

**CÔNG TY CỔ PHẦN
ĐẦU TƯ PHÁT TRIỂN THÀNH ĐẠT
THANH DAT INVESTMENT
DEVELOPMENT JOINT STOCK**

Mẫu số 01-A
CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do- Hạnh phúc
COMPANYSOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Số: 110/2026/CBTT-DTD
No: 110/2026/CBTT-DTD

Ninh Bình, ngày 29 tháng 07 năm 2026
Ninh Bình, July 29th 2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC INFORMATION DISCLOSURE THE FINANCIAL STATEMENT

Kính gửi: Sở Giao dịch Chứng khoán Hà Nội
To: Hanoi Stock Exchange

Thực hiện quy định tại Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty cổ phần Đầu tư phát triển Thành Đạt thực hiện công bố thông tin báo cáo tài chính (BCTC) quý 02 năm 2026 với Sở Giao dịch Chứng khoán Hà Nội như sau/ *In accordance with the regulations stipulated in Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding the disclosure of information on the securities market, Thanh Dat Investment Development Joint Stock Company discloses the financial statements (FS) for the Second Quarter of 2026 to the Hanoi Stock Exchange as follows:*

1. Tên tổ chức/ *Name of organization*: Công ty cổ phần Đầu tư Phát triển Thành Đạt/
Thanh Dat Investment Development Joint Stock Company

- Mã chứng khoán/ *Stock Code*: DTD
- Địa chỉ/ *Address*: Đường Nguyễn Thị Định, Phường Phủ Lý, Tỉnh Ninh Bình, Việt Nam
- Điện thoại liên hệ/ *Tel*: 02263.883.136
- Email: hoadonthanhhdathn2010@gmail.com
- Website: <http://thanhhdathanam.vn>
- Nội dung thông tin công bố/ *Content of disclosure*:
- BCTC quý 02 năm 2026 / *Financial Statements for Q2/2026*

☐ BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc)/ *Separate Financial Statements (for listed companies without subsidiaries and superior accounting units with affiliated units)*;

☐ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/*Combined Financial Statements (for listed companies with affiliated accounting units that have their own accounting organization)* .

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC đã được soát xét/kiểm toán)/ *The audit organization issues an opinion that is not a fully accepted opinion on the financial statements (for financial statements that have been reviewed/audited):*

Không/No ☐

C6/ Yes ☐

Không/No ☐

CÓ/ Yes ☐

Không/No ☐

CÓ/ Yes ☐

Không/No ☐

CÓ/ YES ☒

Không/No ☐

CÓ/ Yes ☒

Không/No ☐

CÓ/ Yes ☐

Không/No ☐



Văn bản giải trình trong trường hợp tích có/ *Explanation document in case of positive findings:*

Có/ Yes ☐

Không/No ☐

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày: 29/07/2026 tại đường dẫn: <http://thanhdathanam.vn/> *This information was published on the company's website on 29/07/2026 (date), as in the link <http://thanhdathanam.vn/>.*

Tài liệu đính kèm:

Attached documents:

- BCTC riêng Quý II năm 2026/
Separate Financial Statements for Q2 2026,
- BCTC hợp nhất Quý II năm 2026/
Consolidated Financial Statements for QII 2026 ,
- Văn bản giải trình chênh lệch LNST tại Báo cáo tài chính Quý II năm 2026/ *Explanation document for the discrepancy in profit after tax in the Financial Statements for QII 2026 .*

Đại diện tổ chức/ Representative of the organization

NGƯỜI ĐẠI DIỆN THEO PHÁP LUẬT

/ LEGAL REPRESENTATIVE

TỔNG GIÁM ĐỐC/ DIRECTOR



Trần Đức Dũng



**CONSOLIDATED FINANCIAL STATEMENTS – SECOND QUARTER
2026**

**THANH DAT INVESTMENT AND DEVELOPMENT JOINT
STOCK COMPANY**



THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As of 30 June 2026

Form B01-DN/HN

Currency unit: VND

ASSETS	Codes	Notes	Quarter-end balance	Opening balance
A. CURRENT ASSETS	100		862.000.781.187	949.099.487.876
I. Cash and cash equivalents	110	5.1	193.017.554.455	369.925.116.345
1. Cash	111		155.703.685.907	273.380.836.974
2. Cash equivalents	112		37.313.868.548	96.544.279.371
II. Short-term financial investments	120		504.237.535.730	430.119.941.866
1. Short-term held-to-maturity investments	123	5.9	504.237.535.730	430.119.941.866
III. Short-term receivables	130		47.462.294.864	51.760.599.117
1. Short-term trade receivables	131	5.5	98.853.468.610	111.504.748.475
2. Short-term advances to suppliers	132	5.6	16.371.314.810	8.297.817.057
3. Other short-term receivables	135	5.2	238.951.337	368.653.616
4. Provision for short-term doubtful debts (*)	136	5.8	(68.001.439.893)	(68.410.620.031)
IV. Inventories	140	5.3	106.618.297.258	79.857.372.988
1. Inventories	141		106.618.297.258	79.857.372.988
V. Short-term biological assets	150		-	-
VI. Other short-term assets	160		10.665.098.880	17.436.457.560
1. Short-term deferred expenses	161	5.4	594.598.810	1.639.436.148
2. Value added tax deductibles	162		9.139.866.104	14.866.387.446
3. Taxes and other receivables from the State budget	163	5.16	930.633.966	930.633.966
B. NON-CURRENT ASSETS	200		1.722.482.304.757	1.715.450.220.320
I. Long-term receivables	210		592.167.160.483	569.975.502.483
1. Other long-term receivables	215	5.2	592.167.160.483	569.975.502.483
II. Fixed assets	220		910.498.442.004	922.809.035.683
1. Tangible fixed assets	221	5.10	910.498.442.004	922.809.035.683
- Cost	222		1.057.537.818.463	1.060.628.403.615
- Accumulated depreciation (*)	223		(147.039.376.459)	(137.819.367.932)
III. Long-term biological assets	230		-	-
IV. Investment property	240	5.12	127.023.800.322	127.210.160.025
- Cost	241		1.341.725.906.771	1.341.725.906.771
- Accumulated depreciation (*)	242		(1.214.702.106.449)	(1.214.515.746.746)
V. Long-term assets in progress	250	5.7	49.417.899.330	47.711.176.826
1. Construction in progress	252		49.417.899.330	47.711.176.826
VI. Long-term financial investments	260	5.9	16.753.293.369	16.753.293.369
1. Investments in joint ventures and associates	262		16.753.293.369	16.753.293.369
VII. Other long-term assets	270		26.621.709.249	30.991.051.934
1. Long-term deferred expenses	271	5.4	18.800.842.429	22.065.252.910
2. Deferred tax assets	272		2.296.205.796	2.296.205.796
3. Goodwill	279	5.13	5.524.661.024	6.629.593.228
TOTAL ASSETS	280		2.584.483.085.944	2.664.549.708.196

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

Form B01-DN/HN

As of 30 June 2026

Currency unit: VND

RESOURCES	Codes	Notes	Quarter-end balance	Opening balance
C. LIABILITIES	300		940.990.635.183	1.003.489.177.586
I. Current liabilities	310		278.083.989.190	440.581.685.332
1. Short-term trade payable	311	5.14	20.096.860.905	38.262.230.039
2. Short-term advances from customers	312	5.15	84.145.465.436	81.045.792.063
3. Short-term taxes and other payables to the State	314	5.16	12.348.455.621	96.046.285.948
4. Payable to employees	315		2.408.706.062	2.623.131.802
5. Short-term accrued expenses	316	5.17	122.639.481.873	159.486.423.335
6. Short-term unearned revenue	319		6.776.840.548	1.527.069.448
7. Other short-term payables	320	5.18	8.699.100.119	42.108.491.163
8. Short-term loans and obligations under financial leases	321	5.11	9.400.000.000	9.400.000.000
9. Bonus and welfare fund	323		11.569.078.626	10.082.261.534
II. Non-current liabilities	330		662.906.645.993	562.907.492.254
1. Long-term unearned revenue	337		90.307.872.740	18.169.080.638
2. Other long-term payables	338	5.18	54.752.085.637	21.977.276.000
3. Long-term loans and obligations under financial leases	339	5.11	36.572.345.029	41.486.793.029
4. Deferred income tax liabilities	342		4.449.341.327	4.449.341.327
5. Long-term provisions	343	5.19	476.825.001.260	476.825.001.260
D. EQUITY	400		1.643.492.450.761	1.661.060.530.610
I. Owner's equity	410	5.20	1.643.492.450.761	1.661.060.530.610
1. Owner's contributed capital	411		666.860.550.000	666.860.550.000
- Ordinary shares carrying voting rights	411a		666.860.550.000	666.860.550.000
2. Development investment fund	418		309.147.065.833	203.027.725.621
3. Retained earnings	420		384.819.740.656	459.089.122.806
- Retained earnings accumulated to the end of the prior period	420a		350.804.081.774	205.952.135.340
- Retained earnings for the current period	420b		34.015.658.882	253.136.987.466
4. Non-controlling interests	429		282.665.094.272	332.083.132.183
TOTAL RESOURCES	440		2.584.483.085.944	2.664.549.708.196

