	-	-	-	(2,171,069,722)	-	-	-	-	(2,171,069,722)
Business combination	-	-	-	182,680,826,720	-	-	-	113,969,261,422	(266,458,114,692)	30,191,973,450
Ending balance of the current period	2,000,000,000,000	5,634,952,321	83,029,718,628	(34,066,931,456)	(13,388,862,126)	198,406,817,303	1,110,310,311	894,138,921,857	1,667,739,736,485	4,802,604,663,323

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b) Capital transactions with owners and distribution of dividends and profits

	First 6 months of 2025	First 6 months of 2024
	VND	VND
Owner's contributed capital		
- At the beginning of the period	2,000,000,000,000	2,000,000,000,000
- At the end of the period	2,000,000,000,000	2,000,000,000,000
Dividend, profit distributed		
- Dividend, profit payable at the beginning of the period	68,989,093,701	39,641,927,028
- Dividend, profit payable in the period	21,800,340,600	213,736,053,001
+ Dividend, profit payable from previous year's profit	21,800,340,600	213,736,053,001
- Dividend, profit paid in cash	42,964,246,213	13,694,027,751
+ Dividend, profit payable from last year's profit	42,964,246,213	13,694,027,751
- Dividend, profit payable at the end of the period	47,825,188,088	239,683,952,278

c) Share

	30/06/2025	01/01/2025
Quantity of Authorized issuing shares	200,000,000	200,000,000
Quantity of issued shares	200,000,000	200,000,000
- Common shares	200,000,000	200,000,000
Quantity of outstanding shares in circulation	200,000,000	200,000,000
- Common shares	200,000,000	200,000,000
Par value per share VND 10,000	10,000	10,000

d) Corporation's reverses

	30/06/2025	01/01/2025
	VND	VND
Development and investment fund	198,406,817,303	174,005,490,476
Other reserves	1,110,310,311	1,058,573,962
	199,517,127,614	175,064,064,438

26 . OFF- INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION ITEMS**a) Operating asset for leasing**

The Company is the lessor under operating lease contracts. As at 30/06/2025, total future minimum lease income under irrevocable operating lease contracts are presented as follows:

	30/06/2025	01/01/2025
	VND	VND
- Under 1 year	305,154,317,501	816,169,445,253
- From 1 year to 5 years	1,173,083,370,073	1,317,054,291,314
- Over 5 years	5,357,147,029,165	5,283,678,566,917

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b) Operating leased assets

The Corporation leases assets under operating lease contracts. As at 30/06/2025, total future minimum lease payables under irrevocable operating lease contracts are presented as follows:

	30/06/2025	01/01/2025
	VND	VND
- Under 1 year	53,705,071,682	55,750,253,274
- From 1 year to 5 years	218,833,045,020	228,916,725,137
- Over 5 years	1,497,715,645,461	1,647,330,010,271

c) Foreign currencies

	30/06/2025	01/01/2025
	VND	VND
US Dollar (USD)	11,215,987.75	674,767.56

27 . TOTAL REVENUE FROM SALES AND RENDERING OF SERVICES

	First 6 months of 2025	First 6 months of 2024
	VND	VND
Revenue from sales of goods, finished goods	7,004,439,240,445	5,306,993,970,501
Revenue from industrial park infrastructure business	328,883,103,872	297,798,032,496
Revenue from rendering of services	142,877,775,881	139,327,817,919
Revenue from real estate business	29,820,682,328	30,067,664,030
Revenue from disposal of investment properties (*)	336,573,121,210	-

7,842,593,923,736 **5,774,187,484,946**

In which: Revenue from Related parties
(Detailed as in Note No. 44)

744,844,114,059 **122,118,596,322**

(*) Detailed as in Note No. 14.

28 . REVENUE DEDUCTIONS

	First 6 months of 2025	First 6 months of 2024
	VND	VND
Trade discounts	10,292,566	31,930,453
Sale returns	168,930,473	1,426,860,838
Sale discounts	1,442,939,944	43,814,883
	1,622,162,983	1,502,606,174

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29 . COST OF GOODS SOLD

	First 6 months of 2025	First 6 months of 2024
	VND	VND
Cost of goods, finished goods sold	6,882,471,788,846	5,156,384,939,875
Cost of industrial park infrastructure business	121,671,876,251	112,922,301,216
Cost of services rendered	100,053,860,902	102,392,989,564
Cost of real estate business	16,758,276,946	16,956,776,732
Cost of disposal of investment properties ^(*)	118,117,467,776	-
Reversal of provision for devaluation of inventories	(1,022,123)	-
	7,239,072,248,598	5,388,657,007,387
In which: Purchase goods, services from related parties (Detailed as in Note No. 44)	937,778,288,852	12,362,609,979

^(*) Detailed as in Note No. 14.

