

**TIN NGHIA CORPORATION**

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

Tax Code:3600283394

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**CONSOLIDATED FINANCIAL  
STATEMENTS  
QUARTER 1 - 2026**

**April 2026**

**CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION**  
**(Full)**

As at March 31, 2026

Unit: VND

ASSETS 1	Code 2	Notes 3	Closing balance 4	Opening balance 5
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>9.268.085.687.547</b>	<b>8.928.560.173.639</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	V.1	<b>1.195.855.950.113</b>	<b>2.801.108.322.701</b>
1. Cash	111		590.247.596.698	1.151.535.341.839
2. Cash equivalents	112		605.608.353.415	1.649.572.980.862
<b>II. Short-term financial investments</b>	<b>120</b>	V.2	<b>2.728.765.216.680</b>	<b>1.947.769.779.857</b>
1. Trading securities	121		6.616.661.800	6.616.661.800
2. Allowance for impairment of trading securities (*)	122		-	-
3. Short-term investments held until maturity.	123		2.823.948.554.880	2.042.953.118.057
4. Provision for short-term investments held to maturity.	124		(101.800.000.000)	(101.800.000.000)
5. Other short-term investments	125		-	-
6. Allowance for impairment of other short-term investments (*)	126		-	-
<b>III. Short-term receivables</b>	<b>130</b>		<b>5.017.690.345.194</b>	<b>3.967.530.347.152</b>
1. Short-term receivables from customers	131	V.3	2.926.485.005.607	2.158.282.991.174
2. Short-term prepayments to suppliers	132		187.065.246.099	118.607.136.892
3. Short-term internal receivables	133		-	-
4. Construction contract progress receivables	134		-	-
5. Other short-term receivables	135	V.4	2.100.528.122.723	1.887.028.248.321
6. Allowance for doubtful short-term receivables (*)	136		(196.388.029.235)	(196.388.029.235)
7. Shortage of assets awaiting resolution	137	V.5	-	-
<b>IV. Inventories</b>	<b>140</b>	V.6	<b>281.380.596.718</b>	<b>186.968.002.422</b>
1. Inventories	141		289.851.063.662	195.438.469.366
2. Allowance for inventory write-down (*)	142		(8.470.466.944)	(8.470.466.944)
<b>VI. Other short-term assets</b>	<b>160</b>		<b>44.393.578.842</b>	<b>25.183.721.507</b>
1. Short-term prepaid expenses	161		25.579.845.256	6.294.976.985
2. Deductible value-added tax (VAT)	162		10.068.810.698	10.168.700.490
3. Taxes and receivables from the State budget	163		8.744.922.888	8.720.044.032
4. Government bond repurchase transactions	164		-	-
5. Other short-term assets	165		-	-



ASSETS (continued)	Code	Notes	Closing balance	Opening balance
<b>B. NON-CURRENT ASSETS</b>	200		<b>9,085,447,143.387</b>	<b>9,074,230,609.672</b>
<b>I. Long-term receivables</b>	210		<b>3,082,775.713</b>	<b>2,809,415.713</b>
1. Long-term receivables from customers	211	V.3	-	-
2. Long-term prepayments to suppliers	212		-	-
3. Business capital at subordinate units	213		-	-
4. Long-term internal receivables	214		-	-
5. Other long-term receivables	215	V.4	3,082,775.713	2,809,415.713
6. Allowance for doubtful long-term receivables (*)	216		-	-
<b>II. Fixed assets</b>	220		<b>466,232,072.497</b>	<b>476,051,734.328</b>
1. Tangible fixed assets	221	V.8	388,137,896.715	397,849,754.958
- Historical cost	222		1,063,020,561.559	1,075,429,978.484
- Accumulated depreciation (*)	223		(674,882,664.844)	(677,580,223.526)
2. Finance leased fixed assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	V.9	78,094,175.782	78,201,979.370
- Historical cost	228		90,366,394.453	90,366,394.453
- Accumulated depreciation (*)	229		(12,272,218.671)	(12,164,415.083)
<b>III. Investment property</b>	240	V.10	<b>1,990,801,527.059</b>	<b>2,019,096,430.164</b>
- Historical cost	241		3,262,323,244.922	3,248,982,904.039
- Accumulated depreciation (*)	242		(1,271,521,717.863)	(1,229,886,473.875)
<b>IV. Long-term work in progress</b>	250	V.7	<b>5,524,217,608.735</b>	<b>5,479,883,989.770</b>
1. Long-term production and business costs	251		3,235,435,806.658	3,232,379,223.821
2. Construction in progress	252		2,288,781,802.077	2,247,504,765.949
<b>VI. Long-term financial investments</b>	260	V.2	<b>259,837,094.761</b>	<b>265,424,664.263</b>
1. Investment in subsidiaries	261		-	-
2. Investment in joint ventures and associates	262		130,267,502.917	135,332,357.662
3. Equity investments in other entities	263		130,222,430.065	130,222,430.065
4. Allowance for impairment of long-term financial investments (*)	264		(652,838.221)	(130,123,464)
5. Held-to-maturity investments	265		-	-
6. Allowance for impairment of long-term held-to-maturity investments (*)	266		-	-
<b>VII. Other long-term assets</b>	270		<b>841,276,064.622</b>	<b>830,964,375.434</b>
1. Long-term prepaid expenses	271		814,710,793.774	802,938,959.380
2. Deferred tax assets	272		26,565,270.848	28,025,416.054
3. Long-term spare parts, supplies, replacement equipment	273		-	-
4. Other long-term assets	274		-	-
5. Goodwill	279		-	-
<b>TOTAL ASSETS (270=100+200)</b>	280		<b>18,353,532,830.934</b>	<b>18,002,790,783.311</b>

<b>CAPITAL</b>	<b>Code</b>	<b>Notes</b>	<b>Closing balance</b>	<b>Opening balance</b>
<b>C. LIABILITIES</b>	<b>300</b>		<b>13,465,849,679.221</b>	<b>13,246,659,342.117</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>4,553,870,507.642</b>	<b>4,620,636,940.007</b>
1. Short-term trade payables	311	V.12	140,104,814.026	185,550,543.667
2. Short-term advances from customers	312		213,900,642.341	201,582,901.270
3. Dividends and profit payables	313	V.13	29,948,464.698	41,443,800.428
4. Taxes and obligations to the State Budget (short-term)	314	V.14	52,068,558.939	210,303,804.956
5. Payables to employees	315		14,699,718.884	18,662,545.341
6. Short-term accrued expenses	316	V.15	226,504,515.990	227,630,312.931
7. Short-term internal payables	317		-	-
8. Short-term construction contract progress payables	318		-	-
9. Unearned revenue (short-term)	319	V.17	302,585,435.391	184,676,205.098
10. Other short-term payables	320	V.16	398,170,474.216	517,992,700.280
11. Short-term borrowings and finance lease liabilities	321	V.11	3,143,536,516.617	2,999,444,844.580
12. Short-term provisions	322	V.18	-	-
13. Bonus and welfare funds	323		32,351,366.540	33,349,281.456
14. Price stabilization fund	324		-	-
15. Government bond repurchase transactions	325		-	-
<b>II. Non-current liabilities</b>	<b>330</b>		<b>8,911,979,171.579</b>	<b>8,626,022,402.110</b>
1. Long-term trade payables	331	V.12	-	-
2. Long-term advances from customers	332		252,486,859.195	252,487,200.195
3. Long-term taxes and state budget payables	333	V.14		
4. Long-term accrued expenses	334	V.15	590,744,908.414	590,744,908.414
5. Internal payables on business capital	335		-	-
6. Long-term internal payables	336		-	-
7. Long-term deferred revenue	337	V.17	6,884,223,295.805	6,554,108,109.209
8. Other long-term payables	338	V.16	168,537,710.664	167,716,514.791
9. Long-term borrowings and finance lease liabilities	339	V.11	1,011,646,347.521	1,056,621,719.521
10. Convertible bonds	340		-	-
11. Preference shares	341		-	-
12. Deferred tax liabilities	342		-	-
13. Long-term provisions	343	V.18	4,340,049.980	4,343,949.980
14. Science and technology development fund	344		-	-



CAPITAL (continued)	Code	Notes	Closing balance	Opening balance
<b>D. EQUITY</b>	400	V.19	<b>4.887.683.151.713</b>	<b>4.756.131.441.194</b>
1. Owner's contributed capital	411		2.000.000.000.000	2.000.000.000.000
- Ordinary shares with voting rights	411a		2.000.000.000.000	2.000.000.000.000
- Preference shares	411b		-	-
2. Share premium	412		5.634.952.321	5.634.952.321
3. Convertible bond option rights	413		-	-
4. Other capital from owners	414		83.029.718.628	83.029.718.628
5. Treasury shares (*)	415		-	-
6. Revaluation surplus	416		(34.066.931.456)	(34.066.931.456)
7. Foreign exchange differences	417		(10.652.714.940)	(10.712.456.611)
8. Development investment fund	418		202.338.762.831	198.406.813.189
9. Other equity funds	419		1.153.711.722	1.109.462.265
10. Retained earnings	420		933.148.171.226	825.291.619.779
- Accumulated retained earnings up to prior year end	420a		812.536.487.357	142.912.635.533
- Current year retained earnings	420b		120.611.683.869	682.378.984.246
11. Non-controlling interests	429		1.707.097.481.381	1.687.438.263.079
<b>TOTAL CAPITAL (430=300+400)</b>	<b>440</b>		<b>18.353.532.830.934</b>	<b>18.002.790.783.311</b>

Preparer

Chief Accountant

Approved, April 29, 2026

Legal Representative

Dương Thị Minh Hồng

Nguyễn Thị Thùy Vân



Trần Trung Tuấn

**TIN NGHIA CORPORATION**

Address: 96 Ha Huy Giap Street, Quyet Thang Ward, Bien Hoa, Dong Nai Province.