PREPARER



Dinh Thi Phuong Thao

CHIEF ACCOUNTANT



Duong Thi Thu Hien

Approved on 28 July 2026

LEGAL REPRESENTATIVE



Tran Duc Dung

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY
Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

INTERIM CONSOLIDATED STATEMENT OF INCOME

Accounting period from 1 January 2026 to 30 June 2026

Form B02-DN/HN
Currency unit: VND

ITEMS	Code	Note	Quarter II		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Prior year	Current year	Prior year
1. Revenue from goods sold and services rendered	01	6.1	98.063.052.660	287.971.503.427	156.449.307.151	506.994.412.438
2. Deductions	02		3.055.556	-	3.055.556	-
3. Net revenue from goods sold and services rendered	10		98.059.997.104	287.971.503.427	156.446.251.595	506.994.412.438
4. Cost of sales	11	6.2	61.298.535.647	94.355.970.003	107.441.702.223	185.492.839.786
5. Gross profit from goods sold and services rendered	20		36.761.461.457	193.615.533.424	49.004.549.372	321.501.572.652
6. Gain/(loss) from the sale and disposal of investment property	21		-	-	-	-
7 Financial Income	22	6.3	12.457.022.771	7.769.634.792	17.520.905.014	12.923.690.196
8. Financial expenses	23	6.4	1.303.202.472	470.961.543	2.257.383.487	1.940.964.806
- In which: Interest expense	24		1.303.202.472	-	2.257.383.487	286.197.449
9. Selling expenses	25	6.5	315.928.545	1.778.631.043	316.081.323	4.087.264.427
10. General and administration expenses	26	6.5	3.602.255.420	4.961.274.927	8.773.736.649	9.500.482.150
11. Net profit from operating activities	30		43.997.097.791	194.174.300.703	55.178.252.927	318.896.551.465
12. Other income	31		399.845.492	5.994	403.397.880	225.648.965
13. Other expenses	32	6.6	173.004.549	332.921.451	173.908.282	288.244.677
14. Profit from other activities	40		226.840.943	(332.915.457)	229.489.598	(62.595.712)
15. Accounting profit before tax	50		44.223.938.734	193.841.385.246	55.407.742.525	318.833.955.753
16. Current corporate income tax expense	51	6.7	8.989.881.877	40.795.002.038	11.337.137.800	66.265.492.026
17. Deferred corporate income tax	52		-	(655.033.569)	-	(963.816.825)
18. Net profit after corporate income tax	60		35.234.056.857	153.701.416.777	44.070.604.725	253.532.280.552
19. Profit after tax attributable to owners of the parent	61		27.840.245.538	101.839.481.445	34.015.658.882	170.672.538.153
20. Profit after tax attributable to non-controlling interests	62		7.393.811.319	51.861.935.332	10.054.945.843	82.859.742.399
21. Basic earnings per share (*)	70		417	1.771	510	2.969
22. Diluted earnings per share (*)	71		380	1.771	464.008	2.559

PREPARER

CHIEF ACCOUNTANT

Dinh Thi Phuong Thao

Duong Thi Thu Hien

Approved on 28 July 2026

LEGAL REPRESENTATIVE



INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

Form B03-DN/HN

Indirect method

Accounting period from 1 January 2026 to 30 June 2026

Currency unit: VND

Accumulated from the beginning of the
year to the end of this quarter

ITEMS	Codes	Notes	Current period	Prior period
I. Cash flows from operating activities				
1. Net profit before tax	01		55.407.742.525	318.833.955.753
2. Adjustments for:				
- Depreciation of fixed assets and investment property	02		19.022.268.280	84.441.461.433
- Provisions	03		(409.180.138)	22.791.468.628
- Foreign exchange gains/losses arising from revaluation of foreign currency monetary items	04		-	1.654.767.357
- (Gains)/losses from investing activities	05		(17.918.902.894)	(13.102.868.167)
- Interest expense	06		2.257.383.487	286.197.449
3. Operating profit before movements in working capital	08		58.359.311.260	414.904.982.453
- Increase/decrease in receivables	09		(11.757.652.267)	65.251.539.639
- Increase/decrease in inventories	10		(26.760.924.270)	16.127.108.980
- Increase/decrease in payables (excluding accrued loan interest and corporate income tax payable)	11		(34.174.626.927)	(149.511.146.174)
- Increase/decrease in deferred expenses	12		4.309.247.819	(1.536.022.775)
- Interest paid	14		(2.257.383.487)	(286.197.449)
- Corporate income tax paid	15		(94.540.259.526)	(10.442.605.996)
- Other cash receipts from operating activities	17		(1.845.030.324)	(632.107.408)
Net cash generated by operating	20		(108.667.317.722)	333.875.551.270
II. Cash flows from investing activities				
1. Acquisition and construction of fixed assets and other long-term assets	21		(8.250.959.170)	(193.808.374.774)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22		1.521.851.852	1.285.000.000
3. Cash outflow for lending, buying debt instruments of other entities	23		(776.509.624.304)	(485.927.356.668)
4. Cash recovered from lending, selling debt instruments of other entities	24		703.969.000.000	421.460.183.491
5. Interest earned, dividends and profits received	27		15.943.935.454	12.923.690.196
Net cash flows from investing activities	30		(63.325.796.168)	(244.066.857.755)

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

Form B 03a-DN/HN

(Continued)

Indirect method

Accounting period from 1 January 2026 to 30 June 2026

Accumulated from the beginning of the
year to the end of this quarter

ITEMS	Codes	Notes	Current period	Prior period
III. Cash flow from financing activities				
1. Proceeds from share issue and owners' contributed capital	31		-	-
Cash payments for returning capital				
2. contributions to owners and repurchase of issued shares	32		-	-
3. Cash proceeds from borrowings	33		-	10.000.000.000
4. Cash repayments of borrowings	34		(4.914.448.000)	(45.515.304.261)
5. Cash repayments of finance lease liabilities	35		-	-
6. Dividends and profit distributed to owners	36		-	-
Net cash flows from financing activities	40		(4.914.448.000)	(35.515.304.261)
Net cash flows for the year	50		(176.907.561.890)	54.293.389.254
Cash and cash equivalents at beginning of year	60		369.925.116.345	242.507.970.844
Effects of changes in foreign exchange rates	61		-	-
Cash and cash equivalents at end of period	70		193.017.554.455	296.801.360.098

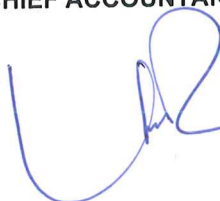
Approved on 28 July 2026

PREPARER



Dinh Thi Phuong Thao

CHIEF ACCOUNTANT



Duong Thi Thu Hien

LEGAL REPRESENTATIVE



Tran Duc Dung

I. BUSINESS OPERATING CHARACTERISTICS

1. Structure of ownership:

Thanh Dat Investment and Development Joint Stock Company was established in Vietnam under Business Registration Certificate No. 0700194008 issued by the Department of Planning and Investment of Ha Nam Province on 7 May 2001. The Company was converted from a limited liability company into a joint stock company under the 13th amended Business Registration Certificate dated 27 November 2015 issued by the same authority (now the Department of Finance of Ninh Binh Province). Currently, the Company operates under the 31st amended Enterprise Registration Certificate dated 11 August 2025.

