

REGULAR DISCLOSURE OF INFORMATION ON FINANCIAL REPORTS

Respectfully To: Hanoi Stock Exchange (HNX)

Complying with the provisions of Clause 1, Clause 4 Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020 of the Ministry of Finance guiding information disclosure on the stock market, IDICO Investment Construction Oil and Natural Gas Joint Stock Company would like to disclose the Audited financial statements for 2025 with Hanoi Stock Exchange as follows:

1. Name of Organization: IDICO Investment Construction Oil and Natural Gas Joint Stock Company

- Stock code: ICN
 - Address: 326 Nguyen An Ninh Street, Tam Thang Ward, Ho Chi Minh City
 - Tel: 0254.3838423/0254.3838426
 - Email: idicoconac@gmail.com
- Fax: 0254.3838422
Website: idicoconac.vn

2. Content of information disclosure:

- Audited financial statements for 2025:

☒ Separate Financial Statements (Listed organizations has no subsidiaries and superior accounting units have affiliated units);

☐ Consolidated Financial Statements (Listed organizations have subsidiaries);

☐ General Financial Statements (Listed organizations has an accounting units directly under its own accounting system

- Cases in which the cause must be explained:

+ The auditing organization expresses an opinion that is not a fully accepted opinion for financial statements (Audited financial statements for 2025):

☐ Yes

☒ No

Explanatory documents in case of integration:

☐ Yes

☒ No

+ Profit after tax in the reporting period has a difference before and after the audit of 5% or more, converted from loss to profit or vice versa (Audited financial statements for 2025):

☐ Yes

☒ No

Explanatory documents in case of integration:

☐ Yes

☒ No

+ The profit after corporate income tax in the business performance statement of the reporting period changes by 10% or more compared to the same period of the previous year:

☒ Yes

☐ No

Explanatory documents in case of integration:

☒ Yes

☐ No

+ The profit after tax in the reporting period suffered a loss, converted from profit in the same period last year to a loss in this period or vice versa:

☐ Yes

☒ No

Explanatory documents in case of integration:

☐ Yes

☒ No

This information was published on the Company's website on March 27th, 2026 at the link idicoconac.vn

We hereby commit that the information published above is true and take full responsibility before the law for the content of the published information.

Receiver:

- As above;
- BoD, BS;
- Director;
- Website;
- Archive VPTH, TCKT.

Person authorized to disclose information



VU ANH TUAN

IDICO Investment Construction Oil and Natural Gas Joint Stock Company

Financial statements

For the year ended 31 December 2025



IDICO Investment Construction Oil and Natural Gas Joint Stock Company

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IDICO Investment Construction Oil and Natural Gas Joint Stock Company

GENERAL INFORMATION

THE COMPANY

IDICO Investment Construction Oil and Natural Gas Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate ("ERC") No. 4903000323 issued by the Department of Planning and Investment of Ba Ria – Vung Tau Province (currently the Department of Finance of Ho Chi Minh City) on 29 December 2006, then replaced by the ERC No. 3500101298 on 10 November 2008 and as the amended.

On 16 October 2006, the Company was equitized as a shareholding company in accordance with the Decision No. 1426/QĐ-BXD issued by the Minister of the Construction Department.

The Company's shares are officially listed in UPCOM at Ha Noi Stock Exchange.

The current principal activities of the Company are to provide the construction service, industrial park leasing and other services; and to trade real estate.

The Company's head office is located at No. 326, Nguyen An Ninh Street, Tam Thang Ward, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors during the year and at the date of this report are:

Mr Dang Chinh Trung	Chairman	
Mr Le Thanh Tung	Member	
Mr Pham Ngoc Dung	Member	
Mr Vu Anh Tuan	Member	
Mr Nguyen Vu Hung	Member	appointed on 26 September 2025
Mr Vo Tan Dung	Member	resigned on 26 September 2025

BOARD OF SUPERVISION

Members of the Board of Supervision during the year and at the date of this report are:

Ms Tran Ngoc Sang	Head
Mr Mai Quoc Chinh	Member
Mr Nguyen Van Thau	Member

MANAGEMENT

Members of the Management during the year and at the date of this report are:

Mr Le Thanh Tung	Director	
Mr Vu Anh Tuan	Deputy Director	
Ms Lam Thi Phuong Trang	Deputy Director	appointed on 1 April 2025
Mr Pham Ngoc Dung	Deputy Director	resigned on 1 September 2025

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is Mr Le Thanh Tung.

AUDITORS

The auditor of the Company is Ernst & Young Vietnam Limited

IDICO Investment Construction Oil and Natural Gas Joint Stock Company

REPORT OF THE MANAGEMENT

Management of IDICO Investment Construction Oil and Natural Gas Joint Stock Company ("the Company") is pleased to present this report and the Company's financial statements for the year ended 31 December 2025.

THE MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE FINANCIAL STATEMENTS

The management is responsible for the financial statements of each financial period which give a true and fair view of the financial position of the Company and of the results of its operations and its cash flows for the year. In preparing those financial statements, management is required to:


- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgements 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 financial statements; and
- ▶ prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

The management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The management confirmed that it has complied with the above requirements in preparing the accompanying financial statements.

STATEMENT BY THE MANAGEMENT

The management does hereby state that, in its opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2025 and of the results of its operations and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the financial statements.

For and on behalf of the management: 



Le Thanh Tung
Director

Ho Chi Minh City, Vietnam

20 March 2026



Shape the future
with confidence

Ernst & Young Vietnam Limited
2 Hai Trieu Street, Sai Gon Ward
Ho Chi Minh City, Vietnam

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Website (EN): ey.com/en_vn
Website (VN): ey.com/vi_vn

Reference: 13689507/68656153

INDEPENDENT AUDITORS' REPORT

**To: The Shareholders of IDICO Investment Construction Oil and Natural Gas
Joint Stock Company**

We have audited the accompanying financial statements of IDICO Investment Construction Oil and Natural Gas Joint Stock Company ("the Company"), as prepared on 20 March 2026 and as set out on pages 5 to 45 which comprise the balance sheet as at 31 December 2025, the income statement and the cash flow statement for the year then ended and the notes thereto.

Management's responsibility

The Company's management is responsible for the preparation and true and fair presentation of the financial statements of the Company in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the financial statements, and for such internal control as the management determines is necessary to enable the preparation and presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements of the Company are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and true and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



Shape the future
with confidence

Opinion

In our opinion, the financial statements give a true and fair view, in all material respects, of the financial position of the Company as at 31 December 2025, and of the results of its operations and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the financial statements.

Ernst & Young Vietnam Limited



Nguyen Thi Nhu Quynh
Deputy General Director
Audit Practicing Registration Certificate
No. 3040-2024-004-1

Pham Ninh Tung
Auditor
Audit Practicing Registration Certificate
No. 5631-2025-004-1