**Form No. B 02 - DN**

(Attached to Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Minister of Finance)

# **CONSOLIDATED INTERIM INCOME STATEMENT**

**(Full)**

Accounting period from January 01, 2026 to March 31, 2026

Unit: VND

ITEMS	Code	Note	Quarter I/2026		Year-to-date	
			Current year	Previous year	Current year	Previous year
<i>I</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>
1.Revenue from sales and provision of services	01	VII.1	3.310.280.640.405	4.184.664.082.479	3.310.280.640.405	4.184.664.082.479
2. Deductions from revenue	02	VII.2	163.016.543	40.018.014	163.016.543	40.018.014
3. Net revenue from sales and provision of services ( 10=1-2)	10		3.310.117.623.862	4.184.624.064.465	3.310.117.623.862	4.184.624.064.465
4. Cost of goods sold	11	VII.3	3.098.994.342.722	3.993.959.287.322	3.098.994.342.722	3.993.959.287.322
5. Gross profit from sales and provision of services (20=10-11)	20		211.123.281.140	190.664.777.143	211.123.281.140	190.664.777.143
6. Gain/Loss from sale and disposal of investment property	21	VII.4	-	35.591.833.073	-	35.591.833.073
7. Financial income	22	VII.5	95.229.511.649	480.048.848.317	95.229.511.649	480.048.848.317
8. Financial expenses	23	VII.6	52.935.128.454	61.194.115.857	52.935.128.454	61.194.115.857
- Of which: Interest expenses	24		50.986.643.889	57.162.420.572	50.986.643.889	57.162.420.572
9. Selling expenses	25	VII.9	27.235.568.379	34.514.902.926	27.235.568.379	34.514.902.926
10. General and administrative expenses	26	VII.9	41.735.894.796	44.967.248.288	41.735.894.796	44.967.248.288
11. Share of profit/loss from joint ventures and associates	27		(5.064.854.746)	1.535.736.964	(5.064.854.746)	1.535.736.964
12. Net profit from operating activities	30		179.381.346.414	567.164.928.426	179.381.346.414	567.164.928.426




ITEMS	Code	Note	Quarter I/2026		Year-to-date	
13. Other income	31	VII.7	6.741.682.337	6.733.151.996	6.741.682.337	6.733.151.996
14. Other expenses	32	VII.8	3.058.943.095	147.127.288.079	3.058.943.095	147.127.288.079
<b>15. Other profit ( 40 = 31 - 32 )</b>	<b>40</b>		<b>3.682.739.242</b>	<b>(140.394.136.083)</b>	<b>3.682.739.242</b>	<b>(140.394.136.083)</b>
<b>16. Total accounting profit before tax ( 50= 30 + 40)</b>	<b>50</b>		<b>183.064.085.656</b>	<b>426.770.792.343</b>	<b>183.064.085.656</b>	<b>426.770.792.343</b>
17. Current corporate income tax expense	51	VII.10	33.247.744.969	123.795.455.411	33.247.744.969	123.795.455.411
18. Deferred corporate income tax expense	52		1.460.145.207	(5.764.957.957)	1.460.145.207	(5.764.957.957)
<b>19. Profit after corporate income tax ( 60=50-51-52 )</b>	<b>60</b>		<b>148.356.195.480</b>	<b>308.740.294.889</b>	<b>148.356.195.480</b>	<b>308.740.294.889</b>
<b>20. Profit after tax attributable to owners of the parent</b>	<b>61</b>		<b>120.611.683.869</b>	<b>291.555.135.881</b>	<b>120.611.683.869</b>	<b>291.555.135.881</b>
<b>21. Profit after tax attributable to non-controlling interests</b>	<b>62</b>		<b>27.744.511.611</b>	<b>17.185.159.008</b>	<b>27.744.511.611</b>	<b>17.185.159.008</b>
22. Basic earnings per share	70		603	1.458	603	1.458
23. Diluted earnings per share	71					

Preparer

  
Dương Thị Minh Hồng

Chief Accountant

  
Nguyễn Thị Thùy Vân



Legal Representative

  
Trần Trung Tuấn

TIN NGHIA CORPORATION

Address: 96 Ha Huy Giap Street, Quyet Thang Ward, Bien Hoa, Dong Nai Province.

Form No. B 03 - DN

(Attached to Circular No. 99/2025/TT-BTC dated October 27, 2025,  
of the Minister of Finance)

**CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS**  
**(Full)**

**(Indirect method)**

Accounting period from January 01, 2026 to March 31, 2026

Unit: VND

ITEMS	Code	Note	Year-to-Date	
			Current year	Previous year
1	2	3	4	5
<b>1. Cash flows from operating activities</b>				
<i>1. Profit before tax</i>	1		183.064.085.656	426.770.792.343
<i>2. Adjustments for</i>				
- Depreciation of fixed assets and investment property	2		40.679.167.761	41.189.446.866
- Provisions	3		522.714.757	(2.255.011.400)
- Foreign exchange gains/losses arising from revaluation of monetary items denominated in foreign currencies	4		(116.545.773)	1.657.454.764
- Gains/losses from investing activities	5		(44.946.658.780)	(435.316.998.443)
- Borrowing costs (interest expense)	6		50.986.643.889	57.162.420.572
- Other adjustments	7		-	-
<i>3. Operating profit before changes in working capital</i>	8		230.189.407.510	89.208.104.702
- Increase/decrease in receivables	9		(1.002.309.651.697)	154.176.950.932
- Increase/decrease in inventories	10		(97.469.177.133)	(992.756.389.621)
- Increase/decrease in payables (excluding interest payable and corporate income tax payable)	11		299.775.212.609	1.026.083.950.977
- Increase/decrease in prepaid expenses	12		(31.056.702.665)	(40.078.148.394)
- Increase/decrease in trading securities	13		-	-
- Interest paid	14		(47.222.582.094)	(82.108.311.200)
- Corporate income tax paid	15		(168.200.335.711)	(58.523.954.148)



- Other cash inflows from operating activities	16	-	-
- Other cash outflows for operating activities	17	(16.734.087.500)	(4.747.843.400)
<b>Net cash flows from operating activities</b>	<b>20</b>	<b>(833.027.916.681)</b>	<b>91.254.359.848</b>

ITEMS (continued)	Code	Notes	Year-to-Date (Current year)	Year-to-Date (Previous year)
<b>II. Cash flows from investing activities</b>				
1. Cash payments for purchase and construction of fixed assets and other long-term assets	21		(105.877.193.107)	(285.195.403.006)
1. Cash proceeds from disposal and liquidation of fixed assets and other long-term assets	22		427.416.279	7.809.676.542
3. Cash payments for lending and purchase of debt instruments of other entities	23		(1.497.589.166.811)	(597.391.075.385)
4. Cash receipts from loan repayments and sale of debt instruments of other entities	24		712.972.766.000	364.513.420.651
5. Cash payments for investments in other entities	25		-	-
6. Cash receipts from recovery of investments in other entities	26		-	679.262.704.058
7. Cash receipts from interest, dividends, and profit distributions	27		30.047.876.121	10.804.408.258
<b>Net cash flows from investing activities</b>	<b>30</b>		<b>(860.018.301.518)</b>	<b>179.803.731.118</b>
<b>III. Cash flows from financing activities</b>				
1. Cash receipts from issuance of shares and capital contributions from owners	31		-	-
2. Cash payments for return of capital to owners and repurchase of the Company's issued shares	32		-	-
3. Cash receipts from borrowings	33		2.554.711.470.261	3.504.484.397.998
4. Cash repayments of borrowings (principal)	34		(2.455.595.170.224)	(2.989.190.890.081)
5. Cash repayments of finance lease liabilities (principal)	35		-	-
6. Dividends and profits paid to owners	36		(11.495.335.730)	(38.747.377.430)
<b>Net cash flows from financing activities</b>	<b>40</b>		<b>87.620.964.307</b>	<b>476.546.130.487</b>
<b>Net cash flows for the year (50=20+30+40)</b>	<b>50</b>		<b>(1.605.425.253.892)</b>	<b>747.604.221.453</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>60</b>	<b>V.1</b>	<b>2.801.108.322.701</b>	<b>536.544.589.313</b>
Effect of exchange rate changes on cash and cash equivalents	61		172.881.304	(1.872.208.871)
<b>Cash and cash equivalents at the end of the year (70=50+60+61)</b>	<b>70</b>		<b>1.195.855.950.113</b>	<b>1.282.276.601.895</b>

Preparer

Chief Accountant

Dương Thị Minh Hồng

Nguyễn Thị Thùy Vân



Approved, April 29, 2026

Legal Representative

Trần Trung Tuấn



**Tin Nghia Corporation**

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

**Form No, B 09 - DN**

*(Attached to Circular No. 99/2025/TT-BTC dated  
October 27, 2025, of the Minister of Finance)*

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

From January 01, 2026 to March 31, 2026

**I. Characteristics of the enterprise's operations****1. Form of capital ownership.**

Tin Nghia Corporation (hereinafter referred to as "the Corporation") is a large-scale public joint stock company. The Corporation's shares have been registered for trading at the Hanoi Stock Exchange with the stock code TID.

The current charter capital of the Corporation is VND 2,000 billion, equivalent to 200,000,000 shares. The par value per share is VND 10,000 per share.

The Corporation was granted Enterprise Registration Certificate No. 3600283394, with the 26th amendment on August 30, 2025 (First issuance on November 03, 2004).

**2. Business sectors.**

The Corporation operates in multiple industries and multiple sectors.

**3. Business lines.**

Investment, construction, and trading of industrial park infrastructure; Production, processing, and export trading of coffee and other agricultural products; petroleum trading and logistics services trading.

**4. Normal production and business cycle.**

The production and business cycle of the Corporation does not exceed 12 months.

**5. Characteristics of the enterprise's operations during the period that affect the Financial Statements.**

Normal.

**6. Structure of the Corporation**



# List of subsidiaries

+ Number of consolidated subsidiaries: 13 companies.

At 31/03/2026, the Corporation has the following subsidiaries included in the consolidated financial statements:

No.	Company name	Place of incorporation	Ownership interest	Voting rights	Main business activities
1	Tin Nghia Petrol Joint - Stock Company	Dong Nai Province	58,98%	58,98%	Petroleum trading
2	ICD Bien Hoa - Tin Nghia Logistics Joint Stock Company	Dong Nai Province	96,28%	96,28%	Logistics services
3	Tin Nghia Industrial Park Development Joint Stock	Dong Nai Province	56,74%	56,74%	Industrial park infrastructure
4	Tin Nghia Joint Stock Company (Laos)	Lao People's Democratic Republic	100,00%	100,00%	Trading, coffee cultivation and processing
5	Nhon Trach Investment Joint-Stock Company	Dong Nai Province	51,76%	51,76%	Investment, real estate
6	Tin Nghia - Phuong Dong Industrial Park Joint Stock	Ba Ria – Vung Tau Province	94,12%	94,12%	Industrial park infrastructure
7	Japanese SMEs Development JSC	Dong Nai Province	59,07%	59,07%	Industrial park infrastructure
8	Phuoc Tan Trading And Construction Joint - Stock Company <sup>(1)</sup>	Dong Nai Province	62,70%	80,00%	Real estate business
9	Tin Nghia Professional Security Services Corporation <sup>(2)</sup>	Dong Nai Province	88,13%	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
11	Phu Huu Depot Corporation	Dong Nai Province	93,66%	93,66%	Processing and import-export
12	Hiep Phu Corporation	Can Tho City	99,21%	99,21%	Production of animal feed (livestock, poultry and aquaculture)
13	Toan Thinh Phat Architecture Investment Construction Joint Stock Company <sup>(3)</sup>	Dong Nai Province	60,77%	64,57%	Real estate business

<sup>(1)</sup> At 31/03/2026, the voting rights include 40% direct voting rights of the Corporation and 40% indirect voting rights through its subsidiary, Tin Nghia Industrial Park Development Joint Stock Company.

<sup>(2)</sup> At 31/03/2026, the voting rights include 36% direct voting rights of the Corporation and 64% indirect voting rights through two subsidiaries: Tin Nghia Industrial Park Development Joint Stock Company and ICD Bien Hoa - Tin Nghia Logistics Joint Stock Company.

<sup>(3)</sup> (3) At 31/03/2026, the voting rights are indirect through the subsidiary Tin Nghia - Phuong Dong Industrial Park Joint Stock Company.