The charter capital according to the 33st amendment dated 13 July 2026 is VND 733.537.880.000 (In words: seven hundred thirty-three billion, five hundred thirty-seven million, eight hundred eighty thousand Vietnamese Dong).

2. Business sectors:

The Company operates in the fields of civil construction, clean water supply, wholesale of petroleum products, and hotel business....

3. Operating industry and principal activities:

The Company's main activities include construction of civil and transportation works, clean water supply, and commercial concrete trading.

The Company's main operations include:

- Construction of all types of buildings;
- Inland waterway freight transport; road freight transport; wholesale of automobiles and other motor vehicles; real estate business, including ownership, usage, or lease of land; rental of motor vehicles; rental of machinery, equipment, and tangible goods;
- Site preparation; Construction of other civil engineering works. Details: Construction of works: civil, industrial, traffic, irrigation, electrical works with voltage of 35 KV or less, construction and transfer of domestic water supply stations, construction of industrial floors, construction of termite prevention and treatment for construction works;
- Production of concrete and products from cement and gypsum; Production of metal components. Details: Manufacturing and installing all kinds of iron and steel truss frames;
- Wholesale of materials and other installation equipment in construction; Wholesale of household goods, specifically: trading in household electrical appliances and electronics; wholesale of metals and metal ores;
- Wholesale of other machinery, equipment, and spare parts. Specifically: trading in mining, construction machinery, and equipment, as well as electrical machinery, equipment, and materials (e.g., generators, electric motors, electric cables, and other electrical circuit devices);
- Water extraction, treatment, and supply;
- Manufacturing and installation of surface water and underground water treatment equipment;
- Passenger transportation for tourism and import-export trading.

4. Normal production and business cycle

The Company's normal production and business cycle is carried out within a period of no more than 12 months.

5. Impact of operations on interim consolidated financial statements: None

6. The company structure:

The Company's headquarters is located on Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province.

The Company has the following subsidiary

- + Dong Van III Industrial Park Infrastructure Development Investment JSC, Ha Nam Province
 - Business Registration Certificate No. 0700769376 issued on February 15, 2016 (latest amendment: February 25, 2020)
 - Charter capital: VND 303,000,000,000
 - Address: N1 Street, Dong Van III Industrial Park, Dong Van Ward, Ninh Binh Province
 - Ownership ratio and voting ratio as of June 30, 2026:

<u>Name</u>	<u>Ownership Ratio (%)</u>	<u>Voting Ratio (%)</u>
Dong Van III Industrial Park Infrastructure Development Investment JSC, Ha Nam Province	65%	65%

The Company has the following associate company:

- + Tan Cang - Dong Van Ha Nam JSC:
 - Business Registration Certificate No. 0700792992 issued on July 22, 2017
 - Charter capital: VND 100,000,000,000
 - Address: Dong Van III Industrial Park, Dong Van Ward, Ninh Binh Province
 - Ownership ratio and voting ratio as of June 30, 2026:

<u>Name</u>	<u>Ownership Ratio (%)</u>	<u>Voting Ratio (%)</u>
Tan Cang - Dong Van Ha Nam JSC	39%	39%

7. Number of employees as of 31 March 2026: 102 people.

8. Statement of comparability of information in the interim consolidated financial statements:

The consolidated financial statements for the period from 1 April 2026 to 30 June 2026 are comparable.

II. ACCOUNTING PERIOD AND CURRENCY

1. The Company's fiscal year starts on January 1 and ends on December 31.

Quarter II accounting period: from April 1 to June 30 annually.

2. The accounting currency is Vietnamese Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING REGIME

1. Accounting Regime

The Company applies Vietnamese Accounting Standards and the Accounting Regime under Circular No. 99/2025/TT-BTC (replacing Circular 200/2014/TT-BTC) and Circular No. 43/2026/TT-BTC (replacing Circular 202/2014/TT-BTC on consolidated financial statements).

2. Statement of compliance with Vietnamese accounting standards and the accounting regime

The Company's Board of General Directors certifies that the preparation and presentation of the consolidated financial statements for the accounting period ended March 31, 2026, comply with Vietnamese accounting standards and the Vietnamese enterprise accounting system.

IV. SIGNIFICANT ACCOUNTING POLICIES

1. Cash and cash equivalents

Cash and cash equivalents include cash on hand, demand deposits, short-term investments that are highly liquid, readily convertible into known amounts of cash, and subject to an insignificant risk of changes in value.

2. Financial investments

Hold-to-maturity investments

Hold-to-maturity investments include investments that the Company has the positive intention and ability to hold to maturity. Hold-to-maturity investments comprise: term bank deposits (including treasury bills and promissory notes), bonds, mandatorily redeemable preferred shares issued by the counterparty that are required to be repurchased at a specified future date, and loans held to maturity for the purpose of earning periodic interest income, as well as other hold-to-maturity investments.

Hold-to-maturity investments are recognized from the purchase date and are initially measured at cost, which includes the purchase price and any directly attributable transaction costs. Interest income from hold-to-maturity investments arising after the purchase date is recognized in the statement of profit or loss on an accrual basis. Interest earned prior to the Company's holding period is deducted from the cost at the time of acquisition.

Hold-to-maturity investments are carried at cost less impairment allowance.

A provision for impairment of hold-to-maturity investments is made in accordance with current accounting regulations.

Long-term financial investments

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor a joint venture of the Company. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

3. Receivables

Receivables are presented in the financial statements at the carrying amount of amounts receivable from the Company's customers and other receivables, plus an Allowance for expected credit losses. At the reporting date:

- If a receivable is expected to be collected or settled within one year (or within the normal operating cycle), it is classified as a current asset;
- If a receivable is expected to be collected or settled after more than one year (or more than one operating cycle), it is classified as a non-current asset.

The Allowance for expected credit losses represents the estimated portion of receivables expected to suffer a loss due to amounts not being collected from customers, arising on the receivable balances at the end of the reporting period.

The Allowance for expected credit losses is provided for receivables that have been overdue for six months or more, or for receivables where the debtor is unlikely to be able to pay due to liquidation, bankruptcy, or similar difficulties (excluding customers who are overdue as above but are in the process of making payments or have committed to making payments in the near future).

4. Inventories

Inventories are stated at the lower of cost and net realizable value.

Cost of inventory includes purchase costs, conversion costs, and other directly related costs incurred to bring the inventory to its present location and condition.

Net realizable value of inventory is determined as the estimated selling price less the estimated costs necessary to sell the inventory.

The Company applies the perpetual inventory method to account for inventories, with values determined as follows:

Inventory values are determined using the monthly weighted average method.

An allowance for inventory obsolescence is provided for materials and goods where the original cost is higher than their net realizable value, in accordance with Vietnamese Accounting Standard No. 02 "Inventories" and Circular No. 48/2019/TT-BTC dated August 8, 2019, issued by the Ministry of Finance providing guidance on the regime for setting up and using provisions for devaluation of inventories, financial investment losses, doubtful debts, and product, goods, and construction work warranties at enterprises.

5. Tangible fixed assets and depreciation

Fixed assets are recorded at their original cost and accumulated depreciation.

Tangible fixed assets

The cost of tangible fixed assets includes the purchase price and any directly attributable costs incurred to bring the asset to its working condition for its intended use. The cost of self-constructed or self-manufactured tangible fixed assets includes construction costs, actual production costs incurred, plus installation and testing costs. Costs incurred for upgrades to tangible fixed assets are capitalized, increasing the cost of the fixed asset; maintenance and repair costs are recognized in profit or loss for the period. When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are derecognized, and any resulting gain or loss arising from the disposal of tangible fixed assets is recognized in profit or loss.

Depreciation of tangible fixed assets is calculated using the straight-line method, applied to all assets based on rates calculated to allocate the cost over their estimated useful lives and in accordance with the guidance in Circular No. 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance providing guidance on the regime for management, use, and depreciation of fixed assets, Circular No. 147/2016/TT-BTC dated October 13, 2016 amending and supplementing certain articles of Circular No. 45/2013/TT-BTC, and Circular No.

28/2017/TT-BTC dated April 12, 2017 amending and supplementing certain articles of Circular No. 45/2013/TT-BTC.