Ho Chi Minh City, Vietnam

20 March 2026

IDICO Investment Construction Oil and Natural Gas
Joint Stock Company

B01-DN

BALANCE SHEET
as at 31 December 2025

VND

Code	ASSETS	Notes	31 December 2025	31 December 2024
100	A. CURRENT ASSETS		858,099,439,680	906,722,791,473
110	I. Cash and cash equivalents	4	68,729,653,860	199,506,918,457
111	1. Cash		13,729,653,860	12,674,498,457
112	2. Cash equivalents		55,000,000,000	186,832,420,000
120	II. Short-term investments	5	496,676,000,000	295,676,000,000
121	1. Held-for-trading securities		10,676,000,000	10,676,000,000
123	2. Held-to-maturity investments		486,000,000,000	285,000,000,000
130	III. Current accounts receivable		100,348,106,984	115,301,843,608
131	1. Short-term trade receivables	6	43,311,753,063	50,928,740,158
132	2. Short-term advance to suppliers	7	17,112,055,901	25,531,816,103
136	3. Other short-term receivables	8	41,403,966,822	40,320,956,149
137	4. Provision for doubtful short-term receivables	9	(1,479,668,802)	(1,479,668,802)
140	IV. Inventory		189,896,915,074	282,356,074,327
141	1. Inventories	10	189,896,915,074	282,356,074,327
150	V. Other current assets		2,448,763,762	13,881,955,081
151	1. Short-term prepaid expenses	11	133,863,982	9,205,110,436
152	2. Value-added tax deductible	12	1,292,361,255	4,312,945,203
153	3. Tax and other receivables from the States	12	1,022,538,525	363,899,442
200	B. NON-CURRENT ASSETS		425,643,745,565	438,195,925,559
220	I. Fixed assets		59,553,191,956	57,929,376,185
221	1. Tangible fixed assets	13	8,407,700,911	6,777,730,112
222	Cost		45,006,801,393	41,982,460,196
223	Accumulated depreciation		(36,599,100,482)	(35,204,730,084)
227	2. Intangible fixed assets	14	51,145,491,045	51,151,646,073
228	Cost		51,268,597,454	51,268,597,454
229	Accumulated amortisation		(123,106,409)	(116,951,381)
230	II. Investment properties	15	208,750,510,280	234,773,407,992
231	1. Cost		463,719,527,130	461,249,454,169
232	2. Accumulated depreciation		(254,969,016,850)	(226,476,046,177)
240	III. Long-term asset in progress	16	54,811,518,429	49,801,604,441
242	1. Construction in progress		54,811,518,429	49,801,604,441
250	IV. Long-term investments	5	100,000,000,000	90,000,000,000
255	1. Held-to-maturity investments		100,000,000,000	90,000,000,000
260	V. Other long-term assets		2,528,524,900	5,691,536,941
261	1. Long-term prepaid expenses	11	868,346,785	3,267,622,754
262	2. Deferred tax assets	31.3	1,660,178,115	2,423,914,187
270	TOTAL ASSETS		1,283,743,185,245	1,344,918,717,032

IDICO Investment Construction Oil and Natural Gas
Joint Stock Company

B01-DN

BALANCE SHEET (continued)
as at 31 December 2025

VND

Code	RESOURCES	Notes	31 December 2025	31 December 2024
300	C. LIABILITIES		759,719,938,137	934,472,166,048
310	I. Current liabilities		137,238,397,413	321,799,940,517
311	1. Short-term trade payables	17	13,105,331,499	9,464,071,956
312	2. Short-term advances from customers	18	45,314,597,969	198,340,642,787
313	3. Statutory obligations	12	26,053,584,642	42,755,930,824
314	4. Payables to employees		1,832,450,000	594,152,795
315	5. Short-term accrued expenses	19	9,284,589,355	8,196,630,935
318	6. Short-term unearned revenues	20	20,222,612,476	18,079,544,046
319	7. Other short-term payables	22	1,782,247,019	42,205,696,885
320	8. Short-term loan	23	15,329,003,763	-
321	9. Short-term provisions		864,681,801	-
322	10. Bonus and welfare fund	21	3,449,298,889	2,163,270,289
330	II. Non-current liabilities		622,481,540,724	612,672,225,531
336	1. Long-term unearned revenues	20	622,116,540,724	612,322,225,531
337	2. Other long-term liabilities		365,000,000	350,000,000
400	D. OWNERS' EQUITY		524,023,247,108	410,446,550,984
410	I. Owners' equity	24	524,023,247,108	410,446,550,984
411	1. Share capital		305,999,230,000	203,999,600,000
411a	- Ordinary shares with voting rights		305,999,230,000	203,999,600,000
412	2. Share premium		290,000	290,000
421	3. Undistributed earnings		218,023,727,108	206,446,660,984
421a	- Undistributed earnings by the end of prior year		81,022,070,984	4,669,168,441
421b	- Undistributed earnings of current year		137,001,656,124	201,777,492,543
440	TOTAL LIABILITIES AND OWNERS' EQUITY		1,283,743,185,245	1,344,918,717,032

Ho Chi Minh City, Vietnam

20 March 2026

Nguyen Thi Luu
Preparer

Nguyen Thi Hong Hanh
Chief Accountant



Le Thanh Tung
Director

IDICO Investment Construction Oil and Natural Gas
Joint Stock Company

B02-DN

INCOME STATEMENT
for the year ended 31 December 2025

VND

Code	ITEMS	Notes	Current year	Previous year
10	1. Net revenues from sale of goods and rendering of services	25.1	450,605,501,119	622,811,727,724
11	2. Cost of goods sold and services rendered	26	(244,966,406,569)	(299,750,479,654)
20	3. Gross profit from sale of goods and rendering of services		205,639,094,550	323,061,248,070
21	4. Finance income	25.2	36,945,930,039	21,064,173,837
22	5. Finance expenses	27	(4,228,878,624)	(7,455,295,565)
23	In which: Interest expenses		(188,404,624)	(2,493,365,165)
25	6. Selling expenses	28	(13,629,577,225)	(15,190,550,041)
26	7. General and administrative expenses	29	(22,212,330,717)	(18,397,497,311)
30	8. Operating profit		202,514,238,023	303,082,078,990
31	9. Other income		991,051,062	2,177,116,907
32	10. Other expenses		(608,565,037)	(1,661,654,022)
40	11. Other profit		382,486,025	515,462,885
50	12. Accounting profit before tax		202,896,724,048	303,597,541,875
51	13. Current corporate income tax expense	31.1	(40,651,393,452)	(63,444,043,519)
52	14. Deferred tax expense	31.3	(763,736,072)	2,423,914,187
60	15. Net profit after tax		161,481,594,524	242,577,412,543
70	16. Basic earnings per share	24.4	5,277	7,829
71	17. Diluted earnings per share	24.4	5,277	7,829

Nguyen Thi Luu
Preparer

Nguyen Thi Hong Hanh
Chief Accountant



Ho Chi Minh City, Vietnam

20 March 2026

Le Thanh Tung
Director

CASH FLOW STATEMENT
for the year ended 31 December 2025

VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		202,896,724,048	303,597,541,875
	<i>Adjustments for:</i>			
02	Depreciation and amortisation	13,14,15	30,356,560,856	20,251,327,337
03	Provisions (reversal of provision)		864,681,801	(698,344,400)
04	Foreign exchange gains arising from revaluation of monetary accounts denominated in monetary currency		(62,245,023)	(92,482,982)
05	Profits from investing activities		(37,704,754,260)	(21,586,761,262)
06	Interest expenses		188,404,624	2,493,365,165
08	Operating profit before changes in working capital		196,539,372,046	303,964,645,733
09	Decrease (increase) in receivables		24,232,622,904	(1,303,964,395)
10	Decrease in inventories		92,459,159,253	78,692,550,976
11	(Decrease) increase in payables		(136,610,531,996)	103,770,322,388
12	Decrease (increase) in prepaid expenses		11,470,522,423	(8,944,255,000)
14	Interest paid		(188,404,624)	(9,288,999,654)
15	Corporate income tax paid	12	(55,093,022,900)	(35,175,234,542)
17	Other cash outflows for operating activities	21	(1,738,971,400)	(2,793,984,920)
20	Net cash flows from operating activities		131,070,745,706	428,921,080,586
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets		(10,654,824,290)	(3,742,726,312)
22	Proceeds from disposals of fixed assets		-	1,254,554,708
23	Payment for bank deposits and bonds		(371,000,000,000)	(214,000,000,000)
24	Collections from bank deposits and bonds		160,000,000,000	103,000,000,000
27	Interest received		29,966,743,601	24,876,035,795
30	Net cash flows used in investing activities		(191,688,080,689)	(88,612,135,809)
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Drawdown of borrowings		52,660,471,187	46,706,914,524
34	Repayment of borrowings		(37,331,467,424)	(250,379,097,264)
36	Dividend paid		(85,551,178,400)	(61,346,472,000)
40	Net cash flows used in financing activities		(70,222,174,637)	(265,018,654,740)

VND

Code	ITEMS	Notes	Current year	Previous year
50	Net decrease in cash for the year		(130,839,509,620)	75,290,290,037
60	Cash and cash equivalents at beginning of year		199,506,918,457	124,124,145,438
61	Impact of exchange rate fluctuation		62,245,023	92,482,982
70	Cash and cash equivalents at end of year	4	68,729,653,860	199,506,918,457

20 March 2026



Le Thanh Tung
Director

NOTES TO THE FINANCIAL STATEMENTS
as at 31 December 2025 and for year then ended

1. CORPORATE INFORMATION

IDICO Investment Construction Oil and Natural Gas Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate ("ERC") No. 4903000323 issued by the Department of Planning and Investment of Ba Ria – Vung Tau Province (currently the Department of Ho Chi Minh City) on 29 December 2006, then replaced by the ERC No. 3500101298 on 10 November 2008 and as the amended.