**List of associates:**

**The Corporation has 07 associates reflected in the consolidated financial statements using the equity method as at 31/03/2026, including:**

No.	Company name	Place of incorporation	Ownership interest	Voting rights	Main business activities
1	Thong Nhat Joint - Stock Company	Dong Nai Province	29,52%	29,52%	Industrial park infrastructure
2	Tin Nghia Project Management Joint-Stock	Dong Nai Province	29,00%	29,00%	Consulting, design, and project
3	Dongnai Inland Clearance Depot <sup>(1)</sup>	Dong Nai Province	34,17%	35,49%	Port services
4	Tin Nghia Transport Joint Stock Company <sup>(2)</sup>	Dong Nai Province	23,92%	40,56%	Petroleum trading
5	S.T.S Lubricant Joint Stock Company <sup>(2)</sup>	Dong Nai Province	16,31%	27,65%	Lubricant trading
6	Dong Nai Valuation Corporation <sup>(3)</sup>	Dong Nai Province	18,90%	35,00%	Valuation services
7	Nhon Trach New Industry City Company Limited <sup>(4)</sup>	Dong Nai Province	10,35%	20,00%	Real estate business

<sup>(1)</sup> The voting rights as of March 31, 2026, held by the Corporation are indirect voting rights through its subsidiary ICD Bien Hoa - Tin Nghia Logistics Joint Stock Company.

<sup>(2)</sup> The voting rights as of March 31, 2026, held by the Corporation are indirect voting rights through its subsidiary - Tin Nghia Petrol Joint Stock Company.

<sup>(3)</sup> The voting rights as of March 31, 2026, held by the Corporation are indirect voting rights through its subsidiary - Dong Nai Import Export Processing Agricultural Products And Foods Joint Stock Company (Donafoods).

<sup>(4)</sup> The voting rights as of March 31, 2026, held by the Corporation are indirect voting rights through its subsidiary - Nhon Trach Investment Joint Stock Company.

**The Corporation has the following dependent units:**

Name of unit	Address	Main business activities
- Tin Nghia Construction Enterprise - Tin Nghia Corporation Branch	Quarter 8, Long Binh Ward, Bien Hoa City, Dong Nai Province	Construction and granite business
- Tan Phu Rest Stop	182A, National Highway 20, Phu Lam Commune, Dong Nai Province	Services
- Xuan Loc Rest Stop	National Highway 1A, Xuan Hoa Commune, Dong Nai Province	Services
- 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	96 Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province	Management of industrial parks
- Tin Nghia Corporation – Bao Loc Branch	345 National Highway 20, B'Lao Ward, Lam Dong Province	Coffee production and trading



## **7. Number of employees**

The total number of employees as of March 31, 2026, is 1,028 people (As of January 01, 2026, it was 1,022 people).

## **8. Statement on information comparability in the Consolidated Financial Statements**

Corresponding figures from the previous period are comparable with those of the current period.

## **II. Accounting period, currency unit used in accounting**

### **1. Annual accounting period**

Starts from January 01 and ends on December 31 every year.

### **2. Currency unit used in accounting.**

The currency unit used in accounting is Vietnam Dong (VND).

## **III. Accounting Standards and System applied**

### **1. Accounting System applied**

The Corporation applies the Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, by the Ministry of Finance and Circular No. 43/2026/TT-BTC guiding the method for preparation and presentation of consolidated financial statements.

### **2. Statement on compliance with Vietnamese Accounting Standards and Accounting System**

The Corporation has applied Vietnamese Accounting Standards and guidance documents on Standards issued by the State. The Financial Statements are prepared and presented in accordance with all regulations of each Standard, implementation guidance Circulars, and the current Enterprise Accounting System being applied.

## **IV. Applied accounting policies, accounting estimates, and relevant legal regulations**

### **1. Conversion of Financial Statements prepared in foreign currencies into Vietnam Dong**

The application of exchange rates when converting Financial Statements strictly complies with the instructions in Point a, Clause 3, Article 6 of Circular No. 99/2025/TT-BTC dated October 27, 2025, issued by the Ministry of Finance.

### **2. Types of exchange rates applied in accounting**

Transactions in foreign currencies during the accounting period are converted into Vietnam Dong at the actual exchange rate on the transaction date. This actual transaction exchange rate is determined according to the following principles:

- For foreign currency trading: The exchange rate specified in the foreign currency purchase and sale contract between the Corporation and the commercial bank.
- For capital contribution or receipt of capital contribution: The foreign currency buying rate of the bank where the Corporation opens its account to receive capital from investors on the date of capital contribution.
- For recognition of receivables: The buying rate of the commercial bank where the Corporation designates the customer to make payment at the time the transaction arises.



- For recognition of payables: The selling rate of the commercial bank where the Corporation intends to conduct the transaction at the time the transaction arises.
- For asset acquisitions or expenses paid immediately in foreign currency: The buying rate of the commercial bank where the Corporation makes the payment.

The actual transaction exchange rate when re-evaluating monetary items denominated in foreign currencies at the time of preparing the Consolidated Financial Statements is determined according to the following principles:

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

### **3. Cash and cash equivalents.**

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

Cash equivalents are short-term investments with a recovery period not exceeding 03 months from the date of investment, which are highly liquid, readily convertible into known amounts of cash, and subject to an insignificant risk of changes in value.

### **4. Financial investments**

#### **a) Trading securities;**

Trading securities are initially recognized in the accounting books at cost, including: Purchase price plus purchase costs (if any) such as brokerage fees, transaction fees, information provision fees, taxes, levies, and bank charges. After initial recognition, trading securities are measured at cost less provision for diminution in value of trading securities. Upon liquidation or disposal, the cost of trading securities is determined using the weighted average method.

#### **b) Held-to-maturity investments;**

Held-to-maturity investments include: Term deposits at banks held to maturity for the purpose of earning periodic interest and other held-to-maturity investments.

#### **c) Investments in subsidiaries; joint ventures, and associates;**

Investments in subsidiaries, joint ventures, and associates purchased during the period have their acquisition date and investment cost determined by the acquirer, and accounting procedures are performed in accordance with the provisions of the Accounting Standards "Business Combinations" and "Investments in Associates and Joint Ventures". In the Consolidated Financial Statements, investments in associates are accounted for using the equity method.

#### **d) Investments in other entities;**

Investments in other entities include investments in equity instruments of other entities but where the Corporation does not have control, joint control, or significant influence over the investee. These investments are initially recognized at cost, including the purchase price



and directly attributable transaction costs. After initial recognition, these investments are measured at cost less provision for diminution in value of the investment.

e) Provision for diminution in value of financial investments

For trading securities: The basis for making a provision is the difference between the cost of the investments recorded in the accounting books and their market value, where the cost is higher than the market value.

For long-term investments (not classified as trading securities) and without significant influence over the investee: If the investment is in listed shares or the fair value of the investment can be reliably determined, the provision is based on the market value of the shares; if the fair value of the investment cannot be determined at the reporting date, the provision is based on the financial statements of the investee at the time of making the provision.

For held-to-maturity investments: The provision is based on recoverability to establish a provision for doubtful debts in accordance with the provisions of the law.

## **5. Receivables**

Receivables are tracked in detail by maturity, subject, type of original currency, and other factors according to the management requirements of the Corporation.

Provision for doubtful debts is made for: receivables that are overdue according to economic contracts, loan covenants, contractual commitments, or debt commitments; and receivables that are not yet due but are unlikely to be recovered. In which, the provision for overdue receivables is based on the original payment schedule under the initial purchase and sale contract, regardless of any debt extension between parties; and for receivables that are not yet due but the debtor has fallen into bankruptcy or is undergoing dissolution procedures, missing, or absconded.

## **6. Inventories**

Inventories are initially recognized at cost, including: purchase costs, processing costs, and other directly related costs incurred to bring the inventories to their present location and condition at the time of initial recognition. After initial recognition, at the time of preparing the Financial Statements, if the net realizable value of inventories is lower than the cost, the inventories are recognized at net realizable value.

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

Inventories are accounted for using the perpetual inventory system.

Method for determining the value of work-in-progress at the end of the period:

- For construction activities: Work-in-progress (WIP) costs are accumulated for each unfinished project or projects where revenue has not yet been recognized, corresponding to the volume of WIP at the end of the period.
- For manufacturing activities: Work-in-progress costs are accumulated based on actual costs incurred for each type of unfinished product.

Provision for devaluation of inventories is made at the end of the year based on the difference where the cost of inventories is higher than their net realizable value.

## **7. Depreciation of tangible fixed assets, intangible fixed assets, finance lease fixed assets, and investment properties.**



Tangible fixed assets and intangible fixed assets are initially recognized at cost. During the period of use, tangible and intangible fixed assets are recorded at historical cost, accumulated depreciation, and carrying amount.

Finance lease fixed assets are recognized at historical cost, determined by the fair value or the present value of the minimum lease payments (in case the fair value is higher than the present value of the minimum lease payments) plus initial direct costs incurred in connection with the finance lease (excluding VAT). During the period of use, finance lease fixed assets are recorded at historical cost, accumulated depreciation, and carrying amount. Depreciation of finance lease fixed assets is charged based on the lease term under the contract and included in production and business costs to ensure full capital recovery.

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

- Buildings and structures	06 – 25 years
- Machinery and equipment	06 – 12 years
- Transportation vehicles	06 – 10 years
- Office equipment	03 – 08 years
- Other fixed assets	03 – 08 years
- Perennial plants	06 – 15 years
- Definite land use rights	Based on land use term
- Indefinite land use rights	No depreciation
- Management software	03 – 08 years

#### **8. Prepaid expenses.**

Expenses incurred related to the production and business performance of multiple accounting periods are recorded as prepaid expenses to be gradually allocated to the business performance of subsequent accounting periods.

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

#### **9. Trade payables.**

Payable liabilities are tracked by payment term, subject, type of original currency, and other factors based on the management requirements of the Corporation.

#### **10. Dividends and profit payables.**

The payment of dividends and profits is carried out when the Corporation operates at a profit and meets the financial conditions as prescribed by the Law on Enterprises 2020 and other relevant legal regulations.

#### **11. Accrued expenses.**

Payables for goods or services received from the seller or provided to the buyer during the reporting period but which have not yet been actually paid are recognized as production and business costs of the reporting period.



The recognition of accrued expenses into production and business costs during the year is carried out according to the principle of matching between revenue and expenses incurred during the year. Accrued expenses will be finalized against the actual expenses incurred. The difference between the accrued amount and the actual expense is reversed.

## **12. Deferred revenue.**

Deferred revenue includes revenue received in advance, such as: amounts prepaid by customers for one or more accounting periods regarding asset leasing.

Deferred revenue is transferred to Revenue from sales of goods and provision of services based on the amount determined to be appropriate for each accounting period.

## **13. Provisions for payables.**

Provisions for payables are only recognized when the following conditions are met:

- The Corporation has a present debt obligation (legal or constructive obligation) as a result of a past event.
- An outflow of economic benefits is likely to occur resulting in a requirement to settle the debt obligation.
- A reliable estimate can be made of the value of that debt obligation.