The depreciation periods for the Company's tangible fixed assets are as follows:

Buildings and structures	15 - 50 years
Machinery and equipment	03 - 08 years
Transportation vehicles	06 - 10 years
Office equipment	05 years
Other assets	02 - 05 years

6. Deferred expenses

Prepaid expenses include tools and supplies, assets that do not meet the criteria for classification as fixed assets (with a value of less than VND 30 million), mining right costs, and other prepaid expenses. Prepaid expenses are amortized to production and business costs over a reasonable period from the time they are incurred.

7. Payables

Liabilities are presented in the financial statements at the carrying amount of amounts payable to the Company's customers and other payables, and are detailed by each payable object. At the reporting date:

- If a liability has a payment term of less than one year (or within one operating cycle), it is classified as current;
- If a liability has a payment term of more than one year (or more than one operating cycle), it is classified as non-current.

8. Accrued expenses

Accrued expenses represent the value of expenses that have been recognized in the statement of profit or loss for the accounting period but have not yet been actually paid as of the end of the reporting period, including: audit fees, construction costs. When such expenses are actually incurred, if there is any difference from the accrued amount, the accounting will record an additional expense or reduce the expense corresponding to the difference.

9. Unearned revenue:

Unearned revenue represents revenue received in advance for one or more accounting periods, primarily consisting of prepayments from customers for land lease fees and industrial park management fees for multiple periods. The Company recognizes unearned revenue corresponding to the performance obligations that the Company will fulfill in the future. When the revenue recognition criteria are met, the unearned revenue is recognized in the statement of profit or loss for the period corresponding to the portion of performance obligations satisfied.

10. Equity

Principles for recognition of owners' equity contributions:

Owners' contributed capital is recognized based on the actual amount of capital contributed by the owners.

Retained earnings represent the profit generated from the Company's operations after deducting adjustments arising from retrospective application of changes in accounting policies and retrospective correction of material prior-period errors.

11. Borrowings and finance lease liabilities

Borrowings are monitored by lender, by borrowing agreement, and by repayment term. In the case of borrowings in foreign currency, detailed monitoring is performed in the original currency.

12. Borrowing costs

Borrowing costs are recognized as production or business expenses in the period in which they are incurred, unless they are capitalized in accordance with Vietnamese Accounting Standard No. 16 'Borrowing Costs'. Accordingly, borrowing costs directly attributable to the acquisition, construction, or production of assets that necessarily take a substantial period of time to get ready for their intended use or sale are added to the cost of those assets until such time as the assets are ready for their intended use or sale. Investment income arising from the temporary investment of borrowed funds is deducted from the cost of the related asset. For pooled borrowings used to finance the construction of fixed assets or investment properties, borrowing costs are capitalized even if the construction period is less than 12 months.

13. Revenue

Revenue is recognized when the outcome of the transaction can be reliably measured, and the Company is likely to obtain economic benefits from the transaction.

- (i) Sales revenue is recognized when the significant risks and rewards of ownership have been transferred to the buyer, the goods have been delivered to and accepted by the customer.
- (ii) Revenue from construction contracts is recognized based on the portion of work completed and confirmed by the customer during the period, provided the Company is assured of receiving benefits from the construction contract and the costs of completing the work performed as of the financial statement date can be reliably estimated.
- (iii) Revenue from service provision is recognized when the significant risks and rewards have been transferred to the customer, the service has been rendered, and accepted by the customer.
- (iv) Financial income includes revenue arising from interest on deposits, loan interest, foreign exchange differences, and other financial income. Interest on deposits and loans is accrued based on the outstanding balances and applicable interest rates.
- (v) Investment income is recognized when the Company is entitled to receive the interest or dividend.

14. Accounting principles for cost of goods sold

Cost of goods sold reflects the capitalized value of products, goods, or services sold during the period, ensuring the principle of matching with revenue recorded during the period.

15. Accounting principles for selling expenses

Selling expenses represent actual costs incurred in the process of selling goods and providing services. These primarily include salaries of sales department staff and investment promotion expenses.

16. Accounting principles for administrative expenses

Administrative expenses include the Company's overall management costs, such as salaries for the management team, social insurance, health insurance, trade union fees, unemployment insurance for administrative staff, office supplies, tools, depreciation of fixed assets used for administrative purposes, land rental, business license tax, allowances for doubtful debts, outsourced services, and other cash expenses.

17. Accounting principles for financial revenue

Interest income

Interest income is recognized on an accrual basis, determined based on the balance of deposit accounts and the actual interest rate for each period.

Dividends and profit distributions

Dividends and profit distributions are recognized when the Company's right to receive dividends or profits from capital contributions is established.

18. Accounting principles for finance costs

Finance costs reflect those expenses or losses related to financial investment activities, lending and borrowing costs, capital contribution costs for joint ventures and associates, short-term securities transfer losses, securities sale transaction costs; provisions for devaluation of trading securities, provisions for impairment of investments in other entities, losses arising from foreign currency sales, and foreign exchange differences losses.

Finance costs that are not considered deductible for corporate income tax (CIT) purposes under the provisions of the tax law but are fully supported by valid invoices and documents and have been properly accounted for in accordance with the Company's accounting regime are not reversed from accounting expenses; instead, adjustments are made only in the CIT finalization to increase the amount of CIT payable.

19. Taxation

Value added tax (VAT):

VAT rate applicable to construction contracts, ready-mixed concrete, infrastructure leasing and management services: 10%.

VAT rate applicable to clean water supply services: 5%.

Corporate income tax (CIT):

The applicable corporate income tax rate is 20%.

Current income tax is the amount of tax calculated based on taxable income for the period using the tax rate applicable in the accounting period. Taxable income differs from accounting profit due to adjustments for temporary differences between tax accounting and financial accounting, as well as adjustments for income or expenses that are non-taxable or non-deductible.

Other taxes: Applied in accordance with the current tax laws in Vietnam.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)
For the period ended 30 June 2026

Form B09-DN/HH
Currency unit: VND

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INTERIM CONSOLIDATED STATEMENT OF
FINANCIAL POSITION

5.1 Cash and cash equivalents

Cash and cash equivalents held by the Company that are not subject to restrictions on use	Quarter-end balance	Opening balance
Cash on hand	3.322.629.675	2.218.926.053
Cash in banks	152.381.056.232	271.161.910.921
Vietnam Joint Stock Commercial Bank for Industry and Trade – Ha Nam Branch	113.836.398.236	153.198.605.019
Saigon – Hanoi Joint Stock Commercial Bank	8.905.667.228	6.102.796.627
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ha Nam Branch	17.251.908.423	36.435.335.223
Joint Stock Commercial Bank for Investment and Development of Vietnam – Ha Nam Branch	1.905.816.742	62.195.227.506
Orient Commercial Joint Stock Bank	24.245.191	19.812.647
Saigon Thuong Tin Commercial Joint Stock Bank	4.485.304.528	2.133.277.849
Vietnam Prosperity Joint Stock Commercial Bank	27.336.537	654.016
Co-operative Bank of Vietnam	657.670.810	657.345.133
Vietnam Bank for Agriculture and Rural Development	17.004.418	17.450.333
Asia Commercial Joint Stock Bank	426.708.419	426.687.260
Vietnam Public Joint Stock Commercial Bank	17.559.670	2.258.205.900
Vietnam Maritime Commercial Joint Stock Bank	793.630.021	429.022.896
Nam A Commercial Joint Stock Bank	663.781.668	526.165.508
Military Commercial Joint Stock Bank	3.368.024.341	6.761.325.004
Cash equivalents (*)	37.313.868.548	96.544.279.371
- Orient Commercial Joint Stock Bank	26.432.876.101	35.907.315.531
- Saigon – Hanoi Commercial Joint Stock Bank	-	10.000.000.000
- Saigon Thuong Tin Commercial Joint Stock Bank	10.880.992.447	10.636.963.840
- Nam A Commercial Joint Stock Bank	-	40.000.000.000
Total	193.017.554.455	369.925.116.345