On 16 October 2006, the Company was equitized as a shareholding company in accordance with the Decision No. 1426/QĐ-BXD issued by the Minister of the Construction Department.

The Company's shares are officially listed in UPCOM at Ha Noi Stock Exchange.

The current principal activities of the Company are to provide constructing service, industrial park leasing and other services; and to trade real estate.

The Company's normal production and business cycle for construction activities is 12 months and for investment in real estate projects is expected to be 36 months.

The Company's head office is located at No. 326, Nguyen An Ninh Street, Tam Thang Ward, Ho Chi Minh City, Vietnam.

The number of the Company's employees as at 31 December 2025 was 90 (31 December 2024: 96).

2. BASIS OF PREPARATION

2.1 Accounting standards and system

The financial statements of the Company expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- ▶ Decision No. 149/2001/QĐ-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- ▶ Decision No. 165/2002/QĐ-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- ▶ Decision No. 234/2003/QĐ-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- ▶ Decision No. 12/2005/QĐ-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- ▶ Decision No. 100/2005/QĐ-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying financial statements, including their utilization are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the financial position and the results of operations and the cash flows of the Company in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 Applied accounting documentation system

The Company's applied accounting documentation system is the General Journal system.

2.3 Fiscal year

The Company's fiscal year applicable for the preparation of its financial statements starts on 1 January and ends on 31 December.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

2. BASIS OF PREPARATION (continued)

2.4 Accounting currency

The financial statements are prepared in VND which is also the Company's accounting currency.

2.5 Accounting regulation issued but not yet effective

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the enterprise accounting regime ("Circular 99"), replacing Circular No. 200/2014/TT-BTC providing guidance on the enterprise accounting regime issued by the Ministry of Finance on 22 December 2014 and several other related regulations. Circular 99 takes effect from 1 January 2026 and applies to enterprises with a financial year beginning on or after 1 January 2026.

The Company is in the process of assessing the impact of Circular 99 on the preparation and presentation of its financial statements and will implement Circular 99 for the financial year ending 31 December 2026.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.2 Inventories

Inventories are measured at their historical costs. The cost of inventories comprises costs of purchase, costs of conversion (including raw materials, direct labour cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

In case the net realizable value is lower than the original price, it must be calculated according to the net realizable value.

Net realisable value ("NRV") represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

Raw materials, tools and supplies and merchandise	- cost of purchase on a weighted average basis.
Finished goods and work-in process	- cost of finished goods, semi products on a weighted average basis.

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Company, based on appropriate evidence of impairment available at the balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the income statement. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the income statement.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

3.3 Receivables

Receivables are presented in the financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expenses in the income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the income statement.

3.4 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises of its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the income statement.

3.5 Leased assets

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Company is the lessor

The net investment under finance lease contracts is included as a receivable in the balance sheet. The interest amount of the leased payments is recognised in the income statement over the period of the lease contracts to achieve a constant rate of interest on the net investment outstanding.

Assets subject to operating leases are included as the Company's tangible fixed assets in the balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the income statement as incurred/added to the carrying value of the leased asset for amortisation to the income statement over the lease term.

For lease of assets under an operating lease that satisfies all conditions of rental income to be recognised in full one time as presented in Note 3.16, rental income is recognised one time at the entire rental value.

For other cases under an operating lease remained, lease income is recognised in the income statement on a straight-line basis over the lease term.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.6 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises of its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the income statement.

Land use rights

Land use rights are recorded as intangible fixed assets when the Group obtained the land use right certificates.

The advance payment for land rental, of which the land lease contracts have effectiveness prior to 2003 and Land use right certificate being issued, are recorded as intangible fixed asset according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 guiding the management, use and depreciation of fixed assets ("Circular 45").

3.7 Depreciation and amortisation

Depreciation of tangible fixed assets and amortisation of intangible assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Land use rights	37 years
Buildings and structures	6 - 35 years
Machinery and equipment	5 - 10 years
Means of transportation	6 - 10 years
Office equipment	3 - 6 years
Others	4 - 6 years

No amortisation is required for infinite land use right.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.8 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation and/or amortisation. Investment properties held for capital appreciation are not depreciated/amortised but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognised is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Company.

Depreciation and amortisation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Land use rights	39 - 54 years
Infrastructures	6 - 54 years

For long-term lease of investment properties which the Company receives rental fee in advance for many periods and rental income is recognised one time at the entire rental amount received in advance as presented in *Note 3.18*, depreciation and amortisation of these investment properties are recognised with entire amount at the point of revenue recognition.

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the income statement in the period of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

3.9 Construction in progress

Construction in progress represents the costs of acquiring new assets that have not yet been fully installed or the costs of construction that have not yet been fully completed. Construction in progress is stated at cost, which includes all necessary costs to construct, repair, renovate, expand, or re-equip the projects with technologies, such as construction costs, tools and equipment costs, project management costs, construction consulting costs, and borrowing costs that are eligible for capitalization

Construction in progress will be transferred to the appropriate fixed asset account when these assets are fully installed or the construction project is fully completed, and depreciation of these assets will commence when they are ready for their intended use.

Construction costs are recognized as expenses when such costs do not meet the conditions to be recognized as fixed assets.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 Borrowing costs

Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

3.11 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses on the balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

The following types of expenses are recorded as long-term prepaid expenses and are amortised to the income statement:

- ▶ Tools and consumables with large value issued into production and can be used for more than one year;
- ▶ Substantial expenditure on fixed asset overhaul incurred one time.

3.12 Investments

Investments in associates

Investments in associates over which the Company has significant influence are carried at cost.

Provision for diminution in value of investments

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date.

Increases and decreases to the provision balance are recorded as finance expense in the income statement.

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as finance expense in the income statement and deducted against the value of such investments.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company.

3.14 Provision

Provisions are recognised when the Company has a present obligation (legal or constructive) because of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

The provision of construction warranty is made for the accepted constructions during the year based on the characteristics of each construction, experience and historical statistical warranty data associated with similar construction projects.

Warranty provisions

Warranty provisions for construction project are made for each construction project or project item based on the completed work volume during the year. The warranty provision for construction project is recognised as part of overhead expenses. In cases where the warranty provision for construction project exceeds the actual costs incurred, the difference is reversed and recognised as other income.

3.15 Foreign currency transactions

Transactions in currencies other than the Company's reporting currency of (VND/USD) are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- ▶ Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment.

At the end of year, monetary balances denominated in foreign currencies are translated at the actual exchange rates at that date which are determined as follows:

- ▶ Monetary assets are translated at buying exchange rate of the commercial bank where the Company conducts transactions regularly; and
- ▶ Monetary liabilities are translated at selling exchange rate of the commercial bank where the Company conducts transactions regularly.

All foreign exchange differences incurred are taken to the income statement.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 Contributed capital

Ordinary shares

Ordinary shares with voting right are recognised at par value.

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual expenses incurred for the issuance of the shares.

3.17 Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval by the appropriate level in the Annual General Meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Company maintains the following reserve funds which are appropriated from the Company's net profit as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting..

Bonus and welfare fund

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability on the balance sheet

Dividends

Dividends are proposed by the Company's Board of Directors and are classified as a distribution of retained earnings within the equity section of the balance sheet until approved by shareholders at the Annual General Meeting. At that time, dividends are recognised as a liability in the balance sheet.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Sale of goods

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Sale of inventory property

Revenue from sale of inventory property is recognised when the significant risks and returns associated with the ownership of the property have been transferred to the buyer.