The value recognized for a provision for payables is the most reasonable estimated value of the amount that will be spent to settle the present debt obligation at the end of the fiscal year.

Only expenses related to the initially established provision for payables are offset by that provision for payables.

Provisions for payables are recognized in the production and business costs of the fiscal year. The difference between the balance of the provision for payables made in the previous reporting period that has not been fully used and the provision for payables made in the current reporting period is reversed as a reduction in production and business costs during the year, except for the positive difference of the provision for payables regarding construction and installation warranties, which is reversed into other income during the fiscal year.

## **14. Deferred corporate income tax.**

Deferred income tax assets are determined based on the total deductible temporary differences and the deductible value carried forward to the following year of unused tax losses and tax credits. Deferred income tax liabilities are determined based on taxable temporary differences.

Deferred CIT assets and Deferred income tax liabilities are determined according to the current CIT rate, based on the tax rates and tax laws in effect at the end of the fiscal year.

Deferred income tax assets and deferred income tax liabilities are offset when preparing the Statement of Financial Position.

## **15. Borrowings and finance lease liabilities.**

Borrowings are tracked by each lender, each loan agreement, and the repayment term of the loans. In cases of borrowings or debts in foreign currencies, they are tracked in detail by the original currency.



## **16. Borrowing costs.**

Borrowing costs are recognized in production and business costs during the year when they are incurred, except for borrowing costs directly attributable to the investment, construction, or production of qualifying assets (assets in progress), which are included in the value of that asset (capitalized) when all conditions prescribed in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met. Additionally, for specific loans used for the construction of fixed assets or investment properties, interest expenses are capitalized even when the construction period is less than 12 months.

## **17. Owners' equity:**

Owner's investment capital is recognized based on the amount of capital actually contributed by the owner.

Share premium reflects the difference between the par value, direct costs related to the issuance of shares, and the issue price of the shares (including cases of re-issuing treasury shares); it can be a positive surplus (if the issue price is higher than the par value and direct costs related to the share issuance) or a negative surplus (if the issue price is lower than the par value and direct costs related to the share issuance).

Other capital belonging to Owners' equity reflects business capital formed by supplements from business performance results or from gifts, donations, sponsorships, or asset revaluations (if permitted to record an increase or decrease in the Owner's investment capital).

Undistributed post-tax profit reflects the business performance (profit, loss) after corporate income tax and the situation of profit distribution or loss handling of the Corporation. The distribution of profit is carried out when the Corporation has undistributed post-tax profit that does not exceed the undistributed post-tax profit on the Consolidated Financial Statements after eliminating the impact of gains from bargain purchases. In case the dividends or profits paid to owners exceed the undistributed post-tax profit, it is recorded as a reduction in contributed capital. Undistributed post-tax profit can be distributed to investors based on their capital contribution ratio after approval by the General Meeting of Shareholders and after appropriation of funds in accordance with the Charter of the Corporation and the regulations of Vietnamese law.

Dividends payable to shareholders are recognized as a liability on the Statement of Financial Position after there is a notice of dividend distribution from the Board of Directors of the Corporation.

## **18. Revenue, other income:**

Revenue from sales of goods is recognized when all of the following conditions are simultaneously met:

- The significant risks and rewards associated with the ownership of the products or goods have been transferred to the buyer.
- The Corporation no longer holds the right to manage the goods as the owner of the goods or the right to control the goods.
- Revenue is determined with reasonable certainty.
- The Corporation has received or will receive economic benefits from the sales transaction.
- The costs related to the sales transaction can be determined.



Revenue from the provision of services is recognized when all of the following conditions are simultaneously met:

- Revenue is determined with reasonable certainty.
- It is probable that economic benefits from the service provision transaction will be received.
- The portion of work completed as of the date of the Statement of Financial Position can be determined.
- The costs incurred for the transaction and the costs to complete the service provision transaction can be determined.

The completed portion of the service provision is determined using the percentage of completion method.

Revenue from real estate sales is recognized when all of the following conditions are simultaneously met:

- The real estate has been fully completed and handed over to the buyer; the Corporation has transferred the risks and rewards associated with real estate ownership to the buyer.
- The Corporation no longer holds the right to manage the real estate as the owner or the right to control the real estate.
- Revenue is determined with reasonable certainty.
- The Corporation has received or will receive economic benefits from the real estate sales transaction.
- Costs related to the real estate sales transaction can be determined.

For real estate involving subdivided land for sale where the land plots have been handed over to customers, the Corporation recognizes revenue for the sold land plots when all of the following conditions are simultaneously met:

- The risks and rewards associated with the land use rights have been transferred to the buyer.
- Revenue is determined with reasonable certainty.
- Costs related to the land plot sales transaction can be determined.
- The Corporation has received or is certain to receive economic benefits from the land plot sales transaction.

Revenue from construction contracts:

- In cases where the construction contract stipulates that the contractor is paid according to the value of the performed volume, when the results of the construction contract performance are determined reliably and confirmed by the customer, then revenue and costs related to the contract are recognized corresponding to the portion of work completed and confirmed by the customer during the year as reflected on the issued invoices.

Revenue from financial activities:

Revenue arising from interest, dividends, shared profits, and other financial activity revenue is recognized when both of the following two (2) conditions are met:

- It is probable that economic benefits from the transaction will be received.



- Revenue is determined with reasonable certainty.

Dividends and shared profits are recognized when the Corporation establishes the right to receive dividends or the right to receive profits from capital contribution.

### **19. Revenue deductions.**

Revenue deductions from sales of goods and provision of services incurred include: Sales allowances, trade discounts, and sales returns.

Sales allowances, trade discounts, and sales returns incurred in the same year as the consumption of products, goods, and services are adjusted as a reduction in revenue of the year they arise. In cases where products, goods, and services were consumed in previous years but revenue deductions only arise in the following year, the Corporation records the reduction in revenue according to the principle: if incurred before the issuance of the Consolidated Financial Statements, the Corporation records the reduction in revenue on the Financial Statements of the reporting year (the previous year); and if incurred after the issuance of the Financial Statements, the Corporation records the reduction in revenue of the year they arise (the following year).

### **20. Cost of goods sold.**

Cost of goods sold and services provided is the total cost of products, goods, and materials sold and services provided to customers during the year, recognized matching with the revenue arising during the year and ensuring compliance with the principle of prudence. Cases of material and inventory losses exceeding the limits, costs exceeding normal levels, labor costs and fixed general production costs not allocated into the value of products entered into inventory, provision for devaluation of inventories, inventory losses after deducting the responsibility of relevant groups or individuals... are fully and timely recorded into the cost of goods sold during the year, even when the products or goods have not been determined as consumed.

The accrual of costs to temporarily calculate the cost of real estate ensures the following principles:

- Only accrue costs that are already in the approved budget, have actually been incurred, but do not yet have sufficient dossiers and documents for volume acceptance.
- Only accrue costs to temporarily calculate the cost of goods sold for the real estate portion that has been completed and sold during the year and meets the conditions for revenue recognition.
- The total amount of accrued costs and actual costs recognized in the cost of goods sold must ensure consistency with the cost price norm calculated based on the total budgeted cost of the sold real estate goods (determined by area).

### **21. Financial expenses.**

Expenses recorded as financial expenses include:

- Expenses or losses related to financial investment activities.
- Borrowing costs.
- Losses from the liquidation or transfer of short-term securities, and transaction costs for selling securities.



- Provision for diminution in value of trading securities, provision for loss of investments in other entities, foreign exchange losses...

The above items are recognized based on the total amount incurred during the year, without offsetting against financial activity revenue.

## **22. Selling expenses and general and administrative expenses.**

Expenses recognized as selling expenses and general and administrative expenses include:

- Raw materials, materials, tools, and supplies expenses.
- Labor costs.
- Fixed asset depreciation expenses.
- Provision/reversal of provision expenses.
- Taxes, fees, and charges.
- External service expenses.
- Other expenses in cash.

## **23. Sale and disposal of fixed assets and investment properties.**

Gains/losses from the sale and disposal of investment properties are recognized as separate revenue and expenses. Therein, the gain/loss is the difference between the revenue from the sale and disposal of investment properties (including investment properties held for lease and investment properties held for price appreciation for sale) and the carrying amount and expenses for the sale and disposal of investment properties during the period.

## **24. Current corporate income tax expense (including supplementary corporate income tax expense according to global minimum tax regulations) and deferred corporate income tax expense.**

Current CIT expense is determined based on taxable income and the CIT rate.

Deferred CIT expense is determined based on deductible temporary differences, taxable temporary differences, and the CIT rate.

Current CIT expense and deferred CIT expense are not offset.

## **V. Supplementary information for items presented in the Statement of Financial Position**

*Unit: VND*

### **1 . CASH AND CASH EQUIVALENTS**

	31/03/2026	01/01/2026
	VND	VND
Cash	5.471.160.477	4.588.550.048
Demand bank deposits	582.633.436.221	1.145.548.791.791
Cash in transit	2.143.000.000	1.398.000.000
Cash equivalents	605.608.353.415	1.649.572.980.862
	<b>1.195.855.950.113</b>	<b>2.801.108.322.701</b>

## 2 . FINANCIAL INVESTMENTS

### a) Trading securities

	31/03/2026			01/01/2026		
	Historical cost	Fair value	Allowance	Historical cost	Fair value	Allowance
- Nhon Trach Water Supply Joint - Stock Company (NTW)	6.616.661.800	7.649.300.000	-	6.616.661.800	7.305.081.500	-
	<b>6.616.661.800</b>	<b>7.649.300.000</b>	<b>-</b>	<b>6.616.661.800</b>	<b>7.305.081.500</b>	<b>-</b>

The fair value of shares is determined based on the closing prices as of March 31, 2026 on the Hanoi Stock Exchange and the Ho Chi Minh City Stock Exchange.