30 . FINANCIAL INCOME

	First 6 months of 2025	First 6 months of 2024
	VND	VND
Interest from deposits, lendings	65,200,087,532	20,004,551,020
Late payment interest, interest on deferred sales	86,857,295,478	11,943,992,600
Interest from investment cooperation activities ⁽¹⁾	61,822,158,904	61,822,158,904
Dividend distributed	8,160,000,000	7,005,500,000
Gain on exchange difference in the period	10,217,740,212	20,970,464,123
Gain on exchange difference at the period - end	932,030,420	14,675,602,670
Gain from disposal of investments ⁽²⁾	411,666,043,894	-
Others	-	5,473,258,148
	644,855,356,440	141,895,527,465
In which: Financial income from related parties (Detailed as in Note No. 44)	86,735,749,982	80,371,218,502

⁽¹⁾ This represents interest income from the investment cooperation contract with Petro Vietnam Phuoc An Port Investment & Operation JSC. (Detailed as in Note No. 8)

⁽²⁾ According to Resolution of the Board of Directors No. 253/NQ-HDQT dated 11/12/2024, the Board of Directors approved the divestment from Tin Nghia - A Chau Investment JSC. As at 21/02/2025, the transfer of the contributed capital to the successful bidder, Tien Phat Garment JSC, had been completed, with the total transfer value of VND 689 billion, gain from the transfer of the contributed capital amounting to VND 411.67 billion was recognized in financial income during the period.

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31 . FINANCIAL EXPENSES

	First 6 months of 2025	First 6 months of 2024
	VND	VND
Interest expense	118,576,498,528	69,332,690,327
Loss on exchange difference in the period	4,441,866,158	12,433,911,957
Loss on exchange difference at the period - end	65,868,088	-
Provision / (Reversal of provision) for impairment loss from investment	2,591,414,953	(5,912,413,262)
Expenses on disposal of investments in the period	738,266,084	-
Others	597,337,033	5,369,486,636
	127,011,250,844	81,223,675,658

32 . SELLING EXPENSES

	First 6 months of 2025	First 6 months of 2024
	VND	VND
Raw materials	3,363,259,573	2,171,076,227
Labour expenses	38,987,589,870	30,084,132,511
Depreciation expenses	3,719,480,486	3,657,484,663
Expenses of outsourcing services	27,358,682,814	29,711,146,654
Other expenses in cash	3,542,502,981	4,590,585,386
	76,971,515,724	70,214,425,441

33 . GENERAL ADMINISTRATIVE EXPENSES

	First 6 months of 2025	First 6 months of 2024
Raw materials	2,337,751,588	2,384,177,337
Labour expenses	51,993,395,290	57,505,155,055
Depreciation expenses	5,631,117,676	6,604,914,989
Tax, charge, fee	9,679,572,083	14,741,256,862
Provision / (Reversal) of provision expense	18,664,697,847	(4,271,103,770)
Expenses of outsourcing services	12,659,694,069	11,831,502,996
Other expenses in cash	10,054,997,269	17,042,244,636
	111,021,225,822	105,838,148,105

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34 . OTHER INCOME

	First 6 months of 2025	First 6 months of 2024
	VND	VND
Gain from liquidation, disposal of fixed assets	5,623,254,297	50,000,000
Others	2,848,552,510	5,082,692,266
	8,471,806,807	5,132,692,266

35 . OTHER EXPENSES

	First 6 months of 2025	First 6 months of 2024
	VND	VND
Contract termination support cost	-	37,045,485,596
Expense from cancelled transaction (*)	142,917,481,535	-
Depreciation costs of inactive fixed assets	1,571,375,486	1,556,057,047
Expenses from liquidation, disposal of fixed assets	3,876,688,505	26,925,503
Others	4,638,679,646	2,734,742,253
	153,004,225,172	41,363,210,399

(*) In 2018, the Corporation transferred the land lot under the Hiep Hoa Residential and Resettlement Project to Hiep Hoa Investment and Development Co., Ltd ("Hiep Hoa") with a total value of VND 180.235 billion, the profit from this transfer transaction was recognized in the 2018 Consolidated Financial Statements with the amount of VND 142.9 billion.