Rental income

Periodic rental income

Rental income arising from operating leases is recognised in the income statement on a straight line basis over the terms of the lease.

Rental income recognised one time

For lease of assets which the Company receives rental fee in advance for many periods and the lease periods cover more than 90% of the useful life of the assets, rental income is recognised one time at the entire rental amount received in advance when all these conditions are met:

- The lessee is not entitled to cancel the lease contract and the Company has no obligation to repay the amount received in advance in all cases and in all forms;
- The amount received in advance from the lease is not less than 90% of the total rental amount expected to be fulfilled under the contract during the lease term and the lessee must pay the entire amount of lease within 12 months from the beginning of the lease;
- Almost all the risks and benefits associated with ownership of the leased asset are transferred to the lessee; and
- The Company must estimate relatively the full cost of the lease.

Sales of services

Revenue from the provision of services is recognized when the services have been provided and completed.

Construction contract

For the construction contracts specifying that the contractor will receive payments according to the completed work, where the outcome of a construction contract can be determined reliably and accepted by the customers, revenue and costs are recognized by reference to the stage of completion of the contract activity at the balance sheet date which is accepted by the customers and reflected in the sales invoices. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. Contract costs are recognised as expenses in the year in which they are incurred.

Interest

Interest is recognized on an accrual basis based on the time and actual interest rate for each period.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 Taxation

Current income tax

Current income tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date.

Current income tax is charged or credited to the income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Company to set off current tax assets against current tax liabilities and when the Company intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 Taxation (continued)

Deferred tax (continued)

Deferred tax is charged or credited to the income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ when the Company intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.20 Earnings per share

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

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Company by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

3.21 Segment information

A segment is a component determined separately by the Company which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

The Company's business segment is derived mainly from providing of industrial park services, constructions, real estates and other activities and mainly taken place within Vietnam. Management defines the Company's segments are based on business.

3.22 Related parties

Parties are considered to be related parties of the Company if one party has the ability to, directly or indirectly, control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence. Related parties can be enterprises or individuals, including close members of the family of any such individual.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

4. CASH AND CASH EQUIVALENTS

	VND	
	Ending balance	Beginning balance
Cash on hand	1,016,933,335	652,119,584
Cash at banks	12,712,720,525	12,022,378,873
Time deposits at banks (*)	55,000,000,000	186,832,420,000
TOTAL	68,729,653,860	199,506,918,457

(*) The ending balance represents term deposits at commercial banks with original terms of less than three (3) months and earn interest at the applicable rate.

5. FINANCIAL INVESTMENTS

5.1. Held-for-trading securities

	VND			
	Ending balance		Beginning balance	
	Cost	Fair value (*)	Cost	Fair value
Shares of IDICO Infrastructure Development Investment Joint Stock Company ("IDICO-IDI")	10,676,000,000	24,981,840,000	10,676,000,000	17,508,640,000

(*) The fair value of shares at IDICO-IDI is stated based on the listed price on the Ho Chi Minh Stock Exchange as of 31 December 2025 at closing price.

5.2. Held-to-maturity securities

	VND			
	Ending balance		Beginning balance	
	Cost	Fair value	Cost	Fair value
Short-term	486,000,000,000	486,000,000,000	285,000,000,000	285,000,000,000
Term deposit (i)	406,000,000,000	406,000,000,000	275,000,000,000	275,000,000,000
Bond (ii)	80,000,000,000	80,000,000,000	10,000,000,000	10,000,000,000
Long-term	100,000,000,000	100,000,000,000	90,000,000,000	90,000,000,000
Bond (iii)	100,000,000,000	100,000,000,000	90,000,000,000	90,000,000,000
TOTAL	586,000,000,000	586,000,000,000	375,000,000,000	375,000,000,000

(i) The ending balance represents term deposits at commercial banks with an original term of more than three (3) months and a remaining term of less than twelve (12) months and earn interest at the applicable rate. The company pledged bank deposits to secure its short-term loans (Note 23)

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

5. HELD-TO-MATURITY INVESTMENTS (continued)

5.2. Held-to-maturity securities (continued)

- (ii) The ending balance represents the investment in 300 AHCCH2426001 bonds of An Hoa Construction Inspection Joint Stock Company, a related party of the Company, with a par value of VND 100,000,000 per bond, the maturity date is 27 December 2026 and interest rate is 11% per year and the investment in 500 IDTCH2426002 bonds of Thu Thua IDICO Urban and Industrial Park Development Joint Stock Company (formerly IDTT Joint Stock Company), a related party of the Company, with the par value of each bond being VND 100,000,000, the maturity date is 30 December 2026 and the interest rate is 11% per year.
- (iii) The ending balance represents the investment in 1.000 IDT12501 bonds of Thu Thua IDICO Urban and Industrial Park Development Joint Stock Company, a related party of the Company, with the par value of each bond being VND 100,000,000, the maturity date is 30 September 2027 and the interest rate is 9% per year.

These bonds have secured by asset of related parties.

6. SHORT-TERM TRADE RECEIVABLES

	VND	
	Ending balance	Beginning balance
Other parties	34,942,534,075	32,458,160,142
- Project Management Board of Infrastructure Construction and Investment Ho Chi Minh City	10,781,307,375	10,730,984,463
- Project Management Board of Traffic Construction and Investment Ho Chi Minh City	6,194,623,263	6,194,623,263
- Project Management Board of Investment and Traffic Construction Tay Ninh Province (merged from Project Management Board of Investment Construction Long An and Project Management Board of Construction and Investment Ring Road 3 Ho Chi Minh City, Section through Long An Province)	7,926,028,000	5,527,711,000
- Project Management Board of Investment and Construction Thu Duc City	4,967,292,591	3,793,258,978
- Other customers	5,073,282,846	6,211,582,438
Related parties (Note 32)	8,369,218,988	18,470,580,016
TOTAL	43,311,753,063	50,928,740,158
Provision for doubtful short-term receivables	(908,177,305)	(908,177,305)
NET	42,403,575,758	50,020,562,853

7. SHORT-TERM ADVANCES TO SUPPLIERS

	VND	
	Ending balance	Beginning balance
Due from related parties (Note 32)	16,347,021,783	23,313,484,400
Due from other parties	765,034,118	2,218,331,703
TOTAL	17,112,055,901	25,531,816,103
Provision for doubtful short-term receivables	(395,437,600)	(395,437,600)
NET	16,716,618,301	25,136,378,503

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

8. OTHER SHORT-TERM RECEIVABLES

	VND	
	Ending balance	Beginning balance
Staff advances	21,340,216,322	22,946,577,813
Bank and bond interest	13,116,454,798	6,199,513,383
Payment on behalf	6,460,291,934	10,263,841,340
Deposit	245,131,628	345,131,628
Others	241,872,140	565,891,985
TOTAL	41,403,966,822	40,320,956,149
Provision for doubtful short-term receivables	(176,053,897)	(176,053,897)
NET	41,227,912,925	40,144,902,252
<i>In which:</i>		
<i>Other parties</i>	32,623,948,860	29,966,703,850
<i>Related parties (Note 32)</i>	8,780,017,962	10,354,252,299

9. PROVISION FOR DOUBTFUL SHORT-TERM RECEIVABLES

9.1 Details of the increase and decrease in the provision for short-term doubtful receivables during the year

	VND	
	Current year	Previous year
Beginning balance	1,479,668,802	1,103,231,202
Add: Provision made during the year	-	376,437,600
Ending balance	1,479,668,802	1,479,668,802

9.2 Overdue debt

	31 December 2025			31 December 2024		
	Cost	Provision	Recoverable amount	Cost	Provision	Recoverable amount
Nam Anh Technology Construction Equipment Co., Ltd	376,437,600	376,437,600	-	376,437,600	376,437,600	-
Thien Kim Garment Co., Ltd	223,332,497	223,332,497	-	223,332,497	223,332,497	-
Other entities	879,898,705	879,898,705	-	879,898,705	879,898,705	-
TOTAL	1,479,668,802	1,479,668,802	-	1,479,668,802	1,479,668,802	-

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

10. INVENTORIES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Real estate properties (*)	175,542,919,055	259,444,614,285
Construction works (**)	14,344,781,621	22,905,854,091
Others	9,214,398	5,605,951
TOTAL	189,896,915,074	282,356,074,327

(*) In progress of completion real estate of a commercial service and housing complex center in Bac Chau Giang Urban Area, Ha Nam Ward, Ninh Binh Province.