### b) Held-to-maturity investments



	31/03/2026			01/01/2026		
	Historical cost	Recoverable amount	Allowance	Historical cost	Recoverable amount	Allowance
<b>Short-term</b>						
- Term deposits	1.715.853.216.246	1.715.853.216.246	-	661.915.973.196	661.915.973.196	-
- Loans (*)	1.108.095.338.634	1.006.295.338.634	(101.800.000.000)	1.381.037.144.861	1.279.237.144.861	(101.800.000.000)
	<b>2.823.948.554.880</b>	<b>2.722.148.554.880</b>	<b>(101.800.000.000)</b>	<b>2.042.953.118.057</b>	<b>1.941.153.118.057</b>	<b>(101.800.000.000)</b>
<b>(*) Details by entity</b>						
- Olympic Coffee Joint Stock Company	101.800.000.000	-	(101.800.000.000)	101.800.000.000	-	(101.800.000.000)
- Nhon Trach 6A Industrial Zone Investment and Construction Company Limited	50.000.000.000	50.000.000.000	-	50.000.000.000	50.000.000.000	-
- Nhon Trach New Industrial City Company Limited	251.115.967.736	251.115.967.736	-	286.730.733.736	286.730.733.736	-
- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	50.000.000.000	50.000.000.000	-	250.000.000.000	250.000.000.000	-
- Saigon Investment Construction and Building Material Corporation	63.000.000.000	63.000.000.000	-	63.000.000.000	63.000.000.000	-
- Tin Nghia A Chau Joint Stock Company (from 01/03/2025)	515.510.332.510	515.510.332.510	-	515.479.372.737	515.479.372.737	-
- Dai A Real Estate Joint Stock Company	4.620.000.000	4.620.000.000	-	4.620.000.000	4.620.000.000	-
- Ky Lan Commodities Joint Stock Company	36.000.000.000	36.000.000.000	-	74.000.000.000	74.000.000.000	-
- Ho Chi Minh City College of Economics and Technology	268.992.461	268.992.461	-	268.992.461	268.992.461	-
- Thao Kien Phat	5.213.045.927	5.213.045.927	-	5.213.045.927	5.213.045.927	-
- Other individuals	30.567.000.000	30.567.000.000	-	29.925.000.000	29.925.000.000	-
	<b>1.108.095.338.634</b>	<b>1.006.295.338.634</b>	<b>(101.800.000.000)</b>	<b>1.381.037.144.861</b>	<b>1.279.237.144.861</b>	<b>(101.800.000.000)</b>



c) Investments in other entities

		31/03/2026			01/01/2026		
		Carrying amount under the equity	Recoverable amount	Allowance	Carrying amount under the equity	Recoverable amount	Allowance
<b>Investments in joint ventures and associates</b>							
-	Thong Nhat Joint - Stock Company	72.482.827.805	72.482.827.805	-	69.969.564.606	69.969.564.606	-
-	Dinh Quang Construction Investment Joint Stock	617.616.381	617.616.381	-	744.151.355	744.151.355	-
-	Dongnai Inland Clearance Depot	41.011.880.760	41.011.880.760	-	38.464.615.690	38.464.615.690	-
-	Tin Nghia Transport Joint Stock Company	5.727.833.610	5.727.833.610	-	5.611.144.651	5.611.144.651	-
-	S.T.S Lubricant Joint Stock Company	6.921.723.866	6.921.723.866	-	7.251.330.338	7.251.330.338	-
-	Dong Nai Valuation Corporation	3.505.620.495	3.505.620.495	-	3.397.384.057	3.397.384.057	-
-	Nhon Trach New Industry City Company Limited	-	-	-	9.894.166.965	9.894.166.965	-
		<b>130.267.502.917</b>	<b>130.267.502.917</b>	<b>-</b>	<b>135.332.357.662</b>	<b>135.332.357.662</b>	
		31/03/2026			01/01/2026		
		Carrying amount	Recoverable amount	Allowance	Carrying amount	Recoverable amount	Allowance
<b>Investments in other entities</b>							
-	Long Khanh Industrial Zone Joint - Stock Company	23.232.800.000	23.232.800.000	-	23.232.800.000	23.232.800.000	-
-	Long Duc - ILD Investment and Development Joint Stoc	61.526.695.803	61.526.695.803	-	61.526.695.803	61.526.695.803	-
-	Tien Phat Garment Company	39.780.000.000	39.780.000.000	-	39.780.000.000	39.780.000.000	-
-	Olympic Coffee Joint Stock Company	5.682.934.262	5.030.096.041	(652.838.221)	5.682.934.262	5.552.810.798	(130.123.464)
		<b>130.222.430.065</b>	<b>129.569.591.844</b>	<b>(652.838.221)</b>	<b>130.222.430.065</b>	<b>130.092.306.601</b>	<b>(130.123.464)</b>



### 3 . TRADE RECEIVABLES

#### Short-term trade receivables

	31/03/2026		01/01/2026	
	Carrying amount	Allowance	Carrying amount	Allowance
- Tin Nghia – Phuong Dong Industrial Park Joint Stock Company	595.970.024.876		442.381.555.280	
- Hiep Quang Agro Joint Stock Company	44.335.787.996	(44.335.787.996)	44.335.787.996	(44.335.787.996)
- Southern Saigon East Development Investment Joint Stock Company	317.037.380.000		156.720.150.000	
- Tin Nghia - A Chau Investment Joint Stock	3.777.187.517		3.777.187.517	
- Unicorn Commodities Joint Stock Company	582.755.679.408		403.785.127.100	
- An Binh Thinh Phat Company Limited	450.443.233.796		343.519.476.000	
- Dai Loc Phat 68 Trading Service Company Limited	459.600.738.499		275.029.483.580	
- Olympic Coffee Joint Stock Company	123.051.596.862	(2.829.440.801)	128.752.034.771	(2.829.440.801)
- Other customers	349.513.376.653	(18.556.599.680)	359.982.188.930	(18.556.599.680)
	<b>2.926.485.005.607</b>	<b>(65.721.828.477)</b>	<b>2.158.282.991.174</b>	<b>(65.721.828.477)</b>



#### 4 . OTHER RECEIVABLES

##### a) Short-term

###### Details by nature

	31/03/2026		01/01/2026	
	Carrying amount	Allowance	Carrying amount	Allowance
- Advances to employees	38.598.438.462		36.769.463.427	
- Deposits and security deposits	1.690.591.243.308		1.490.596.345.025	
- Land use fees – Long Khanh wedding restaurant project	21.354.806.257	(21.354.806.257)	21.354.806.257	(21.354.806.257)
- Dividends and profit distributions	10.411.851.000		15.252.651.000	
- Interest on deposits and loans	148.012.512.442	(41.453.648.599)	169.979.024.425	(41.453.648.599)
- Interest from investment cooperation	58.425.336.986		27.853.939.726	
- Other receivables	133.133.934.268	(66.330.545.707)	125.222.018.461	(66.330.545.707)
	<b>2.100.528.122.723</b>	<b>(129.139.000.563)</b>	<b>1.887.028.248.321</b>	<b>(129.139.000.563)</b>

###### Details by counterpart

- Tin Nghia - A Chau Investment Joint-Stock Company	57.096.385.925	-	57.096.385.925	
- Long Khang Trading Import Export Company Limited	27.920.292.255	(27.920.292.255)	27.920.292.255	(27.920.292.255)
- Land use fees – Long Khanh wedding restaurant project	21.354.806.257	(21.354.806.257)	21.354.806.257	(21.354.806.257)
- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	1.748.425.336.986	-	1.517.853.939.726	
- Olympic Coffee Joint Stock Company	93.143.349.697	(62.484.280.515)	94.292.531.711	(62.484.280.515)
- Nhon Trach New Industry City Company Limited	-	-	28.805.551.453	
- Sai Gon Building Materials Company	-	-	2.741.917.809	
- Thong Nhat Joint - Stock Company	-	-	4.840.800.000	
- Others	152.587.951.603	(17.379.621.536)	132.122.023.185	(17.379.621.536)
	<b>2.100.528.122.723</b>	<b>(129.139.000.563)</b>	<b>1.887.028.248.321</b>	<b>(129.139.000.563)</b>

##### b) Long-term

	31/03/2026		01/01/2026	
	Carrying amount	Allowance	Carrying amount	Allowance
- Deposits and security deposits	3.082.775.713	-	2.809.415.713	-
	<b>3.082.775.713</b>	<b>-</b>	<b>2.809.415.713</b>	<b>-</b>

#### 5 . SHORTAGE OF ASSETS PENDING RESOLUTION

##### a) Short-term

	31/03/2026		01/01/2026	
	Quantity	Amount	Quantity	Amount
- Inventory	-		0	
	<b>-</b>	<b>-</b>	<b>0</b>	<b>-</b>



## 6 . INVENTORIES

	31/03/2026		01/01/2026	
	Cost	Allowance	Cost	Allowance
Goods in transit	-	-	-	-
Materials	39.120.704.971	-	36.677.835.941	-
Tools and equipments	2.446.907.764	-	1.982.646.743	-
Work-in-process	69.899.571.439	-	69.795.653.744	-
Finished goods	13.061.580.904	-	15.521.607.322	-
Merchandises	162.073.549.051	-	68.411.766.273	-
Goods sent for sale	1.413.733.375	-	1.213.943.185	-
Real estate	1.835.016.158	-	1.835.016.158	-
Provision for devaluation in invento	-	(8.470.466.944)		(8.470.466.944)
	<b>289.851.063.662</b>	<b>(8.470.466.944)</b>	<b>195.438.469.366</b>	<b>(8.470.466.944)</b>



## 7 . LONG-TERM WORK IN PROGRESS

### a) Long-term work in progress cost

	31/03/2026		01/01/2026	
	Cost	Recoverable amount	Cost	Recoverable amount
- Investment in construction of Phu Thanh – Long Tan residential area project	1.784.332.303.884	1.784.332.303.884	1.781.454.926.047	1.781.454.926.047
- Dong Dai Mountain project	530.341.623.110	530.341.623.110	530.162.418.110	530.162.418.110
- Riverside project	920.761.879.664	920.761.879.664	920.761.879.664	920.761.879.664
	<b>3.235.435.806.658</b>	<b>3.235.435.806.658</b>	<b>3.232.379.223.821</b>	<b>3.232.379.223.821</b>

### b) Construction in progress

	31/03/2026		01/01/2026	
	Cost	Recoverable amount	Cost	Recoverable amount
- Ong Keo Industrial Park	1.037.805.707.769	1.037.805.707.769	1.026.292.491.885	1.026.292.491.885
- Dat Do Project, Ba Ria – Vung Tau Province	886.056.972.850	886.056.972.850	863.601.873.873	863.601.873.873
- An Phuoc Industrial Park	1.081.640.270	1.081.640.270	1.081.640.270	1.081.640.270
- Dai Phuoc Ecotourism Area – Nhon Trach	45.641.987.216	45.641.987.216	45.641.987.216	45.641.987.216
- Hiep Hoa Resettlement Area	77.245.446.827	77.245.446.827	77.245.446.827	77.245.446.827
- Hiep Phuoc Commercial Center	34.192.508.158	34.192.508.158	34.192.508.158	34.192.508.158
- Phu Huu General Port	40.472.798.211	40.472.798.211	40.528.598.211	40.528.598.211
- Tam Phuoc 18-hectare Residential Area	43.082.803.690	43.082.803.690	43.082.803.690	43.082.803.690
- Construction of petroleum station	18.114.175.102	18.114.175.102	18.114.175.102	18.114.175.102
- Tam Phuoc Industrial Park	22.008.181.818	22.008.181.818	22.008.181.818	22.008.181.818
- Kiosk project – main road connecting industrial park	2.135.372.976	2.135.372.976	552.218.236	552.218.236
- Cay Gao Stone Quarry (expansion)	12.914.289.806	12.914.289.806	12.914.289.806	12.914.289.806
- Other projects	68.029.917.384	68.029.917.384	62.248.550.857	62.248.550.857
	<b>2.288.781.802.077</b>	<b>2.288.781.802.077</b>	<b>2.247.504.765.949</b>	<b>2.247.504.765.949</b>