According to the resolution No. 14/NQ-HDQT dated 16/01/2024 approved by the Board of Directors, the Corporation entered into an Agreement dated 17/01/2024 with Hiep Hoa, under which the parties agreed to cancel the land transfer transaction, the Corporation would refund Hiep Hoa the amount of VND 180.235 billion and Hiep Hoa would return the land to the Corporation. During this period, the Corporation completed the payment to Hiep Hoa of VND 180.235 billion (in which VND 153.2 billion had been paid as at 31/12/2024 and recorded under Short-term prepayments to suppliers as in Note No. 06) and received the land back from Hiep Hoa, while simultaneously reversing the profit from the land transfer previously recognized in 2018, by recording it as other expenses in the Interim Consolidated Statement of Income for this period.

36 . CURRENT CORPORATE INCOME TAX EXPENSE

	First 6 months of 2025	First 6 months of 2024
	VND	VND
Current corporate income tax expense at Parent Company	105,855,679,683	24,680,826,584
Current corporate income tax expense at Subsidiaries	132,105,180,871	40,719,590,435
Current corporate income tax expense	237,960,860,554	65,400,417,019

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37 . DEFERRED CORPORATE INCOME TAX EXPENSE**a) Deferred income tax liabilities**

	30/06/2025	01/01/2025
	VND	VND
- Corporate income tax rate used to determine deferred income tax liabilities	20%	20%
- Deferred income tax liabilities arising from deductible temporary difference	72,692,428,318	43,610,926,490
Deferred income tax payable	72,692,428,318	43,610,926,490

b) Deferred corporate income tax expense

	First 6 months of 2025	First 6 months of 2024
	VND	VND
- Deferred CIT expense relating to taxable temporary difference	10,051,997,064	3,093,302,074
- Deferred CIT expense relating to reversal of deferred income tax assets	3,530,901,362	3,052,039,855
- Deferred CIT income arising from deductible temporary difference	(57,429,452,892)	(6,799,081,107)
- Deferred CIT income arising from reversal of deferred income tax liabilities	(3,364,157,805)	(5,859,929,601)
	(47,210,712,271)	(6,513,668,779)

38 . BASIC EARNINGS PER SHARE

Basic earnings per share distributed to common shareholders of the Corporation are calculated as follows:

	First 6 months of 2025	First 6 months of 2024
	VND	VND
Net profit after tax	531,394,639,839	121,576,789,401
Adjustments	-	(7,200,000,000)
- <i>Bonus and welfare funds distributed from profit after tax</i>	-	(7,200,000,000)
Profit distributed to common shares	531,394,639,839	114,376,789,401
Average number of outstanding common shares in circulation in the period	200,000,000	200,000,000
Basic earnings per share	2,657	572

The Corporation has not planned to make any distribution to Bonus and welfare funds, bonus for the Board of Directors from the Profit after tax as at 30/06/2025.

As at 30 June 2025, the Corporation does not have shares with dilutive potential for earnings per share.

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39 . BUSINESS AND PRODUCTIONS COST BY ITEMS

	First 6 months of 2025	First 6 months of 2024
	VND	VND
Raw materials	411,705,706,894	261,445,412,805
Labour expenses	114,939,439,842	134,622,662,908
Depreciation expenses and goodwill allocation	81,138,968,199	79,674,933,101
Provision / (Reversal) of provision expense	18,664,697,847	(5,378,610,030)
Cost of disposal of investment properties	118,117,467,776	-
Expenses of outsourcing services	177,465,933,344	179,073,653,389
Other expenses in cash	47,288,764,495	95,124,692,964
	969,320,978,397	744,562,745,137

40 . FINANCIAL INSTRUMENTS**Financial risk management**

Financial risks that the Corporation may face risks including: market risk, credit risk and liquidity risk. The Corporation 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 Corporation is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

Market risk

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

Price risk:

The Corporation bears price risk of equity instruments from short-term investments in securities due to the uncertainty of future prices of the securities.