(**) Details of costs of on-going construction works of the construction contract are presented as follows:

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
La Xuan Oai Expansion Street Project	4,475,295,916	4,475,295,916
DT 830E Street Project	1,875,017,769	2,230,670,453
Internal road of Thu Thua Residential Area	1,673,690,176	-
Others	6,320,777,760	16,199,887,722
TOTAL	14,344,781,621	22,905,854,091

11. PREPAID EXPENSES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term	133,863,982	9,205,110,436
Tools and supplies	19,771,659	23,959,623
Brokerage fee	-	9,076,553,262
Others	114,092,323	104,597,551
Long-term	868,346,785	3,267,622,754
Tools and supplies	187,114,551	144,933,688
Repair costs	174,638,377	371,864,855
Others	506,593,857	2,750,824,211
TOTAL	1,002,210,767	12,472,733,190

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

12. STATUTORY OBLIGATIONS

	VND			
	<i>Beginning balance</i>	<i>Increase in year</i>	<i>Decrease in year</i>	<i>Ending balance</i>
Payable	42,755,930,824	82,070,023,565	(98,772,369,747)	26,053,584,642
Corporate income tax	40,122,682,321	40,651,393,452	(55,093,022,900)	25,681,052,873
Value-added tax	1,962,557,636	32,642,411,413	(34,247,505,848)	357,463,201
Personal income tax	670,690,867	1,493,833,932	(2,149,456,231)	15,068,568
Other taxes	-	7,282,384,768	(7,282,384,768)	-
Receivable	4,676,844,645	14,153,579,015	(16,515,523,880)	2,314,899,780
Value-added tax deductible	4,312,945,203	13,494,939,932	(16,515,523,880)	1,292,361,255
Other taxes	363,899,442	658,639,083	-	1,022,538,525

IDICO Investment Construction Oil and Natural Gas
Joint Stock Company

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NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

13. TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Others	Total	VND
Cost:							
Beginning balance	30,219,726,723	3,013,409,402	7,078,935,914	275,983,547	1,394,404,610	41,982,460,196	
New purchase	2,879,352,308	-	-	144,988,889	-	3,024,341,197	
Ending balance	33,099,079,031	3,013,409,402	7,078,935,914	420,972,436	1,394,404,610	45,006,801,393	
<i>In which:</i>							
Fully depreciated	26,209,891,542	2,004,618,493	1,585,909,673	275,983,547	1,237,404,610	31,313,807,865	
Accumulated depreciation:							
Beginning balance	(27,040,053,536)	(2,747,758,605)	(3,815,217,289)	(275,983,547)	(1,325,717,107)	(35,204,730,084)	
Depreciation during the year	(488,404,303)	(95,900,438)	(766,157,078)	(4,658,580)	(39,249,999)	(1,394,370,398)	
Ending balance	(27,528,457,839)	(2,843,659,043)	(4,581,374,367)	(280,642,127)	(1,364,967,106)	(36,599,100,482)	
Net carrying amount:							
Beginning balance	3,179,673,187	265,650,797	3,263,718,625	-	68,687,503	6,777,730,112	
Ending balance	5,570,621,192	169,750,359	2,497,561,547	140,330,309	29,437,504	8,407,700,911	

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

14. INTANGIBLE FIXED ASSETS

VND

Land use rights

Cost:

Beginning and ending balance 51,268,597,454

Accumulated amortisation:

Beginning balance (116,951,381)

Amortisation for the year (6,155,028)

Ending balance (123,106,409)

Net carrying amount:

Beginning balance 51,151,646,073

Ending balance 51,145,491,045

15. INVESTMENT PROPERTIES

VND

Land use rights

Infrastructure

Total

Cost:

Beginning balance 299,975,189,365 161,274,264,804 461,249,454,169

Transfer from construction in progress - 2,528,675,105 2,528,675,105

New purchase - 633,894,000 633,894,000

Disposal - (692,496,144) (692,496,144)

Ending balance 299,975,189,365 163,744,337,765 463,719,527,130

Accumulated depreciation:

Beginning balance (134,748,862,787) (91,727,183,390) (226,476,046,177)

Depreciation during the year (23,959,004,367) (4,997,031,063) (28,956,035,430)

Disposal - 463,064,757 463,064,757

Ending balance (158,707,867,154) (96,261,149,696) (254,969,016,850)

Net carrying amount:

Beginning balance 165,226,326,578 69,547,081,414 234,773,407,992

Ending balance 141,267,322,211 67,483,188,069 208,750,510,280

The operating revenues and expenses related to investment properties are presented in Notes 25.1 and 26.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

16. CONSTRUCTION IN PROGRESS

	VND	
	Ending balance	Beginning balance
My Xuan B1 Social Housing Project	30,580,270,133	27,965,575,051
326 Nguyen An Ninh Building Project	17,507,179,505	17,507,179,505
Others	6,724,068,791	4,328,849,885
TOTAL	54,811,518,429	49,801,604,441

17. SHORT-TERM TRADE PAYABLES

	VND	
	Ending balance	Beginning balance
Other parties	6,439,061,709	9,382,355,647
- Construction and Investment 492 JSC	719,628,200	1,773,766,332
- Toc Tien Water Supply Co., Ltd	580,952,400	686,088,900
- Duy Minh Construction and Trading Co., Ltd	431,590,012	1,910,807,524
- Others	4,706,891,097	5,011,692,891
Related parties (Note 32)	6,666,269,790	81,716,309
TOTAL	13,105,331,499	9,464,071,956

18. SHORT-TERM ADVANCE FROM CUSTOMERS

	VND	
	Ending balance	Beginning balance
Project Management Board of Traffic Construction and Investment Ho Chi Minh City	15,754,027,600	16,743,225,600
Project Management Board of Investment and Traffic Construction Tay Ninh Province (merged from Project Management Board of Investment Construction Long An and Project Management Board of Construction and Investment Ring Road 3 Ho Chi Minh City, Section through Long An Province)	15,226,814,000	27,247,019,000
Others (*)	14,333,756,369	154,350,398,187
TOTAL	45,314,597,969	198,340,642,787

(*) Ending balance from the advance from customers in accordance with the Sale & Purchase agreement of the Commercial service and Housing complex center in Bac Chau Giang Urban Area, Ha Nam Ward, Ninh Binh Province Project was VND 8,812,637,835 (previous year: VND 139,249,046,321).

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as at 31 December 2025 and for the year then ended

19. ACCRUED EXPENSES

	VND	
	Ending balance	Beginning balance
Maintenance costs	7,860,256,183	5,157,118,621
Construction costs	1,424,333,172	2,839,186,944
Others	-	200,325,370
TOTAL	9,284,589,355	8,196,630,935

20. UNEARNED REVENUE

	VND	
	Ending balance	Beginning balance
Short-term	20,222,612,476	18,079,544,046
Revenue received in advance for land lease and infrastructure usage at My Xuan Industrial Park	20,222,612,476	18,079,544,046
Long-term	622,116,540,724	612,322,225,531
Revenue received in advance for land lease and infrastructure usage at My Xuan Industrial Park	622,116,540,724	612,322,225,531
TOTAL	642,339,153,200	630,401,769,577

21. BONUS AND WELFARE FUND

	VND	
	Current year	Previous year
Beginning balance	2,163,270,289	3,811,483,623
Appropriation of funds (Note 24.1)	3,025,000,000	1,145,771,586
Utilization of funds	(1,738,971,400)	(2,793,984,920)
Ending balance	3,449,298,889	2,163,270,289