5.2 Other receivables

	Quarter-end balance		Opening balance	
	Value	Allowance	Value	Allowance
a) Short-term	238.951.337	-	368.653.616	-
- Advances	32.918.000	-	32.918.000	-
- Other receivables	206.033.337	-	335.735.616	-
b) Long-term	592.167.160.483	-	569.975.502.483	-
- Other long-term receivables	592.167.160.483	-	569.975.502.483	-
+ Ha Noi South Housing and Urban Development Corporation	56.728.016.800	-	34.536.358.800	-
+ Phu Ly City Land Development Center	14.083.094.355	-	14.083.094.355	-
+ Duy Tien Town Land Development Center	7.289.254.000	-	7.289.254.000	-
+ Land clearance costs	488.908.760.328	-	488.908.760.328	-
+ Receivables from vocational transition and training support	25.158.035.000	-	25.158.035.000	-
Total	592.406.111.820	-	570.344.156.099	-

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)
For the period ended 30 June 2026

Form B09-DN/HN
Currency unit: VND

5.3 Inventories

	Quarter-end balance		Opening balance	
	Cost	Allowance	Cost	Allowance
Raw materials	996.566.437	-	1.818.536.882	-
Work in progress	104.963.023.312	-	77.575.426.766	-
Merchandise	658.707.509	-	463.409.340	-
Total	106.618.297.258	-	79.857.372.988	-

5.4 Deferred expenses

	Quarter-end balance	Opening balance
a) Short-term	594.598.810	1.639.436.148
- Tools and supplies issued for use	594.598.810	1.590.716.148
- Other short-term deferred expenses	-	48.720.000
b) Long-term	18.800.842.429	22.065.252.910
- Deferred tools and supplies expenses	18.800.842.429	22.065.252.910
Total	19.395.441.239	23.704.689.058

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)

For the period ended 30 June 2026

5.5 Trade receivables

Currency unit: VND

Item	Quarter-end balance		Opening balance	
	Value	Provision	Value	Provision
- Short-term trade receivables				
Tan Cang Ha Nam Joint Stock Company	39.139.385.116	(38.070.332.935)	39.139.385.116	(38.070.332.935)
Phu Ly City Construction Investment Project Management Board No. II – Phu Van Embankment	7.624.553.000	(7.624.553.000)	7.624.553.000	(7.624.553.000)
Hancorp Joint Stock Company	5.472.555.416	(5.472.555.416)	5.472.555.416	(5.472.555.416)
Hawee Industrial Construction Joint Stock Company	3.859.468.427	(3.859.468.427)	3.859.468.427	(3.859.468.427)
Kien Hung Vietnam Construction Development Co., Ltd.	903.128.000	-	903.128.000	-
Thuan An Company Limited	3.203.636.594	-	3.243.309.176	-
Wiston Infoconmm Company Limited	3.065.009.690	-	3.041.754.396	-
LCFC (Vietnam) Company Limited	3.400.500.121	-	4.777.000.001	-
NDH Holdings Company Limited	-	-	13.724.884.501	-
Others	32.185.232.246	(12.974.530.115)	29.718.710.442	(13.383.710.253)
Total	98.853.468.610	(68.001.439.893)	111.504.748.475	(68.410.620.031)

5.6 Short-term advances to suppliers

Item	Quarter-end balance		Opening balance	
	Value	Provision	Value	Provision
Huyen Quy Manufacturing and Trading Limited Liability Company	3.154.344.027	-	1.655.674.487	-
An Thinh Building Engineering Solution Joint Stock Company	-	-	1.000.403.580	-
Song Hong Ha Joint Stock Company	987.900.000	-	987.900.000	-
Ha Nam Urban Planning and Construction Center	919.457.000	-	919.457.000	-
Tran Anh Construction Consulting Joint Stock Company	1.121.635.000	-	715.467.000	-
Hoai Thanh Trung Trading Development Co., Ltd.	111.194.899	-	111.194.899	-
Walocom Construction Design Consulting Joint Stock Company	-	-	418.129.600	-
Truong Son Investment and Construction Joint Stock Company	5.126.264.078	-	-	-
Sontana Joint Stock Company	2.609.716.917	-	-	-
Others	2.340.802.889	-	2.489.590.491	-
Total	16.371.314.810	-	8.297.817.057	-

5.7 Long-term assets in progress

Item	Quarter-end balance		Opening balance	
	Cost	Recoverable amount	Cost	Recoverable amount
a) Long-term work in progress production and business costs				
b) Construction in progress				
- Construction in progress	49.417.899.330	49.417.899.330	47.711.176.826	47.711.176.826
+ Yen Lenh Port Project	47.889.902.880	47.889.902.880	46.183.180.376	46.183.180.376
+ Liem Tuyen Commercial Center Project	1.527.996.450	1.527.996.450	1.527.996.450	1.527.996.450
Total	49.417.899.330	49.417.899.330	47.711.176.826	47.711.176.826

Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

For the period ended 30 June 2026

Currency unit: VND

Currency unit: VND

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY
Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)

For the period ended 30 June 2026

5.8 . BAD DEBT

Form B09-DN/HN

Currency unit: VND

	Quarter-end balance			Opening balance		
	Cost	Recoverable amount	Debtor	Cost	Recoverable amount	Debtor
+ Hawee Industrial Construction Joint Stock Company	3.859.468.427	-	Trade receivables	3.859.468.427	-	Trade receivables
+ No4 Investment and Construction Joint Stock Company	1.085.543.625	-	Trade receivables	1.085.543.625	-	Trade receivables
+ Vinaconex 25 Joint Stock Company	896.072.364	-	Trade receivables	896.072.364	-	Trade receivables
+ Hong Ha Vietnam Joint Stock Company	634.098.195	-	Trade receivables	634.098.195	-	Trade receivables
+ Quang Minh Construction Joint Stock Company	371.550.000	-	Trade receivables	371.550.000	-	Trade receivables
+ Ha Nam Construction and Technical Consultancy Co., Ltd.	202.180.000	-	Trade receivables	202.180.000	-	Trade receivables
+ CSC Construction Solution Company Limited	127.500.000	-	Trade receivables	127.500.000	-	Trade receivables
+ Khanh Hung Construction and Trading Company Limited	48.060.000	-	Trade receivables	48.060.000	-	Trade receivables
+ Bac Nam Viet Development and Construction Investment Joint Stock Company	235.878.599	-	Trade receivables	235.878.599	-	Trade receivables
+ Project Management Board No. II of Phu Ly City - Phu Van Embankment Construction	7.624.553.000	-	Trade receivables	7.624.553.000	-	Trade receivables
+ Urban Development Management Board - High-Quality Healthcare Center in Ha Nam Province	1.287.184.300	-	Trade receivables	1.287.184.300	-	Trade receivables
+ Duy Tien Land Clearance and Resettlement Council - Infrastructure and Technical Construction of Lot E	1.331.789.000	-	Trade receivables	1.331.789.000	-	Trade receivables
+ Thanh Liem Land Clearance Board - 7% Grading of Kien Khe Industrial Cluster	1.151.566.000	-	Trade receivables	1.151.566.000	-	Trade receivables
+ Minh Hung Construction and Engineering Joint Stock Company	46.245.000	-	Trade receivables	46.245.000	-	Trade receivables
+ Dong Hoa Investment and Contruction Joint Stock Company	-	-	Trade receivables	50.963.000	-	Trade receivables
+ Duy Tien Land Clearance and Resettlement Board - Trung Hoa A Village Power Line	172.688.000	-	Trade receivables	172.688.000	-	Trade receivables
+ Tan A Ha Nam International Joint Stock Company - showroom stone embankment	30.100.000	-	Trade receivables	30.100.000	-	Trade receivables

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)

For the period ended 30 June 2026

5.8 . BAD DEBT

Form B09-DN/HN

Currency unit: VND

	Quarter-end balance			Opening balance		
	Cost	Recoverable amount	Debtor	Cost	Recoverable amount	Debtor
+ Kien Khe Town People's Committee - Office Building	106.271.000	-	Trade receivables	106.271.000	-	Trade receivables
+ Ha Nam Investment and Construction Project Management Board - N1-D2 Road	238.344.017	-	Trade receivables	238.344.017	-	Trade receivables
+ Ha Nam Investment and Construction Project Management Board - Technical Infrastructure of DVI Industrial Park, Land Recovery Section	662.546.563	-	Trade receivables	662.546.563	-	Trade receivables
+ TKD Investment Construction and Consultation Installation Joint Stock Company	230.000.000	-	Trade receivables	230.000.000	-	Trade receivables
+ Quang Thanh Ha Nam Trading Company Limited	534.430.000	-	Trade receivables	1.034.430.000	-	Trade receivables
+ Hoang Gia Construction Company Limited	435.586.800	-	Trade receivables	435.586.800	-	Trade receivables
+ Dung Ngoc Investment Consulting and Construction Company Limited	153.850.000	61.540.000	Trade receivables	153.850.000	76.925.000	Trade receivables
+ CKBQP Real Estate Investment, Construction and E-commerce Joint Stock Company	100.000.000	-	Trade receivables	100.000.000	30.000.000	Trade receivables
+ Loc Phat Steel Trading and Service Company Limited	481.989.312	144.596.794	Trade receivables	481.989.312	240.994.656	Trade receivables
+ Kien Hung Construction Investment Joint Stock Company	339.195.000	169.597.500	Trade receivables	339.195.000	169.597.500	Trade receivables
Total	68.377.174.187	375.734.294		68.928.137.187	517.517.156	