## 8 . TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Vehicles and transmission equipment	Office equipment and management tools	Other fixed assets	Perennial plants	Total
<b>Original costs</b>							
Beginning balance	735.234.519.684	173.500.460.339	96.270.317.949	24.980.849.031	14.386.559.508	31.057.271.973	1.075.429.978.484
- Acquisition during the year	100.185.000	-	-	47.212.964	-	-	147.397.964
- Completed construction-in-progress	2.413.798.721	-	-	-	-	-	2.413.798.721
- Capital contribution	-	-	-	-	-	-	-
- Exchange rate differences due to Financial Sta	-	-	-	-	-	-	-
- Capital received	-	-	-	-	-	-	-
- Increase due to acquisition of subsidiaries	-	-	-	-	-	-	-
- Liquidations, disposals	-	-	(1.630.272.727)	-	-	-	(1.630.272.727)
- Business consolidation	-	-	-	-	-	-	-
- Recategorization	(11.565.728.743)	-	(853.925.225)	-	(920.686.915)	-	(13.340.340.883)
- Other increases/decreases	-	-	-	-	-	-	-
<b>Ending balance</b>	<b>726.182.774.662</b>	<b>173.500.460.339</b>	<b>93.786.119.997</b>	<b>25.028.061.995</b>	<b>13.465.872.593</b>	<b>31.057.271.973</b>	<b>1.063.020.561.559</b>
<b>Accumulated depreciation</b>							
Beginning balance	415.252.832.143	146.870.200.754	69.417.599.035	15.337.213.635	4.682.915.513	26.019.462.446	677.580.223.526
- Depreciation during the year	5.848.470.529	1.715.907.782	1.520.103.731	614.208.046	169.219.490	366.651.440	10.234.561.018
- Exchange rate differences due to Financial Sta	(29.935)	(65.080)	-	-	-	(3.287.757)	(3.382.772)
- Capital received	-	-	-	-	-	-	-
- Increase due to more subsidiaries	-	-	-	-	-	-	-
- Liquidations, disposals	-	-	(1.630.272.727)	-	-	-	(1.630.272.727)
- Capital contribution	-	-	-	-	-	-	-
- Business consolidation	68.204.062	-	-	-	-	-	68.204.062
- Other increases/decreases	-	-	-	-	-	-	-
- Recategorization	(9.592.056.123)	-	(853.925.225)	-	(920.686.915)	-	(11.366.668.263)
<b>Ending balance</b>	<b>411.577.420.676</b>	<b>148.586.043.456</b>	<b>68.453.504.814</b>	<b>15.951.421.681</b>	<b>3.931.448.088</b>	<b>26.382.826.129</b>	<b>674.882.664.844</b>
<b>Net book values</b>							
Beginning balance	319.981.687.541	26.630.259.585	26.852.718.914	9.643.635.396	9.703.643.995	5.037.809.527	397.849.754.958
<b>Ending balance</b>	<b>314.605.353.986</b>	<b>24.914.416.883</b>	<b>25.332.615.183</b>	<b>9.076.640.314</b>	<b>9.534.424.505</b>	<b>4.674.445.844</b>	<b>388.137.896.715</b>



## 9 . INTANGIBLE FIXED ASSETS

	Land use rights	Water surface use rights	Accounting software	Other intangible assets	Total
<b>Original cost</b>					
Beginning balance	82.887.745.869	-	7.183.740.804	294.907.780	90.366.394.453
- Acquisition during the year	-	-	-	-	-
- Increase due to more subsidiaries	-	-	-	-	-
- Recategorization	-	-	-	-	-
- Liquidations, disposals	-	-	-	-	-
- Business consolidation	-	-	-	-	-
- Exchange differences on financial statement translation	-	-	-	-	-
- Other increases/decreases	-	-	-	-	-
<b>Closing balance</b>	<b>82.887.745.869</b>	<b>-</b>	<b>7.183.740.804</b>	<b>294.907.780</b>	<b>90.366.394.453</b>
<b>Accumulated depreciation</b>					
Beginning balance	5.602.949.740	-	6.266.557.563	294.907.780	12.164.415.083
- Depreciation for the year	55.944.644	-	51.882.312	-	107.826.956
- Increase due to acquisition of subsidiaries	-	-	-	-	-
- Exchange differences on financial statement translation	(23.368)	-	-	-	(23.368)
- Liquidation, disposals	-	-	-	-	-
- Business combinations	-	-	-	-	-
- Reclassification	-	-	-	-	-
- Other increases/decreases	-	-	-	-	-
<b>Ending balance</b>	<b>5.658.871.016</b>	<b>-</b>	<b>6.318.439.875</b>	<b>294.907.780</b>	<b>12.272.218.671</b>
<b>Net book values</b>					
Beginning balance	77.284.796.129	-	917.183.241	-	78.201.979.370
<b>Ending balance</b>	<b>77.228.874.853</b>	<b>-</b>	<b>865.300.929</b>	<b>-</b>	<b>78.094.175.782</b>

# 10 . INVESTMENT PROPERTY

	Buildings and structures	Industrial park infrastructure	Others	Total
<b>Historical cost</b>				
Opening balance	1.756.232.845.399	1.492.750.058.640	-	3.248.982.904.039
- Opening balance adjustment	-	-	-	-
- Additions during the year	-	-	-	-
- Increase due to acquisition of subsidiaries	-	-	-	-
- Construction in progress completed	-	-	-	-
- Reclassification	10.117.462.666	3.222.878.217	-	13.340.340.883
- Business combinations	-	-	-	-
- Disposal/liquidation	-	-	-	-
- Other increases/decreases	-	-	-	-
<b>Closing balance</b>	<b>1.766.350.308.065</b>	<b>1.495.972.936.857</b>	<b>-</b>	<b>3.262.323.244.922</b>
<b>Accumulated depreciation</b>				
Opening balance	453.130.784.796	776.755.689.079	-	1.229.886.473.875
- Opening balance adjustment	-	-	-	-
- Depreciation for the year	12.119.234.376	16.809.521.700	-	28.928.756.076
- Business combinations	1.339.819.649	-	-	1.339.819.649
- Increase due to acquisition of subsi	-	-	-	-
- Disposal/liquidation	-	-	-	-
- Capital contributions received	-	-	-	-
- Other increases/decreases	8.143.790.046	3.222.878.217	-	11.366.668.263
<b>Closing balance</b>	<b>474.733.628.867</b>	<b>796.788.088.996</b>	<b>-</b>	<b>1.271.521.717.863</b>
<b>Net book value</b>				
At beginning of year	1.303.102.060.603	715.994.369.561	-	2.019.096.430.164
<b>At end of year</b>	<b>1.291.616.679.198</b>	<b>699.184.847.861</b>	<b>-</b>	<b>1.990.801.527.059</b>



# 11 .BORROWINGS

	01/01/2026		Quarter 1		Cumulative		31/03/2026	
			Increased	Decreased	Increased	Decreased	Carrying amount of collateral	Amount recoverable from collateral
a) Short-term borrowings	2.999.444.844.580	2.999.444.844.580	2.599.686.842.261	2.455.595.170.224	2.599.686.842.261	2.455.595.170.224	3.143.536.516.617	3.143.536.516.617
Short-term borrowings	2.742.234.889.163	2.742.234.889.163	2.554.711.470.261	2.409.502.000.287	2.554.711.470.261	2.409.502.000.287	2.887.444.359.137	2.887.444.359.137
- Vietnam Bank for Agriculture and Rural Development	738.944.512.737	738.944.512.737	777.114.675.513	652.220.769.000	777.114.675.513	652.220.769.000	863.838.419.250	863.838.419.250
- Vietnam Joint Stock Commercial Bank for Industry and Trade	332.115.932.464	332.115.932.464	462.647.647.585	426.467.112.287	462.647.647.585	426.467.112.287	368.296.467.762	368.296.467.762
- Vietnam International Commercial Joint Stock Bank	209.244.655.000	209.244.655.000	173.149.054.589	209.244.655.000	173.149.054.589	209.244.655.000	173.149.054.589	173.149.054.589
- Bank SinoPac – Ho Chi Minh City Branch	12.448.800.000	12.448.800.000	133.782.300.000	12.448.800.000	133.782.300.000	12.448.800.000	133.782.300.000	133.782.300.000
- China Construction Bank	-	-	159.360.460.000	-	159.360.460.000	-	159.360.460.000	159.360.460.000
- Petrolimex Group Commercial Joint Stock Bank	289.389.660.000	289.389.660.000	269.446.211.627	289.389.660.000	269.446.211.627	289.389.660.000	269.446.211.627	269.446.211.627
- Joint Stock Commercial Bank for Foreign Trade	140.376.000.000	140.376.000.000	317.007.660.000	363.076.800.000	317.007.660.000	363.076.800.000	94.306.860.000	94.306.860.000
- Joint Stock Commercial Bank for Investment and Military Commercial Joint Stock Bank	333.137.116.000	333.137.116.000	-	303.808.116.000	-	303.808.116.000	29.329.000.000	29.329.000.000
- E.Sun Commercial Bank Ltd. (E.Sun Bank)	145.522.350.000	145.522.350.000	-	-	-	-	145.522.350.000	145.522.350.000
- Loans from other organizations and individuals	143.194.158.000	143.194.158.000	260.999.594.000	143.194.158.000	260.999.594.000	143.194.158.000	260.999.594.000	260.999.594.000
- Ho Chi Minh City Development Joint Stock Commercial Bank	252.404.374.962	252.404.374.962	1.203.866.947	-	1.203.866.947	-	253.608.241.909	253.608.241.909
	145.457.330.000	145.457.330.000	-	9.651.930.000	-	9.651.930.000	135.805.400.000	135.805.400.000

<i>Current portion of long-term</i>	<i>257.209.955.417</i>	<i>257.209.955.417</i>	<i>44.975.372.000</i>	<i>46.093.169.937</i>	<i>44.975.372.000</i>	<i>46.093.169.937</i>	<i>256.092.157.480</i>	<i>256.092.157.480</i>
Vietnam Joint Stock Commercial Bank for Industry and Trade	83.770.744.000	83.770.744.000	26.885.372.000	26.885.372.000	26.885.372.000	26.885.372.000	83.770.744.000	83.770.744.000
Ho Chi Minh City Development Joint Stock Commercial Bank	29.260.000.000	29.260.000.000	5.590.000.000	6.770.000.000	5.590.000.000	6.770.000.000	28.080.000.000	28.080.000.000
Ho Chi Minh City Development Joint Stock Commercial Bank – Dong Nai Branch	46.044.227.853	46.044.227.853	-	-	-	-	46.044.227.853	46.044.227.853
Prosperity and Development Joint Stock Commercial Bank	67.324.000.000	67.324.000.000	12.500.000.000	7.456.000.000	12.500.000.000	7.456.000.000	72.368.000.000	72.368.000.000
Loans from other organizations and individuals	11.987.830.000	11.987.830.000	-	-	-	-	11.987.830.000	11.987.830.000
Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)	18.823.153.564	18.823.153.564	-	4.981.797.937	-	4.981.797.937	13.841.355.627	13.841.355.627