22. OTHER SHORT-TERM PAYABLES

	VND	
	Ending balance	Beginning balance
Dividends	1,250,073,564	41,921,353,564
Deposits received	336,000,000	86,000,000
Others	196,173,455	198,343,321
TOTAL	1,782,247,019	42,205,696,885
<i>In which:</i>		
Other parties	1,782,247,019	5,373,228,885
Related parties (Note 32)	-	36,832,468,000

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NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

23. SHORT-TERM LOAN AND FINANCE LEASE OBLIGATIONS

	Beginning balance	Increase	Decrease	VND Ending balance
Loans from banks	-	52,660,471,187	(37,331,467,424)	15,329,003,763

The Company obtained the short -term loans from commercial banks to finance it working capital requirement. Details are as follows:

Lender	Ending balance	Maturity date	Interest rate	Description of collateral
	VND		(% p.a.)	
Joint Stock Commercial Bank for Investment and Development of Vietnam – Ba Ria – Vung Tau Branch	15,329,003,763	From 9 March 2026 to 31 August 2026	From 5.6% to 6.5%	Deposit contract which valued at VND 80,000,000,000 (Note 5.2)

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as at 31 December 2025 and for the year then ended

24. OWNERS' EQUITY

24.1 Increase and decrease in owners' equity

	Share capital	Share premium	Undistributed earnings	VND TOTAL
Previous year				
Beginning balance	203,999,600,000	290,000	67,014,820,027	271,014,710,027
Net profit for the year	-	-	242,577,412,543	242,577,412,543
Dividends declared	-	-	(101,999,800,000)	(101,999,800,000)
Appropriation for bonus and welfare fund	-	-	(1,145,771,586)	(1,145,771,586)
Ending balance	203,999,600,000	290,000	206,446,660,984	410,446,550,984
Current year				
Beginning balance	203,999,600,000	290,000	206,446,660,984	410,446,550,984
Net profit for the year	-	-	161,481,594,524	161,481,594,524
Increase in capital (*)	101,999,630,000	-	(101,999,630,000)	-
Dividends declared (**)	-	-	(44,879,898,400)	(44,879,898,400)
Appropriation for bonus and welfare fund	-	-	(3,025,000,000)	(3,025,000,000)
Ending balance	305,999,230,000	290,000	218,023,727,108	524,023,247,108

(*) In accordance with the Resolution of the Annual General Meeting of Shareholders dated 22 April 2025 and the Resolution of the Board of Directors No. 5/NQ-CT dated 12 May 2025, the Company's shareholders and the Board of Directors ("BOD") have approved share issuance for the dividend payment for 2024 from the undistributed earning with a ratio 2:1. The Company completed the issuance of stock dividends, was approved by the DOF of Ho Chi Minh City via issuance of the 24th amended ERC dated 4 September 2025.

(**) In accordance with the Resolution of the Annual General Meeting of Shareholders dated 22 April 2025 and the Resolution of BOD No. 04/NQ-CT dated 23 April 2025, the Company's shareholders and BOD and have approved the remaining dividend payment for financial year 2024 by cash at the rate of 10% of the par value of ordinary shares. In addition, in accordance with the Resolution of BOD No 10/NQ-CT dated 19 September 2025, BOD of the Company has approved the advance dividend for financial year 2025 by cash at the rate of 8% par value of ordinary shares.



NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

24. OWNERS' EQUITY (continued)

24.2 Capital transactions with shareholders and dividend distribution

		VND
	Current year	Previous year
Contributed capital		
Beginning balance	203,999,600,000	203,999,600,000
Increase in the year	101,999,630,000	-
Ending balance	305,999,230,000	203,999,600,000
Dividends		
Dividends declared and paid during the year	146,879,528,400	101,999,800,000
Dividends by cash	44,879,898,400	101,999,800,000
Dividends by shares	101,999,630,000	-
<i>Dividends paid during the year</i>	<i>85,551,178,400</i>	<i>61,346,472,000</i>

24.3 Shares

	Current year	Previous year
	Number of shares	Number of shares
Authorized shares	30,599,923	20,399,960
Issued shares	30,599,923	20,399,960
<i>Ordinary shares</i>	<i>30,599,923</i>	<i>20,399,960</i>
Shares in circulation	30,599,923	20,399,960
<i>Ordinary shares</i>	<i>30,599,923</i>	<i>20,399,960</i>

The Company's shares were issued with a par value of VND 10,000/share. Shareholders holding common shares of the Company are entitled to receive dividends declared by the Company. Each common share represents one voting right, without limitation.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

24. OWNERS' EQUITY (continued)

24.4 Earnings per share

The Company uses the following information to calculate basic and diluted earnings per share:

		VND
	Current year	Previous year (as restated)
Net profit after corporate income tax attributable to common stockholders (VND)	161,481,594,524	242,577,412,543
Less: Bonus and welfare fund (*)	-	(3,025,000,000)
Net profit after corporate income tax attributable to ordinary shareholders (VND)	161,481,594,524	239,552,412,543
Weighted average of ordinary shares outstanding (**)	30,599,923	30,599,923
Basic earnings per share	5,277	7,829
Diluted earnings per share	5,277	7,829

(*) Net profit used to compute earnings per share for the year ended 31 December 2024 as presented in the financial statements for the year 2024 was restated to reflect the actual allocation to bonus and welfare fund from 2024 retained earnings following the Resolution of the Annual General Meeting of Shareholders dated 22 April 2025.

In addition, net profit used to compute earnings per share for the year ended 31 December 2024 was not adjusted for the allocation to bonus and welfare fund from 2025 profit as the Resolution of the Annual General Meeting of Shareholders on such distribution of profit of the current year is not yet available.

(**) Weighted average of ordinary shares outstanding for the year ended 31 December 2025 and 31 December 2024 was restated to reflect the change in number of ordinary shares due to the issuance of shares to pay dividends from undistributed earnings.

There have been no other transactions involving ordinary shares or potential ordinary shares between the reporting date and the date of completion of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

25. REVENUES

25.1 Revenue from sale of goods and rendering of services

		VND
	Current year	Previous year
Net revenue from real estate business	198,813,784,953	238,891,129,115
Net revenue from lands and infrastructures business recognized one time (*)	97,175,582,527	169,190,748,297
Net revenue from construction contracts	95,104,422,622	153,422,909,883
Net revenue from lands and infrastructures business recognized overtime and related services	56,793,789,843	41,594,511,023
Net revenue from sale of goods and rendering of services	2,717,921,174	19,712,429,406
TOTAL	450,605,501,119	622,811,727,724
<i>In which:</i>		
Net revenue with other parties	432,745,574,795	611,824,359,089
Net revenue with related parties (Note 32)	17,859,926,324	10,987,368,635

(*) Net revenue from sublease at the industrial parks included rental revenue recognised one time at the entire received amount for assets which have long-term lease of many periods and the leased periods cover more than 90% of useful life of the assets, following the accounting policy as presented in Note 3.18. If the revenue from these leases is allocated on a straight-line basis over the lease term, the impact to revenue, cost of goods sold and services rendered, and gross profit are as follows:

	VND	
	Current year	Previous year
	Revenue recognized in full	Revenue is amortized over the lease term
	Revenue recognized in full	Revenue is amortized over the lease term
Net revenue	97,175,582,527	2,192,302,641
Cost of lease	(24,500,409,159)	(552,734,651)
Gross profit	72,675,173,368	1,639,567,990
	155,329,404,880	2,092,129,084

25.2 Finance income

		VND
	Current year	Previous year
Bank and bond interest	34,962,005,016	19,263,530,855
Dividends	1,921,680,000	1,708,160,000
Foreign exchange gains	62,245,023	92,482,982
TOTAL	36,945,930,039	21,064,173,837

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

26. COST OF GOODS SOLD AND SERVICES RENDERED

	VND	
	<i>Current year</i>	<i>Previous year</i>
Cost of real estate sold	93,323,451,060	91,222,408,008
Cost of construction contracts	90,218,565,374	147,438,942,264
Cost of lands and infrastructures subleased recognized overtime and related services	31,710,249,072	22,951,779,128
Cost of lands and infrastructures subleased recognized one time	24,500,409,159	13,861,343,417
Cost of sale of goods and rendering of service	5,213,731,904	24,276,006,837
TOTAL	<u>244,966,406,569</u>	<u>299,750,479,654</u>