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 30/06/2025				
Short-term investment	6,693,137,500	-	-	6,693,137,500
	6,693,137,500	-	-	6,693,137,500
As at 01/01/2025				
Short-term investment	6,884,370,000	-	-	6,884,370,000
Long-term investment	-	787,432,500	-	787,432,500
	6,884,370,000	787,432,500	-	7,671,802,500

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Exchange rate risk:

The Corporation 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, goods.

Interest rate risk:

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

Credit risk

Credit risk is risk in which the potential loss may be incurred if a counterpart fails to perform its obligations under contractual terms or financial instruments. The Corporation has credit risk from operating activities (mainly for trade and other receivables) and financial activities (including bank deposits, lendings 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 30/06/2025				
Cash and cash equivalents	1,679,319,873,481	-	-	1,679,319,873,481
Trade and other receivables	3,728,742,440,408	302,506,231,713	-	4,031,248,672,121
Lending	1,842,928,945,698	-	-	1,842,928,945,698
	7,250,991,259,587	302,506,231,713	-	7,553,497,491,300
As at 01/01/2025				
Cash and cash equivalents	531,211,873,570	-	-	531,211,873,570
Trade and other receivables	2,616,688,216,219	1,043,019,280,498	-	3,659,707,496,717
Lending	768,594,219,842	-	-	768,594,219,842
	3,916,494,309,631	1,043,019,280,498	-	4,959,513,590,129

Liquidity risk

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

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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 30/06/2025				
Borrowings and debts	3,118,185,501,830	954,538,321,456	175,991,954,552	4,248,715,777,838
Trade payables and other payables	580,226,581,807	147,782,796,250	-	728,009,378,057
Accrued expenses	191,478,655,120	590,744,908,414	-	782,223,563,534
	3,889,890,738,757	1,693,066,026,120	175,991,954,552	5,758,948,719,429
As at 01/01/2025				
Borrowings and debts	3,614,891,829,277	2,336,435,035,705	264,797,834,909	6,216,124,699,891
Trade payables and other payables	676,319,835,320	262,949,393,685	-	939,269,229,005
Accrued expenses	229,912,250,973	590,744,908,414	-	820,657,159,387
	4,521,123,915,570	3,190,129,337,804	264,797,834,909	7,976,051,088,283

The Corporation believes that risk level of loan repayment is controllable. The Corporation has the ability to pay due debts from cash flows from its operating activities and cash received from mature financial assets.

41 . ADDITIONAL INFORMATIONS FOR THE ITEMS PRESENTED IN THE INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

	First 6 months of 2025	First 6 months of 2024
	VND	VND
Proceeds from borrowings during the period		
Proceeds from ordinary contracts	5,747,199,891,108	4,265,658,114,142
Actual repayments on principal during the period		
Repayment on principal from ordinary contracts	5,988,159,098,912	4,096,645,905,189

42 . SUBSEQUENT EVENTS AFTER THE ACCOUNTING PERIOD

According to Announcement No. 115/TB-HDQT dated 25/07/2025 and Resolution No. 114/NQ-HDQT dated 25/07/2025, the Board of Directors of the Corporation decided to set the record date for exercising the right to receive the 2024 dividend as 15/08/2025, at the rate of 11% per share (equivalent to VND 1,100 per share), with the payment date being 25/08/2025.

Except for the above-mentioned event and those disclosed in Notes No. 1 and No. 7, there have been no significant events occurring after the accounting period, which would require adjustments or disclosures to be made in the Interim Consolidated Financial Statements.

44 . SEGMENT REPORTING**Under business fields**

The segment report is prepared for corporate management purposes. The Corporation has not yet tracked segment assets and liabilities because a significant portion of its assets and capital expenditures are commonly used across segments.