<b>b) Long-term borrowings</b>	<b>1.056.621.719.521</b>	<b>1.056.621.719.521</b>	-	<b>44.975.372.000</b>	-	<b>44.975.372.000</b>	<b>1.011.646.347.521</b>	<b>1.011.646.347.521</b>
Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)	507.082.976.000	507.082.976.000	-	26.885.372.000	-	26.885.372.000	480.197.604.000	480.197.604.000
Prosperity and Development Joint Stock Commercial Bank	268.868.000.000	268.868.000.000	-	12.500.000.000	-	12.500.000.000	256.368.000.000	256.368.000.000
Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)	169.967.150.720	169.967.150.720	-	5.590.000.000	-	5.590.000.000	164.377.150.720	164.377.150.720
Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)	110.703.592.801	110.703.592.801	-	-	-	-	110.703.592.801	110.703.592.801
<b>Total</b>	<b>4.056.066.564.101</b>	<b>4.056.066.564.101</b>	<b>2.599.686.842.261</b>	<b>2.500.570.542.224</b>	<b>2.599.686.842.261</b>	<b>2.500.570.542.224</b>	<b>4.155.182.864.138</b>	<b>4.155.182.864.138</b>

**12 . TRADE PAYABLES**

Short-term trade payables

	31/03/2026		01/01/2026	
	Value	Expected repayment amount	Value	Expected repayment amount
- Payables to other parties	140.104.814.026	140.104.814.026	185.550.543.667	185.550.543.667
	<b>140.104.814.026</b>	<b>140.104.814.026</b>	<b>185.550.543.667</b>	<b>185.550.543.667</b>

**13 . DIVIDENDS AND PROFIT PAYABLE (ACCOUNT 332 BALANCE)**

	31/03/2026	01/01/2026
	Value	Value
- Dividends payable to shareholders	29.948.464.698	41.443.800.428
	<b>29.948.464.698</b>	<b>41.443.800.428</b>



#### 14 . TAXES AND OTHER PAYABLES TO THE STATE

##### Short-term taxes and other payables to the State

	Receivable at beginning of year	Payable at beginning of year	Payable during the year	Paid during the year	Receivable at end of year	Payable at end of year
- Value-added tax	15.239.236	42.136.006.896	57.197.715.860	85.188.527.053	15.239.236	15.084.626.404
- Special consumption tax	-	-	-	-	-	-
- Import and export duties	-	-	177.125	177.125	-	-
- Corporate income tax	6.005.469.195	167.095.863.911	35.377.437.033	168.200.335.711	5.995.702.824	32.655.769.496
- Personal income tax	21.802.172	877.828.418	2.836.147.165	3.560.811.716	135.697.710	360.022.341
- Natural resources tax	30.643.350	268.240	778.134	777.014	30.643.350	269.360
- Property tax and land rental	201.262.561	-	24.418.489.628	24.432.448.508	122.012.250	3.843.653.039
- Environmental protection tax	-	3.081.010	-	3.081.010	-	-
- Other taxes	2.445.627.518	190.756.481	287.422.232	353.960.414	2.445.627.518	124.218.299
- Fees, charges and other payables to the State	-	-	-	-	-	-
- Other increases/decreases	-	-	-	-	-	-
	<b>8.720.044.032</b>	<b>210.303.804.956</b>	<b>120.118.167.177</b>	<b>281.740.118.551</b>	<b>8.744.922.888</b>	<b>52.068.558.939</b>

**15 . SHORT-TERM ACCRUED EXPENSES****a) Short-term**

	31/03/2026	01/01/2026
	VND	VND
- Loan and bond interest payable	54.182.442.352	55.180.416.560
- Accrued estimated expenses of industrial park infrastructure	114.553.717.409	109.105.248.878
- Accrued construction project expenses	22.210.440.315	22.210.440.315
- Other accrued expenses	35.557.915.914	41.134.207.178
	<b>226.504.515.990</b>	<b>227.630.312.931</b>

**b) Long-term**

	31/03/2026	01/01/2026
	VND	VND
- Accrued estimated cost of real estate already sold	590.744.908.414	590.744.908.414
	<b>590.744.908.414</b>	<b>590.744.908.414</b>

**16 . OTHER ACCRUED EXPENSES****a) Short-term**

	31/03/2026	01/01/2026
	VND	VND
- Short-term deposits and guarantees received	197.455.764.723	135.870.951.522
- Interest payable on borrowings	124.012.568.506	119.250.532.503
- Deposit payable for industrial park land lease	51.114.536.209	46.840.460.159
- Dividends payable to shareholders	-	-
- Payable to Dong Nai Provincial Party Committee under Judgment No. 09/2026/HS-ST dated 20/01/2026 of Dong Nai Provincial People's Court	-	125.241.387.809
- VAT payable under Government inspection conclusion	-	53.500.000.000
- Other payables and liabilities	25.587.604.778	37.289.368.287
	<b>398.170.474.216</b>	<b>517.992.700.280</b>

**b) Long-term**

- Long-term land lease payable	12.445.518.174	12.445.518.174
- Interest payable on borrowings	1.686.115.204	727.923.425
- Long-term deposits and guarantees received	96.718.331.056	96.230.199.292
- Payable to Long Thanh District Compensation Council for Tam Phuoc Industrial Park project compensation	26.674.087.676	26.674.087.676
- Dividends payable to shareholders	16.885.000.000	16.885.000.000
- Payable to Kim Oanh Real Estate Trading Construction Service Joint Stock	13.378.186.225	13.378.186.225
- Other payables and liabilities	750.472.329	1.375.599.999
	<b>168.537.710.664</b>	<b>167.716.514.791</b>



## 17 . UNEARNED REVENUE

	31/03/2026	01/01/2026
	VND	VND
<b>a) Short-term</b>		
- Advance revenue from industrial park infrastructure rental	300.238.471.249	181.633.412.348
- Other unearned revenue	2.346.964.142	3.042.792.750
	<b>302.585.435.391</b>	<b>184.676.205.098</b>
<b>b) Long-term</b>		
- Advance revenue from industrial park infrastructure rental	6.871.856.290.537	6.541.612.385.991
- Unrealized revenue from capital contribution in assets to associates	6.442.133.430	6.442.133.430
- Other unearned revenue	5.924.871.838	6.053.589.788
	<b>6.884.223.295.805</b>	<b>6.554.108.109.209</b>

## 18 . PROVISIONS FOR LIABILITIES

### Long-term provisions for liabilities

	Beginning of year	Provision increase during the period	Provision decrease during the period	End of period
- Provision for severance allowance	4.343.949.980	-	3.900.000	4.340.049.980
	<b>4.343.949.980</b>	<b>-</b>	<b>3.900.000</b>	<b>4.340.049.980</b>

19 . OWNERS' EQUITY

a) Statement of changes in equity

	Share capital	Share premium	Other capital of owners	Revaluation surplus	Foreign exchange differences	Development investment fund	Other funds belonging to equity	Retained earnings	Non-controlling interests	Total
	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND
<b>Opening balance of prior year</b>	<b>2,000,000,000.000</b>	<b>5,634,952.321</b>	<b>83,029,718.628</b>	<b>(216,747,758.176)</b>	<b>(11,217,792.404)</b>	<b>174,005,490.476</b>	<b>1,058,573.962</b>	<b>288,645,871.647</b>	<b>1,892,382,822.581</b>	<b>4,216,791,879.035</b>
Increase in capital during the year									9,943,881.740	9,943,881.740
Profit for the year								682,378,984.246	150,913,517.278	833,292,501.524
Appropriation to funds						24,401,322.713	51,736.349	(24,453,059.062)		-
Dividends declared								(220,000,000.000)	(92,724,105.600)	(312,724,105.600)
Exchange differences on financial statement translation					505,335.793					505,335.793
Treasury shares purchased									(1,100,000.000)	(1,100,000.000)
Appropriation to bonus and welfare fund								(16,390,370.084)	(5,272,691.378)	(21,663,061.462)
Other increases/decreases				182,680,826.720		-	(848,046)	115,110,193.032	(266,705,161.542)	31,085,010.164
<b>Opening balance of current year</b>	<b>2,000,000,000.000</b>	<b>5,634,952.321</b>	<b>83,029,718.628</b>	<b>(34,066,931.456)</b>	<b>(10,712,456.611)</b>	<b>198,406,813.189</b>	<b>1,109,462.265</b>	<b>825,291,619.779</b>	<b>1,687,438,263.079</b>	<b>4,756,131,441.194</b>
Increase in capital during the year									-	-
Profit for the year								120,611,683.869	27,744,511.611	148,356,195.480
Appropriation to funds			-			3,931,949.642	44,249.457	(3,976,199.099)	-	-
Dividends declared								-	(1,427,750.000)	(1,427,750.000)
Exchange differences on financial statement translation					59,741.671			-	-	59,741.671
Treasury shares purchased								-	-	-
Appropriation to bonus and welfare fund								(9,078,629.275)	(6,657,543.309)	(15,736,172.584)
Other increases/decreases				-		-	-	299,695.952	-	299,695.952
<b>Closing balance</b>	<b>2,000,000,000.000</b>	<b>5,634,952.321</b>	<b>83,029,718.628</b>	<b>(34,066,931.456)</b>	<b>(10,652,714.940)</b>	<b>202,338,762.831</b>	<b>1,153,711.722</b>	<b>933,148,171.226</b>	<b>1,707,097,481.381</b>	<b>4,887,683,151.713</b>



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

	Ratio	End of period	Ratio	End of period
	%	VND	%	VND
Dong Nai Provincial Party	48,06	961.250.000.000	48,06	961.250.000.000
Saigon Investment Construction and Building Construction Material Corporation	24,96	499.139.390.000	24,96	499.139.390.000
Other shareholders	26,98	539.610.610.000	26,98	539.610.610.000
	<b>100</b>	<b>2.000.000.000.000</b>	<b>100</b>	<b>2.000.000.000.000</b>

**c) Shares**

	31/03/2026	01/01/2026
Number of shares registered to be issued	200.000.000	155.800.000
Number of shares sold to the public		
- <i>Common shares</i>	200.000.000	200.000.000
Number of outstanding shares		
- <i>Common shares</i>	200.000.000	200.000.000
Par value of outstanding shares: 10.000 VND/share.		