27. FINANCE EXPENSES

	VND	
	<i>Current year</i>	<i>Previous year</i>
Payment discount	4,040,474,000	4,961,930,400
Interest expenses	188,404,624	2,493,365,165
TOTAL	<u>4,228,878,624</u>	<u>7,455,295,565</u>

28. SELLING EXPENSES

	VND	
	<i>Current year</i>	<i>Previous year</i>
Brokerage fees	12,307,816,273	12,169,123,065
Labour costs	709,942,274	1,061,141,261
Expenses for external services	111,850,907	243,010,390
Others	499,967,771	1,717,275,325
TOTAL	<u>13,629,577,225</u>	<u>15,190,550,041</u>

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

29. GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	<i>Current year</i>	<i>Previous year</i>
Labour costs	13,803,611,600	10,560,122,797
Expenses for external services	1,320,700,685	2,026,696,325
Depreciation	1,231,655,226	1,021,870,677
Others	5,856,363,206	4,788,807,512
TOTAL	22,212,330,717	18,397,497,311

30. PRODUCTION AND OPERATING COSTS

	VND	
	<i>Current year</i>	<i>Previous year</i>
Expenses for external services	65,763,420,984	134,110,806,668
Raw materials	33,961,145,389	91,690,702,457
Depreciation and amortisation (Note 13, 14 and 15)	30,356,560,856	20,251,327,337
Labour costs	25,401,229,718	22,163,823,663
Others	21,636,772,848	19,212,468,693
TOTAL	177,119,129,795	287,429,128,818

31. CORPORATE INCOME TAX

The statutory corporate income tax ("CIT") rate applicable to Example VAS Company is 20% of taxable income.

The tax returns filed by the Group are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the financial statements could change at a later date upon final determination by the tax authorities.

31.1 CIT expenses

	VND	
	<i>Current year</i>	<i>Previous year</i>
CIT expense	40,007,647,824	63,189,029,777
Adjustment for under accrual of tax from prior years	643,745,628	255,013,742
Current tax expense	40,651,393,452	63,444,043,519
Deferred tax expense (income)	763,736,072	(2,423,914,187)
TOTAL	41,415,129,524	61,020,129,332

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

31. CORPORATE INCOME TAX (continued)

31.1 CIT expenses (continued)

The reconciliation between CIT expense and the accounting profit multiplied by CIT rate is presented below:

	VND	
	Current year	Previous year
Accounting profit before tax	202,896,724,048	303,597,541,875
At CIT rate of 20% applicable to the Company	40,579,344,810	60,719,508,375
<i>Adjustment</i>		
Non-deductible expenses	588,824,092	405,735,811
Non-taxable income	(384,336,000)	(341,632,000)
Unrealized exchange difference	(12,449,006)	(18,496,596)
Under accrual of tax from prior years	643,745,628	255,013,742
CIT expenses	41,415,129,524	61,020,129,332

31.2 Current tax

The current CIT payable is based on taxable profit for the current year. The taxable income of the Company for the year differs from the profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted by the balance sheet date.

31.3 Deferred tax

The following are deferred tax asset recognised by the Company, and the movement thereon, during the current and previous years:

	Balance sheet		Income statement	
	Ending balance	Beginning balance	Current year	Previous year
Accrual expenses	1,572,051,237	1,031,423,724	540,627,513	1,031,423,724
Others	88,126,878	1,392,490,463	(1,304,363,585)	1,392,490,463
Net deferred tax asset	1,660,178,115	2,423,914,187		
Net deferred tax charge to income statement			(763,736,072)	2,423,914,187

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES

List of related parties with the Company have significant transactions and balances during the year and as at 31 December 2025 is as follows:

<i>Related parties</i>	<i>Relationship</i>
IDICO Corporation - JSC	Parent Company
Long An IDICO Construction Investment JSC	Affiliate
IDICO Infrastructure Development Investment JSC	Affiliate
Thu Thua Industrial Zone and Urban Development Joint Stock Company	The Company with the same key member
An Hoa Construction Inspection JSC	The Company with the same key member
Hayat Vietnam Group JSC	The Company with the same key member, and is a major shareholder
Vietnam Construction Development Investment Company Limited	Major shareholder (to 25 June 2025)
Lesco Resort Company Limited	Subsidiary of a major shareholder
Mr Dang Chinh Trung	Chairman
Mr Le Thanh Tung	Member of Board of Directors ("BOD") cum Director
Mr Pham Ngoc Dung	Member of BOD
Mr Vu Anh Tuan	Member of BOD cum Deputy Director
Ms Lam Thi Phuong Trang (appointed on 1 April 2025)	Deputy Director
Mr Vo Tan Dung (resigned on 26 September 2025)	Member of BOD
Mr Nguyen Vu Hung (appointed on 26 September 2025)	Member of BOD
Ms Tran Ngoc Sang	Head of Board of Supervisor ("BOS")
Mr Mai Quoc Chinh	Member of BOS
Mr Nguyen Van Thau	Member of BOS
Ms Nguyen Thi Hong Hanh	Chief Accountant

Significant transactions with related parties for the year were as follows:

		VND	
<i>Related parties</i>	<i>Transactions</i>	<i>Current year</i>	<i>Previous year</i>
Thu Thua Industrial Zone and Urban Development Joint Stock Company	Purchase of bonds	100,000,000,000	50,000,000,000
	Purchase of construction materials	18,874,963,024	38,138,140,198
	Rendering of construction services	13,726,432,743	3,760,014,540
	Bond interests	7,768,493,152	4,727,396,630
	Rendering of services	280,949,003	386,745,029
	Repayment of bonds	-	40,000,000,000

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties for the year were as follows: (continued)

Related parties	Transactions	VND	
		Current year	Previous year
IDICO Corporation - JSC	Dividends paid	43,696,800,000	31,212,000,000
	Dividends declared	22,888,800,000	52,020,000,000
	Rendering of services	-	23,603,703
An Hoa Construction Inspection JSC	Purchase of construction services	42,822,506,905	53,899,211,055
	Receive matured bonds	20,000,000,000	-
	Bonds interests	4,909,315,069	2,832,876,713
	Rendering of construction services	3,755,913,160	6,530,162,008
	Purchase of construction materials	3,796,188,705	26,130,661,079
	Payment on behalf	1,881,974,159	-
	Purchase of design services	462,405,629	-
	Dividends paid	409,934,000	155,310,000
	Dividends declared	259,794,000	305,450,000
	Rendering of other services	88,381,417	263,732,243
	Purchase of bonds	-	50,000,000,000
Hayat Vietnam Group JSC	Dividends paid	19,543,348,800	13,932,792,000
	Dividends declared	10,254,820,800	23,221,320,000
Vietnam Construction Development Investment Company Limited	Dividends paid	9,651,600,000	9,792,000,000
	Dividends declared	3,123,600,000	16,320,000,000
IDICO Infrastructure Development Investment JSC	Dividends declared	1,921,680,000	1,708,160,000
Long An IDICO Construction Investment JSC	Purchase of construction materials	935,412,778	124,255,748
Lesco Resort Company Limited	Dividends paid	132,300,000	86,700,000
	Dividends declared	74,500,000	144,500,000
	Rendering of services	8,250,001	23,111,112

Terms and conditions of transactions with related parties

The rental and services sales to and purchases from related parties are made on terms equivalent to those that prevail in arm's length transactions.

Transactions with related parties during the year were approved by the Company's Board of Directors in accordance with Resolution No. 18/NQ-CT dated 31 December 2024 and other relevant Resolutions and Decisions.