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)

For the period ended 30 June 2026

5.9 Financial investments

Held-to-maturity investments

Form B09-DN/HN

Currency unit: VND

	Quarter-end balance			Opening balance		
	Cost	Recoverable amount	Allowance	Cost	Recoverable amount	Allowance
- Term deposits	504.237.535.730	504.237.535.730	-	430.119.941.866	430.119.941.866	-
Saigon – Hanoi Commercial Joint Stock Bank	504.237.535.730	504.237.535.730	-	430.119.941.866	430.119.941.866	-
Orient Commercial Joint Stock Bank	152.868.019.568	152.868.019.568	-	112.239.406.002	112.239.406.002	-
Saigon Thuong Tin Commercial Joint Stock Bank	60.648.219.178	60.648.219.178	-	20.000.000.000	20.000.000.000	-
Vietnam Joint Stock Commercial Bank for Industry and Trade	100.592.480.004	100.592.480.004	-	58.870.236.244	58.870.236.244	-
Bank for Investment and Development of Vietnam	10.249.315.068	10.249.315.068	-	10.000.000.000	10.000.000.000	-
VPS Securities Joint Stock Company	366.629.696	366.629.696	-	351.851.916	351.851.916	-
Nam A Commercial Joint Stock Bank	116.250.000.000	116.250.000.000	-	167.181.000.000	167.181.000.000	-
Vietnam Maritime Commercial Joint Stock Bank	39.082.140.130	39.082.140.130	-	38.044.515.068	38.044.515.068	-
Equity investments in other entities	24.180.732.086	24.180.732.086	-	23.432.932.636	23.432.932.636	-
- Investments in associates	39.000.000.000	16.753.293.369	-	39.000.000.000	16.753.293.369	-
+ Tan Cang - Dong Van Ha Nam Joint Stock	39.000.000.000	16.753.293.369	-	39.000.000.000	16.753.293.369	-
Total	543.237.535.730	520.990.829.099	-	469.119.941.866	446.873.235.235	-

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)

For the period ended 30 June 2026

5.10 Increase, Decrease in Tangible fixed assets

Currency unit: VND

Items	Building and structure	Machinery and equipment	Motor vehicles	Office equipments	Others	Total
I. Cost						
Opening balance	902.156.500.720	118.394.222.396	30.795.085.003	1.293.222.282	7.989.373.214	1.060.628.403.615
Increase during the period	-	6.247.966.666	-	296.270.000	-	6.544.236.666
- <i>Acquisitions during the period</i>	-	6.247.966.666	-	296.270.000	-	6.544.236.666
Decrease during the period	-	-	(9.634.821.818)	-	-	(9.634.821.818)
- <i>Liquidation, disposal</i>	-	-	(9.634.821.818)	-	-	(9.634.821.818)
Ending balance	902.156.500.720	124.642.189.062	21.160.263.185	1.589.492.282	7.989.373.214	1.057.537.818.463
II. Accumulated depreciation						
Opening balance	57.135.143.386	53.332.099.042	21.481.989.234	916.508.416	4.953.627.854	137.819.367.932
Increase during the period	13.506.891.098	2.436.921.018	1.438.938.299	325.596.310	22.629.648	17.730.976.373
- <i>Depreciation</i>	13.506.891.098	2.436.921.018	1.438.938.299	325.596.310	22.629.648	17.730.976.373
Decrease during the period	-	-	(8.510.967.846)	-	-	(8.510.967.846)
- <i>Liquidation, disposal</i>	-	-	(8.510.967.846)	-	-	(8.510.967.846)
Ending balance	70.642.034.484	55.769.020.060	14.409.959.687	1.242.104.726	4.976.257.502	147.039.376.459
III. Net book value						
1. Opening balance	845.021.357.334	65.062.123.354	9.313.095.769	376.713.866	3.035.745.360	922.809.035.683
2. Ending balance	831.514.466.236	68.873.169.002	6.750.303.498	347.387.556	3.013.115.712	910.498.442.004

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY
Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)

For the period ended 30 June 2026

5.11 Loans and obligations under financial leases

	Quarter-end balance			Opening balance			Currency unit: VND
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off	
a) Short-term loans	9.400.000.000	9.400.000.000	4.700.000.000	4.700.000.000	9.400.000.000	9.400.000.000	
<i>Bank loans VND</i>	-	-	-	-	-	-	
Current maturity of long-term	9.400.000.000	9.400.000.000	4.700.000.000	4.700.000.000	9.400.000.000	9.400.000.000	
- Vietnam Bank for Industry and Trade - Ha Nam Branch	9.400.000.000	9.400.000.000	4.700.000.000	4.700.000.000	9.400.000.000	9.400.000.000	
b) Long-term loans	36.572.345.029	36.572.345.029	-	4.914.448.000	41.486.793.029	41.486.793.029	
- Loan capital re-lent by the Ha Nam Provincial People's Committee from the Government	9.431.883.879	9.431.883.879	-	214.448.000	9.646.331.879	9.646.331.879	
- Vietnam Bank for Industry and Trade - Ha Nam Branch	27.140.461.150	27.140.461.150	-	4.700.000.000	31.840.461.150	31.840.461.150	
Total	45.972.345.029	45.972.345.029	4.700.000.000	9.614.448.000	50.886.793.029	50.886.793.029	

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)
For the period ended 30 June 2026

Form B09-DN/HH
Currency unit: VND

5.12 Investment property

Items	Opening balance	Increase during the period	Decrease during the period	Quarter-end balance
Cost	1.341.725.906.771	-	-	1.341.725.906.771
Land use rights, infrastructure of industrial	1.341.725.906.771	-	-	1.341.725.906.771
Accumulated depreciation	(1.214.515.746.746)	(186.359.703)	-	(1.214.702.106.449)
Land use rights, infrastructure of industrial	(1.214.515.746.746)	(186.359.703)	-	(1.214.702.106.449)
Net book value	127.210.160.025	(186.359.703)	-	127.023.800.322
Land use rights, infrastructure of industrial	127.210.160.025	(186.359.703)	-	127.023.800.322

5.13 Goodwill

Goodwill	<u>Quarter-end balance</u>	<u>Opening balance</u>
	5.524.661.024	6.629.593.228
Total	<u>5.524.661.024</u>	<u>6.629.593.228</u>

5.14 Trade payables

a) Short-term trade payables

Payables to suppliers accounting for 10% or more of total trade payables	10.098.333.704	20.530.081.009
- Dong Nam Construction and Trading Joint Stock Company	-	2.168.469.220
- Tan Sang Investment Construction and Trading Company Limited	535.342.210	2.452.177.263
- Thuy Duong Petroleum Joint Stock Company	367.498.888	145.881.600
- Viet House Architecture Limited Liability Company	349.099.962	1.029.599.340
- Luxsen International Paint Development Joint Stock Company	183.408.000	1.727.836.000
- Nam Ha Noi Housing and Urban Development Investment Corporation	8.662.984.644	5.351.796.000
- Viet's Power Joint Stock Company	-	2.458.180.090
- Nhat Le Company Limited	-	5.196.141.496
Other trade payables	9.998.527.201	17.732.149.030
Total	<u>20.096.860.905</u>	<u>38.262.230.039</u>