The segment report by business field of the Corporation is as follows:

	Sales of goods and finished products	Rendering of services	Industrial park infrastructure business	Real estate business	Grand total
	VND	VND	VND	VND	VND
First 6 months of 2025					
Net revenue from sales to external customers	7,002,817,077,462	142,877,775,881	328,883,103,872	366,393,803,538	7,840,971,760,753
Cost of goods sold to external customers	6,882,470,766,723	100,053,860,902	121,671,876,251	134,875,744,722	7,239,072,248,598
Gross profit	120,346,310,739	42,823,914,979	207,211,227,621	231,518,058,816	601,899,512,155
First 6 months of 2024					
Net revenue from sales to external customers	5,306,654,641,687	139,327,817,919	297,798,032,496	28,904,386,670	5,772,684,878,772
Cost of goods sold to external customers	5,156,384,939,875	102,392,989,564	112,922,301,216	16,956,776,732	5,388,657,007,387
Gross profit	150,269,701,812	36,934,828,355	184,875,731,280	11,947,609,938	384,027,871,385

Under geographical areas

Due to the Corporation's primary business operations within the territory of Vietnam, the Corporation does not prepare segment reports by business segment and geographical segment.



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44 . TRANSACTION AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Corporation are as follows:

Related parties	Relation
Office of the Dong Nai Provincial Party Committee	Major shareholder
Saigon Investment Construction and Building Construction Material Corporation	Major shareholder
Tin Nghia Transport JSC	Associate
Thong Nhat JSC	Associate
Dongnai Inland Clearance Depot JSC	Associate
Tin Nghia Project Management JSC	Associate
Nhon Trach New Industry City Co., Ltd	Associate
STS Lubricant JSC	Associate
Dong Nai Valuation Corporation	Associate
ICD Bien Hoa - Tin Nghia Logistics JSC	Associate
Tin Nghia - A Chau Investment JSC	Subsidiary to 28/02/2025
Tuan Loc Commodities Company Limited (formerly Tin Nghia Commodities Company Limited)	Company related to major shareholders
Olympic Coffee JSC	Company with the same key management personnel as the Corporation until 30/09/2023
Long Khanh Industrial Zone JSC	Company with the same key management personnel as the Corporation
BOT Phuoc An Co., Ltd	Company with the same key management personnel as the Corporation
Petro Vietnam Phuoc An Port Investment & Operation JSC	Company with the same BoD members as the Corporation
Sonadezi Giang Dien Shareholding Company	Company with the same BoD members as the Corporation
Phuoc Binh Investment Co., Ltd	Company with the same BoD members as the Corporation
Hiep Hoa Investment Development Co., Ltd	Company with the same BoD members as the Corporation
Nhon Trach 6A Investment Construction Industrial Zone Co., Ltd	Company with the same BoD members as the Corporation

In addition to the information with related parties presented in the above Notes, the Corporation has transactions during the period with related parties as follows:

	First 6 months of 2025	First 6 months of 2024
	VND	VND
Sales of goods and rendering of services	744,844,114,059	122,118,596,322
Tuan Loc Commodities Co., Ltd	607,690,518,956	23,619,297,652
Nhon Trach 6A Investment Construction Industrial Zone Co., Ltd	160,730,559	282,454,908
Tin Nghia Transport JSC	2,393,509,247	3,050,273,432
Olympic Coffee JSC	128,395,448,025	92,416,893,134
Thong Nhat JSC	1,414,074,933	1,254,573,718
Dongnai Inland Clearance Depot JSC	532,047,245	597,321,316
Tin Nghia Project Management JSC	-	168,692,016
Petro Vietnam Phuoc An Port Investment & Operation JSC	3,858,525,947	368,236,276
Dong Nai Valuation Corporation	91,236,674	133,265,389
S.T.S Lubricant JSC	909,091	-
Nhon Trach New Industry City Co., Ltd	307,113,382	227,588,481

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Transactions during the period: (Continued)