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties at the balance sheet dates were as follows:

		VND	
Related parties	Transactions	Ending balance	Opening balance
Investments (Note 5)			
Thu Thua Industrial Zone and Urban Development Joint Stock Company	Bonds	150,000,000,000	50,000,000,000
An Hoa Construction Inspection JSC	Bonds	30,000,000,000	50,000,000,000
IDICO-IDI	Held-for-trading securities	10,676,000,000	10,676,000,000
		190,676,000,000	110,676,000,000
Short-term trade receivables (Note 6)			
Thu Thua Industrial Zone and Urban Development Joint Stock Company	Rendering of services	5,916,434,340	16,050,872,079
An Hoa Construction Inspection JSC	Rendering of services	2,452,784,648	2,419,707,937
		8,369,218,988	18,470,580,016
Short-term advance to suppliers (Note 7)			
An Hoa Construction Inspection JSC	Rendering of services	16,347,021,783	19,275,428,493
Thu Thua Industrial Zone and Urban Development Joint Stock Company	Rendering of services	-	4,038,055,907
		16,347,021,783	23,313,484,400
Other short-term receivables (Note 8)			
An Hoa Construction Inspection JSC	Payment on behalf and bond interests	6,496,456,318	10,339,183,806
Thu Thua Industrial Zone and Urban Development Joint Stock Company	Bond interests	2,283,561,644	15,068,493
		8,780,017,962	10,354,252,299
Short-term trade payables (Note 17)			
An Hoa Construction Inspection JSC	Purchase of services	3,978,287,958	-
Thu Thua Industrial Zone and Urban Development Joint Stock Company	Purchase of materials	2,687,981,832	-
Long An IDICO Construction Investment JSC	Purchase of materials	-	81,716,309
		6,666,269,790	81,716,309

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

32. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties at the balance sheet dates were as follows:
(continued)

Related parties	Transactions	VND	
		Ending balance	Opening balance
Other short-term payables (Note 22)			
IDICO Corporation - JSC	Dividend	-	20,808,000,000
Hayat Vietnam Group JSC	Dividend	-	9,288,528,000
Vietnam Construction Development Investment JSC	Dividend	-	6,528,000,000
An Hoa Construction Inspection JSC	Dividend	-	150,140,000
Lesco Resort Co., Ltd	Dividend	-	57,800,000
		-	36,832,468,000

Transactions with other related parties

Remuneration of members of the Board of Directors and Management during the year:

		VND	
		Current year	Previous year
Remuneration of Board of Directors			
Mr Dang Chinh Trung	Chairman	573,000,000	525,000,000
Mr Pham Ngoc Dung	Member	284,000,000	110,000,000
Mr Le Thanh Tung	Member	134,000,000	110,000,000
Mr Vo Tan Dung	Member	130,000,000	187,000,000
(resigned on 26 September 2025)			
Mr Vu Anh Tuan	Member	119,000,000	110,000,000
Mr Nguyen Vu Hung	Member	26,500,000	-
(appointed on 26 September 2025)			
TOTAL		1,266,500,000	1,042,000,000
Remuneration of members of Management			
Mr Le Thanh Tung	Director	768,142,109	778,618,471
Mr Vu Anh Tuan	Deputy Director	764,573,926	762,641,128
Ms Nguyen Thi Hong Hanh	Chief Accountant	680,333,091	603,524,382
Ms Lam Thi Phuong Trang	Deputy Director	574,931,819	-
(appointed on 1 April 2025)			
Mr Pham Ngoc Dung	Deputy Director	486,068,182	757,679,438
(resigned on 1 September 2025)			
TOTAL		3,274,049,127	2,902,463,419

NOTES TO THE FINANCIAL STATEMENTS (continued)
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32. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with other related parties (continued)

Salary and operating expenses of Board of Supervision during the year:

	VND	
	Current year	Previous year
Salary and operating expenses of Board of Supervision	<u>276,500,000</u>	<u>300,500,000</u>

33. SEGMENT INFORMATION

The primary segment reporting format is determined to be business segments as the Company's risks and rates of return are affected predominantly by differences in the products and services produced. Secondary information is reported geographically. The operating businesses are organised and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets.

Transfer prices between business segments are set on an arm's length basis in a manner similar to transactions with third parties. Segment revenue, segment expense and segment result include transfers between business segments. Those transfers are eliminated in preparation of the financial statements.

The operating results of the segments are managed separately for the purposes of decision making, resource allocation and performance evaluation. The performance of the segments is assessed on the basis of profit or loss, which in some respects, as shown in the table below, is measured differently from the operating results in the consolidated income statement. Financing, including finance income and expenses; and corporate income taxes are managed centrally at the Company level rather than allocated to the segments.

IDICO Investment Construction Oil and Natural Gas Joint Stock Company

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NOTES TO THE FINANCIAL STATEMENTS (continued)
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33. SEGMENT INFORMATION (continued)

The following tables present revenue and profit and certain assets and liability information regarding the Company's business segment:

	Industrial park rental and service	Construction	Real estate business	Other segments	TOTAL	VND
For the year ended 31 December 2025						
Revenue	153,969,372,370	95,104,422,622	198,813,784,953	2,717,921,174	450,605,501,119	
Cost of goods sold	(56,210,658,231)	(90,218,565,374)	(93,323,451,060)	(5,213,731,904)	(244,966,406,569)	
Result						
Segment net profit before tax					205,639,094,550	
Unallocated income					(2,742,370,502)	
Net profit before tax					202,896,724,048	
Deferred tax expense					(763,736,072)	
Current corporate income tax expense					(40,651,393,452)	
Net profit after tax					161,481,594,524	
Assets and liabilities as at 31 December 2025						
Segment Assets	217,841,491,769	72,043,844,079	224,577,319,359	1,080,275,655	515,542,930,862	
Unallocated Assets					768,200,254,383	
Total assets					1,283,743,185,245	
Segment liabilities	649,503,230,599	48,944,587,802	12,023,385,198	802,150,225	711,273,353,824	
Unallocated liabilities					48,446,584,313	
Total assets and liabilities					759,719,938,137	



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NOTES TO THE FINANCIAL STATEMENTS (continued)
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33. SEGMENT INFORMATION (continued)

The following tables present revenue and profit and certain assets and liability information regarding the Company's business segment:

	Industrial park rental and service	Construction	Real estate business	Other segments	TOTAL	VND
For the year ended 31 December 2024						
Revenue	210,785,259,320	153,422,909,883	238,891,129,115	19,712,429,406	622,811,727,724	
Cost of goods sold	(36,813,122,545)	(147,438,942,264)	(91,222,408,008)	(24,276,006,837)	(299,750,479,654)	
Result						
Segment net profit before tax	173,972,136,775	5,983,967,619	147,668,721,107	(4,563,577,431)	323,061,248,070	
Unallocated income					(19,463,706,195)	
Net profit before tax					303,597,541,875	
Current corporate income tax expense					(61,020,129,332)	
Net profit after tax					242,577,412,543	
Assets and liabilities as at 31 December 2024						
Segment Assets	240,010,832,803	94,912,660,990	318,435,480,232	1,533,136,445	654,892,110,470	
Unallocated Assets	-	-	-	-	690,026,606,562	
Total assets					1,344,918,717,032	
Segment liabilities	644,902,986,246	60,211,925,570	141,032,735,690	889,811,070	847,037,458,576	
Unallocated liabilities	-	-	-	-	87,434,707,472	
Total liabilities					934,472,166,048	

NOTES TO THE FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

34. COMMITMENTS AND CONTINGENCIES

Operating lease commitment

The Company leases assets under operating lease arrangements. The minimum lease commitment as at the balance sheet dates under the operating lease agreements are as follows:

		VND
	Current year	Previous year
Less than 1 year	1,712,867,662	88,118,571,175
From 1 – 5 years	8,564,338,308	8,293,059,271
More than 5 years	27,662,812,733	28,441,626,392
TOTAL	37,940,018,703	124,853,256,838

35. EVENTS AFTER THE BALANCE SHEET DATE

There is no significant matter or circumstance that has arisen since the balance sheet date that requires adjustment or disclosure in the accompanying financial statements of the Company.

Ho Chi Minh City, Vietnam

20 March 2026



Nguyen Thi Luu
Preparer



Nguyen Thi Hong Hanh
Chief Accountant



Le Thanh Tung
Director