5.15 Advances from customers

a) Short-term advances from customers

- Management Board of Key Healthcare Projects (Facility II of Viet Duc Hospital)	50.798.017.600	50.798.017.600
- Management Board of Key Healthcare Projects (Facility II of Bach Mai Hospital)	28.618.399.800	28.618.399.800
- Huy Hung Building Material Joint Stock Company	1.709.635.620	81.137.460
- Other advances from customers	3.019.412.416	1.548.237.203
Total	<u>84.145.465.436</u>	<u>81.045.792.063</u>

b) Advance payments from related parties.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)
For the period ended 30 June 2026

Form B09-DN/HH
Currency unit: VND

5.16 Taxes and other payables to the State budget

a) Payables	Opening balance	Amount payable for the period	Amount actually paid/offset during the period	Quarter-end balance
- Value added tax	1.247.716.776	1.526.406.925	1.970.817.255	803.306.446
- Corporate income tax	94.536.881.005	11.337.137.800	94.540.259.526	11.333.759.279
- Personal income tax	18.679.166	1.038.323.473	1.020.180.629	36.822.010
- Fees, charges and other taxes	243.009.001	187.950.400	256.391.515	174.567.886
Total	96.046.285.948	14.089.818.598	97.787.648.925	12.348.455.621
b) Receivables				
- Value added tax	930.633.966	-	-	930.633.966
Total	930.633.966	-	-	930.633.966

5.17 Accrued expenses	Quarter-end balance	Opening balance
a) Short-term	122.639.481.873	159.486.423.335
- Accrued audit fees	135.000.000	81.000.000
- Accrued construction costs for industrial park infrastructure	122.504.481.873	159.405.423.335
b) Long-term	-	-
Total	122.639.481.873	159.486.423.335

5.18 Other payables	Quarter-end balance	Opening balance
a) Short-term	8.699.100.119	42.108.491.163
- Security deposits received	-	41.863.391.237
- Insurance and trade union fund	199.100.119	70.799.926
- Remuneration of the Board of Directors and the Supervisory Board	-	168.000.000
- Other payables	8.500.000.000	6.300.000
Total	8.699.100.119	42.108.491.163
b) Long-term		
Other payables	21.885.776.000	21.885.776.000
- People's Committee of Ha Nam Province (*)	21.885.776.000	21.885.776.000
Security deposits received	32.866.309.637	91.500.000
Total	54.752.085.637	21.977.276.000

(*) Decision No. 295/QĐ-UBND issued by the Ha Nam Provincial People's Committee dated January 31, 2019, approving the adjusted final settlement of completed investment capital for the sub-project: Construction of clean water supply system in Liem Tuyen and Liem Tiet communes, Thanh Liem District, Ha Nam Province, under the Water Supply Component of the Result-Based Rural Water Supply and Sanitation Program in Ha Nam Province.

5.19 Provision	Quarter-end balance	Opening balance
Long-term	476.825.001.260	476.825.001.260
- Provision for repair and maintenance of fixed assets	476.825.001.260	476.825.001.260
Total	476.825.001.260	476.825.001.260

Provision for future industrial park infrastructure repair and maintenance costs recognized due to one-off revenue recognition.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)
For the period ended 30 June 2026

5.20. Owners' equity

Movement in owner's equity contributed

Currency unit: VND

	Owner's capital	Non-controlling interests	Development investment fund	Retained earnings after tax	Total
Opening balance of the previous year	574.887.850.000	243.919.032.486	152.262.985.748	349.725.590.313	1.320.795.458.547
Capital increase in the previous year	91.972.700.000	-	-	-	91.972.700.000
Profit for the previous year	-	116.614.668.197	-	253.136.987.466	369.751.655.663
Appropriation to funds	-	(557.854.284)	50.764.739.873	(51.800.754.973)	(1.593.869.384)
Dividend distribution	-	(27.892.714.216)	-	(91.972.700.000)	(119.865.414.216)
Closing balance of the previous year	666.860.550.000	332.083.132.183	203.027.725.621	459.089.122.806	1.661.060.530.610
Profit for the current period	-	10.054.945.843	-	34.015.658.882	44.070.604.725
Appropriation to funds	-	(1.166.146.596)	106.119.340.212	(108.285.041.032)	(3.331.847.416)
Dividend distribution	-	(58.306.837.158)	-	-	(58.306.837.158)
Closing balance for the period	666.860.550.000	282.665.094.272	309.147.065.833	384.819.740.656	1.643.492.450.761

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)
For the period ended 30 June 2026

Form B09-DN/HH
Currency unit: VND

Details of owner's capital contribution	Ownership ratio 30/06/2026	Quarter-end balance	Opening balance
Capital contributed by other parties			
- Mr. Nguyen Huy Cuong	29,22%	194.831.980.000	194.831.980.000
- Mrs. Nguyen Thanh Tam	5,83%	38.893.660.000	38.893.660.000
- Mr. Nguyen Quang Tri	5,27%	35.164.760.000	35.164.760.000
- Others	59,68%	397.970.150.000	397.970.150.000
Total	100,00%	666.860.550.000	666.860.550.000

b) Capital transactions with owners and dividend distribution, profit sharing

Owner's investment capital	Current period	Prior period
- Opening capital	666.860.550.000	574.887.850.000
- Capital increase during the period	-	-
- Capital decrease during the period	-	-
- Closing capital	666.860.550.000	574.887.850.000

Shares	Quarter-end balance	Opening balance
Number of shares registered for issuance	66.686.055	57.488.785
Number of shares issued to the public	66.686.055	57.488.785
- Ordinary shares	66.686.055	57.488.785
Number of outstanding shares in circulation	66.686.055	57.488.785
- Ordinary shares	66.686.055	57.488.785

* Par value of an outstanding share: VND 10,000 per share

Basic earnings per share	Current period	Prior period
Profit after tax	27.840.245.538	101.839.481.445
Weighted average number of outstanding shares during the period	66.686.055	57.488.785
Basic earnings per share	417	1.771
Number of additional share expected to be issued	6.667.733	-
Diluted earnings per share	380	1.771

Funds of the enterprise	Quarter-end balance (VND)	Opening balance (VND)
Development investment fund	309.147.065.833	203.027.725.621
Bonus and welfare fund	11.569.078.626	10.082.261.534
Total	320.716.144.459	213.109.987.155

6. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE INTERIM CONSOLIDATED STATEMENT OF INCOME

6.1 Total Revenue from sales and service provisions	Current period	Prior period
- Revenue from construction	16.123.655.438	20.819.380.370
- Revenue from port loading and unloading services	16.498.354.230	10.917.532.107
- Revenue from leasing and infrastructure management services	3.746.453.337	228.722.702.144
- Revenue from oil and gas sales	23.859.794.065	19.029.323.897
- Others	37.834.795.590	8.482.564.909
Total	98.063.052.660	287.971.503.427
Revenue from related parties	-	11.759.323
- Quang Anh Company Limited	-	11.759.323

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)
For the period ended 30 June 2026

Form B09-DN/HN
Currency unit: VND

	Current period	Prior period
6.2 Cost of sales and service rendered		
- Cost of construction	11.003.383.777	7.687.524.446
- Cost of port loading and unloading services	8.343.379.628	4.884.561.184
- Cost of leasing and infrastructure management services	1.527.357.135	61.291.066.051
- Cost of petroleum products sold	23.695.002.407	17.944.260.588
- Others	16.729.412.700	2.548.557.734
Total	61.298.535.647	94.355.970.003
6.3 Financial Income	Current period	Prior period
Interest Income	12.457.022.771	7.769.634.792
Total	12.457.022.771	7.769.634.792
6.4 Financial expenses	Current period	Prior period
Financial expenses	1.303.202.472	-
Others	-	470.961.543
Total	1.303.202.472	470.961.543
6.5 Selling and administrative expenses	Current period	Prior period
Selling expenses	315.928.545	1.778.631.043
Other selling expenses	315.928.545	1.778.631.043
General and administrative expenses	3.602.255.420	4.961.274.927
Details of items accounting for 10% or more of total general and administrative expenses	2.727.209.260	3.663.771.400
Depreciation of fixed assets	368.339.927	565.371.670
Labor costs	2.215.583.369	2.534.021.588
Amortization of goodwill	552.466.102	552.466.102
Provision reversal	(550.963.000)	(649.852.500)
Provision	141.782.862	661.764.540
Other administrative expenses	875.046.160	1.297.503.527
Total	3.918.183.965	6.739.905.970
6.6 Other income	Current period	Prior period
Proceeds from liquidation of assets	394.445.492	-
- Carrying amount	16.295.248	
- Other income from the disposal of fixed assets	410.740.740	
Others	5.400.000	5.994
Cộng	399.845.492	5.994
6.6 Other expenses	Current period	Prior period
Administrative violation.	155.447.436	287.099.422
Others	17.557.113	45.822.029
Total	173.004.549	332.921.451
6.7 Current corporate income tax expense	Current period	Prior period
Current corporate income tax expense	8.989.881.877	40.795.002.038
	8.989.881.877	40.795.002.038
7. Other information		
7.1 Contingent liabilities, commitments and other		
7.2 Events occurring after the end of the financial period		
7.3 Segment report		
7.4 Significant events occurring during the financial period		