	First 6 months of 2025	First 6 months of 2024
	VND	VND
Purchase of goods, services	937,778,288,852	12,362,609,979
Tuan Loc Commodities Co., Ltd	924,774,015,000	-
Tin Nghia Transport JSC	9,642,093,537	7,854,376,080
Tin Nghia Project Management JSC	1,935,615,381	3,573,467,441
Dong Nai Valuation Corporation	40,000,000	-
Thong Nhat JSC	703,634,638	934,766,458
Petro Vietnam Phuoc An Port Investment & Operation JSC	682,930,296	-
Profit from investment cooperation	61,822,158,904	61,822,158,904
Petro Vietnam Phuoc An Port Investment & Operation JSC	61,822,158,904	61,822,158,904
Dividend, profit distributed	4,758,940,000	4,817,629,500
Thong Nhat JSC	1,210,200,000	1,210,200,000
Dongnai Inland Clearance Depot JSC	3,548,740,000	3,548,740,000
Tin Nghia Project Management JSC	-	58,689,500
Interest on lendings, interest from late payment	20,154,651,078	13,731,430,098
Olympic Coffee JSC	9,015,226,604	8,494,908,584
Nhon Trach New Industry City Co., Ltd	4,981,865,026	2,374,188,911
Dongnai Inland Clearance Depot JSC	-	30,017,535
Nhon Trach 6A Investment Construction Industrial Zone Co., Ltd	2,479,452,054	2,493,150,684
Dai A Land Corporation	-	339,164,384
Sai Gon Building Materials Co., Ltd	1,615,068,495	-
Tuan Loc Commodities Co., Ltd	2,063,038,899	-
Dividend payable	-	73,019,469,500
Office of the Dong Nai Provincial Party Committee	-	48,062,500,000
Saigon Investment Construction and Building Construction Material Corporation	-	24,956,969,500

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Income and remuneration for the Board of Directors, the Board of Supervision and the Board of Management

		First 6 months of 2025	First 6 months of 2024
		VND	VND
Remuneration and other expenses for the Board of Directors		300,000,000	1,620,000,000
Mrs. Dang Thi Thanh Ha	Chairwoman	120,000,000	420,000,000
Mr. Tran Trung Tuan	Member	90,000,000	300,000,000
Mr. Nguyen Cao Nhon	Member (From 11/06/2025)	90,000,000	-
Mr. Nguyen Thanh Dat	Member (Untill 11/06/2025)	-	300,000,000
Mr. Tran Hoai Nam	Member (Untill 11/06/2025)	-	300,000,000
Mr. Tran Ngoc Tho	Member (Untill 11/06/2025)	-	300,000,000
Remuneration and other expenses for the Board of Supervision		132,000,000	360,000,000
Mr. Tang Tran Tan Khai	Head of the BoS (From 11/06/2025) Formerly a Member	36,000,000	120,000,000
Mr. Tran Tan Nhat	Head of the BoS (Until 11/06/2025)	60,000,000	180,000,000
Mr. Nguyen Quoc Ky	Member (Until 11/06/2025)	36,000,000	-
Mrs. Le Ngoc Dung	Member (Until 22/05/2024)	-	60,000,000
Salaries and other aggregated benefits for the Board of Management and other managers		4,681,971,300	6,640,129,933
Mrs. Dang Thi Thanh Ha	Chairwoman of the Board of Directors	1,171,955,200	1,329,166,600
Mr. Tran Trung Tuan	General Director	1,210,153,100	1,134,666,600
Mr. Nguyen Cao Nhon	Deputy General Director	1,066,103,900	884,583,400
Mr. Nguyen Hieu Loc	Deputy General Director (From 10/02/2023 to 20/07/2024)	-	884,583,400
Mr. Le Van Danh	Deputy General Director (Until 01/01/2024)	-	218,000,000
Mr. Hoang Sy Quyet	Deputy General Director (Until 18/11/2024)	-	884,083,400
Mr. Tran Tan Nhat	Head of the BoS (Until 11/06/2025)	321,695,000	243,333,333
Mr. Tang Tran Tan Khai	Head of the BoS (From 11/06/2025) Formerly a Member	372,184,100	411,546,600
Mrs. Nguyen Thi Thuy Van	Chief accountant	539,880,000	650,166,600

Income and remuneration of key managers during the period are presented based on net income after deducting obligations in accordance with current regulations.

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

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45 . COMPARATIVE FIGURES

The comparative figures on the Interim Consolidated Statement of Financial Position and corresponding Notes are taken from the Consolidated Financial Statements for the fiscal year ended as at 31 December 2024, which was audited by AASC Auditing Firm Co., Ltd. The comparative figures on the Interim Consolidated Statement of Income, Interim Consolidated Statement of Cash Flows and corresponding Notes are taken from the Interim Consolidated Financial Statements which have been reviewed for the period from 01/01/2024 to 30/06/2024.



Duong Thi Minh Hong
Preparer



Nguyen Thi Thuy Van
Chief Accountant



Tran Trung Tuan
General Director
Dong Nai, 28 August 2025