**VII. Supplementary information for items presented in the Income Statement**

*Unit: VND*

**1 . REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES****a) Revenue**

	Quarter 1/2026	Quarter 1/2025
Revenue from sales of merchandises, finished goods	3.036.633.575.065	3.951.037.282.035
Revenue from sales of real estate	9.932.067.345	13.639.190.937
Revenue from sales of services provision	60.716.199.462	67.806.948.685
Revenue from sales of industrial park infrastructure	202.998.798.533	152.180.660.822
	<b>3.310.280.640.405</b>	<b>4.184.664.082.479</b>

**b) Revenue from related parties**

Thong Nhat Joint - Stock Company	819.299.063	568.990.332
Tin Nghia Transport Joint Stock Company	1.401.254.698	1.155.595.086
Dong Nai Valuation Corporation	48.409.556	48.213.820
Nhon Trach New Industry City Company Limited	-	108.333.324
Dinh Quang Construction Investment Joint Stock Company	2.528.607.981	-
Dong Nai Container Port Joint Stock Company	268.916.755	269.257.601
Olympic Coffee Joint Stock Company	671.428.765	638.417.274
Nhon Trach 6A Investment Construction Industrial Zone Company Limited	204.205.273	80.667.926
Tuan Loc Commodities Company Limited	9.909.926.866	16.709.645.863
Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	5.318.844.384	1.004.345.572
STS Lubricants Joint Stock Company		909.091

**2 . REVENUE DEDUCTIONS**

	Quarter 1/2026	Quarter 1/2025
- Trade discounts	331.000	9.507.361
- Sales discounts	162.685.543	30.510.653
- Sales returns	-	-
	<b>163.016.543</b>	<b>40.018.014</b>



**3 . COST OF GOOD SOLD**

	Quarter 1/2026	Quarter 1/2025
Cost of finished goods, merchandises sold	2.976.319.370.793	3.877.436.912.143
Cost of real estate	7.825.815.847	11.668.619.500
Cost of services provided	48.479.496.566	45.702.934.435
Cost of industrial park infrastructure	66.369.659.516	59.151.758.367
Allowance/(Reversal of allowance) for inventories	-	(937.123)
	<b>3.098.994.342.722</b>	<b>3.993.959.287.322</b>

**4 . GAIN/LOSS FROM SALE AND DISPOSAL OF INVESTMENT PROPERTY**

	Quarter 1/2026	Quarter 1/2025
Revenue from sale and disposal of investment property	-	98.050.574.210
Carrying amount of investment property	-	62.458.741.137
Disposal and transfer expenses of investment property	-	-
Gain/loss from sale and disposal of investment property	-	35.591.833.073

**5 . FINANCE INCOME**

	Quarter 1/2026	Quarter 1/2025
Interest income from deposits and loans	63.824.535.005	17.353.898.408
Interest from installment sales	-	44.986.252.491
Dividends and profit received	-	-
Exchange gain from revaluation of year-end balances	231.409.053	286.410.288
Exchange gain arising during the period	602.170.331	5.756.243.236
Gain on disposal of investments	30.571.397.260	411.666.043.894
Income from investment cooperation	-	-
	<b>95.229.511.649</b>	<b>480.048.848.317</b>

**6 . FINANCIAL EXPENSES**

	Quarter 1/2026	Quarter 1/2025
Interest expense	50.986.643.889	57.162.420.572
Loss on disposal and transfer of investments	522.714.757	-
Foreign exchange loss arising during the period	60.435.521	486.931.062
Foreign exchange loss from revaluation of year-end balances	114.863.280	1.943.865.052
Other financial expenses	1.250.471.007	1.600.899.171
	<b>52.935.128.454</b>	<b>61.194.115.857</b>

**7 . OTHER INCOME**

	Quarter 1/2026	Quarter 1/2025
Income from disposal of assets	427.416.279	5.580.417.172
Income from infrastructure usage rights transfer fees.	1.152.692.838	-
Other income	5.161.573.220	1.152.734.824
	<b>6.741.682.337</b>	<b>6.733.151.996</b>

**8 . OTHER EXPENSES**

	Quarter 1/2026	Quarter 1/2025
Asset disposal	-	2.004.254.159
Reacquisition of land plot in Hiep Hoa Residential Area project Minutes dated 17/01/2024 under Agreement	-	142.917.481.535
Penalties and late tax payment, tax arrears	60.000.000	
Depreciation expense of fixed assets during production suspension period	699.322.758	797.699.332
Other expenses	2.299.620.337	1.407.853.053
	<b>3.058.943.095</b>	<b>147.127.288.079</b>

**9 . SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES****a) Enterprise management expenses incurred during the period**

	Quarter 1/2026	Quarter 1/2025
Costs of raw materials, materials, and tools	1.077.983.325	1.090.088.780
Labour costs	24.604.771.711	26.382.005.157
Depreciation expense of fixed assets	2.632.721.462	2.746.594.343
Provision expense / reversal of provisions	-	(65.115.929)
Taxes, fees, and charges	3.605.182.734	2.428.191.386
Outside service expenses	3.037.566.377	5.464.277.607
Other cash expenses	6.777.669.187	6.921.206.944
	<b>41.735.894.796</b>	<b>44.967.248.288</b>

**b) Selling expenses incurred during the period**

Costs of raw materials, materials, and tools	1.102.143.585	1.405.481.567
Labour costs	14.657.404.562	21.819.546.853
Depreciation expense of fixed assets	1.979.620.049	1.865.487.170
Taxes, fees, and charges	-	-
Outside service expenses	8.081.049.353	7.844.022.721
Other cash expenses	1.415.350.830	1.580.364.615
	<b>27.235.568.379</b>	<b>34.514.902.926</b>

**10 . CURRENT CORPORATE INCOME TAX EXPENSES**

	Quarter 1/2026	Quarter 1/2025
Corporate income tax expenses of the Parent Company	12.638.793.284	100.070.704.589
Corporate income tax expenses of the subsidiaries	20.608.951.685	23.724.750.822
<b>Current Corporate income tax expenses</b>	<b>33.247.744.969</b>	<b>123.795.455.411</b>



## VIII. OTHER INFORMATION

### 1 . Events occurring after the end of the accounting period

No material events occurred after the end of the first quarter of 2026 accounting period that require adjustment or disclosure in these consolidated financial statements.

### 2 . Transactions and balances with related parties

During the period, the Corporation had transactions and balances as at the end of the financial year with related parties as follows:

#### Transactions during the period:

	Relationship	Quarter 1/2026	Quarter 1/2025
<b>Revenue from sales of goods and provision of services</b>			
- Thong Nhat Joint - Stock Company	Associate company	819.299.063	568.990.332
- Tin Nghia Transport Joint Stock Company	Associate company	1.401.254.698	1.155.595.086
- Dong Nai Valuation Corporation	Associate company	48.409.556	48.213.820
- Nhon Trach New Industry City Company Limited	Associate company	-	108.333.324
- Dinh Quang Construction Investment Joint Stock	Associate company	2.528.607.981	-
- Dong Nai Container Port Joint Stock Company	Associate company	268.916.755	269.257.601
- Olympic Coffee Joint Stock Company	Associate company	671.428.765	638.417.274
- Nhon Trach 6A Investment Construction Industrial	Other related parties	204.205.273	80.667.926
- Tuan Loc Commodities Company Limited	Other related parties	9.909.926.866	16.709.645.863
- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	5.318.844.384	1.004.345.572
- STS Lubricants Joint Stock Company	Associate company		909.091
<b>Purchase of materials, goods, services</b>			
- Dinh Quang Construction Investment Joint Stock Co	Associate company	296.509.209	726.534.332
- Dong Nai Valuation Corporation	Associate company	37.037.037	-
- Tin Nghia Transport Joint Stock Company	Associate company	5.308.616.477	4.698.386.488
- Thong Nhat Joint - Stock Company	Associate company	673.326.139	658.961.396
- Nhon Trach New Industry City Company Limited	Associate company	23.264.844	
- Tuan Loc Commodities Company Limited	Other related parties	-	847.961.775.000
- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	1.566.394.362	60.510.000
<b>Interest from lending capital</b>			
- Nhon Trach New Industry City Company Limited	Associate company	7.470.634.519	1.147.491.210
- Nhon Trach 6A Investment Construction Industrial	Other related parties	1.232.876.712	1.232.876.712
- Olympic Coffee Joint Stock Company	Associate company	2.431.408.829	4.466.052.260
- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	1.380.821.918	-
<b>Interest on business cooperation</b>			
- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	30.571.397.260	-
<b>Interest on capital loans</b>			
- Dong Nai Container Port Joint Stock Company	Associate company	62.768.218	12.723.288



**Balances as at 31 March 2026**

	Relationship	31/03/2026 VND	01/1/2026 VND
<b>Short-term trade receivables</b>			
- Thong Nhat Joint - Stock Company	Associate company	20.276.770	15.148.450
- Nhon Trach New Industry City Company Limited	Associate company	853.470.809	743.024.713
- Dong Nai Container Port Joint Stock Company	Associate company	96.045.230	6.614.550
- Olympic Coffee Joint Stock Company	Associate company	123.053.164.528	128.763.160.748
- Nhon Trach 6A Industrial Park Construction Investment One-Member Limited Liability Company	Other related parties	161.443.840	42.160.440
- Tuan Loc Commodities Company Limited	Other related parties	471.053.887	773.557.260
- PetroVietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	10.535.749.077	6.144.202.066
<b>Short-term advances from customers</b>			
- Olympic Coffee Joint Stock Company	Associate company	15.009.493	-
- Tuan Loc Commodities Company Limited	Other related parties	-	22.588.000
<b>Short-term loans receivable</b>			
- Olympic Coffee Joint Stock Company	Associate company	101.800.000.000	101.800.000.000
- Nhon Trach New Industrial City Company Limited	Associate company	251.115.967.736	286.730.733.736
- Nhon Trach 6A Industrial Park Construction Investment One-Member Limited Liability Company	Other related parties	50.000.000.000	50.000.000.000
- PetroVietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	50.000.000.000	250.000.000.000
<b>Short-term advances to suppliers</b>			
- Dinh Quang Construction Investment Joint Stock Company	Associate company	30.000.000	90.000.000
- Dong Nai Valuation Corporation	Associate company	24.300.000	44.300.000
- Tin Nghia Transport Joint Stock Company	Associate company	2.131.546.670	-
<b>Short-term other receivables</b>			
- Olympic Coffee Joint Stock Company	Associate company	93.143.349.697	94.396.093.355
- Thong Nhat Joint Stock Company	Associate company	-	4.840.800.000
- Nhon Trach 6A Investment Construction Industrial Zone Company Limited	Other related parties	424.647.534	-
- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	1.749.806.158.904	908.730.652.055
- Nhon Trach New Industrial City Company Limited	Associate company	19.622.833.946	24.028.467.118
<b>Other long-term receivables:</b>			
- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	260.000.000	610.260.000.000
<b>Short-term trade payables:</b>			
- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	140.400.000	218.877.403
- Thong Nhat Joint Stock Company	Associate company	23.815.449	-
- Dinh Quang Construction Investment Joint Stock Company	Associate company	-	-
- S.T.S Lubricant Joint Stock Company	Associate company	360.000.000	360.000.000
- Tin Nghia Transport Joint Stock Company	Associate company	-	1.288.066.170



**Other short-term payables**

- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	12.607.983.560	11.025.517.808
- Dong Nai Provincial Party Committee	Shareholder	-	125.241.387.809

**Other long-term payables:**

- Dong Nai Container Port Joint Stock Company	Associate company	3.407.767.672	3.344.999.454
- Nhon Trach 6A Investment Construction Industrial Zone Company Limited	Other related parties	-	40.000.000

**Dividends payable:**

- Dong Nai Container Port Joint Stock Company	Associate company	1.290.000.000	1.290.000.000
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*Approved on April 29, 2026***Preparer****Chief Accountant****Legal Representative****Dương Thị Minh Hồng****Nguyễn Thị Thùy Vân**  
**Trần Trung Tuấn**