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)

For the period ended 30 June 2026

Form B09-DN/HN
Currency unit: VND

7.5 Information about related parties

Related parties:

During the reporting period and at the end of the reporting period, the following parties were identified as related parties of the Company:

Related party	Address	Relationship
Mr. Nguyen Huy Cuong	Ninh Binh	Chairman of the Board of Directors
Mrs. Nguyen Thanh Tam	Ninh Binh	Member of the Board of Directors (until 18 April 2025)
Mr. Nguyen Manh Hai	Ninh Binh	Member of the Board of Directors (from 18 April 2025)
Mr. Tran Van Thang	Ninh Binh	Independent member of the Board of Directors
Mr. Nguyen Huu Thuyet	Ha Noi	Member of The Board of Directors
Mr. Tran Viet Duc	Ninh Binh	General Director (until 01 July 2026)
Mr. Nguyen Quang Tri	Ninh Binh	Deputy General Director
Mr. Tran Duc Dung	Ninh Binh	Deputy General Director (from 15 April 2025), General Director (from 02 July 2026)
Mr. Pham Van Ha	Ninh Binh	Head of the Supervisory Board
Mr. Nguyen Duc Du	Ninh Binh	Member of the Supervisory Board (until 18 April 2025)
Mr. Nguyen Dinh Thuan	Ninh Binh	Member of the Supervisory Board (from 18 April 2025)
Mrs. Nguyen Thi Thuy Van	Ninh Binh	Member of Supervisory Board
Mr. Vu Anh Tan	Ninh Binh	Deputy General Director of the subsidiary
Mrs. Nguyen Ngoc Lan	Ninh Binh	Deputy General Director of the subsidiary
Mrs. Nguyen Thi Thu Hien	Ninh Binh	Deputy General Director of the subsidiary
Mr. Van Tuong Anh	Ninh Binh	Deputy General Director of the subsidiary
Quang Anh Company Limited	Ninh Binh	Key management personnel with close relationships
Tan Cang - Dong Van Ha Nam Joint Stock Company	Ninh Binh	Subsidiary
Tri Dung Construction and Trading Joint Stock Company	Ninh Binh	Together with key members

In addition, related parties also include individuals related to members of the Board of Directors, the Board of Management and the Supervisory Board, such as spouses and children, in accordance with applicable laws.

Transactions with related parties:

Apart from the related party transactions mentioned above, the Company's significant transactions with related parties during the accounting period include:

Related party	Content	Current period	Prior period
Quang Anh Company Limited	Sale of goods and services	-	12.700.069
	Collection of proceeds from sales of goods and services	-	12.700.069

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)
For the period ended 30 June 2026

Form B09-DN/HH
Currency unit: VND

Salaries and allowances paid during the period to members of the Board of Directors and the Board of Management:

Name	Position	Current period (VND)	Prior period (VND)
Mr. Nguyen Huy Cuong	Chairman of the Board of Directors	126.344.956	99.704.680
Mr. Tran Viet Duc	General Director	60.003.123	35.932.457
Mr. Nguyen Quang Tri	Deputy General Director	37.135.697	25.761.450
Mr. Tran Duc Dung	Deputy General Director	52.618.774	27.025.489
Mr. Nguyen Manh Hai	Member of The Board of Directors	51.802.791	28.838.372
Mr. Tran Van Thang	Member of The Board of Directors	6.000.000	6.000.000
Mr. Nguyen Huu Thuyet	Member of The Board of Directors	48.097.975	6.000.000
Mr. Vu Anh Tan	Deputy General Director of the subsidiary	63.304.800	50.025.919
Mrs. Nguyen Ngoc Lan	Deputy General Director of the subsidiary	-	19.621.260
Mrs. Nguyen Thi Thu Hien	Deputy General Director of the subsidiary	63.304.800	33.956.033
Mr. Pham Van Ha	Head of the Supervisory Board	55.829.224	31.327.406
Mr. Nguyen Dinh Thuan	Member of Supervisory Board	48.076.059	30.471.465
Mrs. Nguyen Thuy Van	Member of Supervisory Board	27.693.281	25.272.558
Mr. Van Tuong Anh	Director of the subsidiary company	23.718.600	-
Total		663.930.080	419.937.089

7.6 Comparative information

Comparative figures are based on the audited consolidated financial statements for the financial year ended 31 December 2025 of Thanh Dat Investment and Development Joint Stock Company, audited by International Auditing and Valuation Co., Ltd. - Hanoi Branch, and the unaudited consolidated financial statements for the second quarter of 2025 prepared by Thanh Dat Investment and Development Joint Stock Company. These figures have been adjusted in accordance with Circular No. 43/2026/TT-BTC dated 20 April 2026 issued by the Minister of Finance.

7.7 Going concern information

These consolidated financial statements have been prepared on a going concern basis.

7.8 Other information

Apart from the information presented above, no material events occurred during the year that require disclosure in the consolidated financial statements.

PREPARER

Dinh Thi Phuong Thao

CHIEF ACCOUNTANT

Duong Thi Thu Hien

LEGAL REPRESENTATIVE



Tran Duc Dung

Approved on 28 July 2026

**THANH DAT INVESTMENT
DEVELOPMENT JOINT STOCK COMPANY**

No:110/2026/CV-DTD

Re: Explanation for the fluctuation of profit
after tax in the Q2/2026 Financial Statement

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Ninh binh, July 29rd 2026

To: - **State Security Commission of Vietnam;**
 - **Hanoi Stock Exchange**

Pursuant to:

- *Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding disclosure of information in the securities market;*
- *The separate financial statements and consolidated financial statements for Q2/2026 of the Company.*

Thanh Dat Investment Development Joint Stock Company (“the company”) would like to explain the discrepancy in after-tax profit in the separate financial statements and consolidated financial statements for Q2/2026 compared to the same period last year, as follows:

For the Separate Financial Statements for Q2/2026

Profit after corporate income tax reported in the separate financial statements amounted to VND 122,946,388,795, compared with VND 63,966,376,928 in the same period of the previous year, representing an increase of VND 58,980,011,867, or 92.20% year-on-year.

For the Consolidated Financial Statements for Q2/2026

Profit after corporate income tax reported in the consolidated financial statements amounted to VND 35,234,056,857, a decrease of VND 118,467,359,920, or 77.08%, compared with VND 153,701,416,777 in the same period of the previous year.

Reasons:

• **For the Separate Financial Statements for Q2/2026:**

The increase in profit after tax reported in the separate financial statements for Q2/2026 compared with the same period of the previous year was primarily attributable to a significant decrease in the cost of construction activities, from VND 101,124,944,154 in the same period of the previous year to VND 20,323,043,154 in Q2/2026, together with a substantial increase in financial income of VND 58,696,039,568.

For the Consolidated Financial Statements for Q2/2026:

The decrease in profit after tax reported in the consolidated financial statements for Q2/2026 was primarily attributable to a significant decline in revenue from infrastructure leasing and infrastructure management services, as such revenue was



allocated over the remaining term of the project. Accordingly, revenue decreased from VND 228,722,702,144 in the same period of the previous year to VND 3,746,453,337 in Q2/2026.

The above constitutes the explanations of Thanh Dat Investment Development Joint Stock Company regarding the fluctuations in profit after tax reported in the separate financial statements and the consolidated financial statements for Q2/2026, where the changes exceeded 10% compared with the same period of 2025.

Sincerely!

Recipients:

- As stated above;
- Kept at Archive.

LEGAL REPRESENTATIVE DIRECTOR



TỔNG GIÁM ĐỐC
Trần Đức Dũng

