

TỔNG CÔNG TY IDICO – CTCP
IDICO CORPORATION - JSC

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc

Số/No: **694**/TCT-BTC

V/v: công bố thông tin định kỳ Báo cáo tài chính
Abt: Periodic information disclosure of financial statements

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

TP. HCM, ngày 30 tháng 7 năm 2026
HCM City, July 30th, 2026

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

Thực hiện quy định tại khoản 3, khoản 4 Điều 14 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, Tổng công ty IDICO - CTCP thực hiện công bố thông tin Báo cáo tài chính Quý 2 năm 2026 với Sở Giao dịch Chứng khoán Hà Nội như sau:

Complying with Provision no.3, 4 - Article 14 of Circulars 96/2020/TT-BTC dated 16/11/2020 of Ministry of Finance about providing guidelines on disclosure of information on securities market, IDICO Corporation - JSC discloses information on financial statements for Quarter 2, 2026 as below:

1. Tên tổ chức/Organization: Tổng công ty IDICO - CTCP/IDICO Corporation - JSC

- Mã chứng khoán/Stock Symbol: **IDC**
- Địa chỉ/Address: 151A Nguyễn Đình Chiểu, Phường Xuân Hòa, Thành phố Hồ Chí Minh/151A Nguyen Dinh Chieu Street, Xuan Hoa Ward, Ho Chi Minh City.
- Điện thoại liên hệ/Tel: (028)3843 8883 - 3935 1901 - Fax: (028)3931 2705
- E-mail: headoffice@idico.com.vn - Website: www.idico.com.vn

2. Nội dung thông tin công bố/Information disclosure:

- Báo cáo tài chính Quý 2 năm 2026/*Financial statements for Quarter 2, 2026:*

☒ Báo cáo tài chính riêng/*Separate financial statements;*

☒ Báo cáo tài chính hợp nhất (Tổ chức niêm yết có công ty con)/*Consolidated financial statements (Public company is a parent company with subsidiaries);*

- Các trường hợp phải giải trình nguyên nhân/*Events that need to be explained:*

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp thuận toàn phần đối với Báo cáo tài chính/*Auditor's report on the audit of such financial statements and its explanation about any qualified opinions on financial statements:*

☐ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/*Explanation documents, if any:*

☐ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại /*Profit after tax of the reporting period between before and after audit increases/decreases by at least 5%, or changed from a positive number to a negative number or vice:*

☐ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/*Explanation documents, if any:*

☐ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo có thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/*Profit after tax in the income statement of the reporting period increases/decreases by at least 10% compared to that of the same reporting period in the previous year:*

☒ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/*Explanation documents, if any:*

☒ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/*Profit after tax of the reporting period is negative, year over year profit is changed from a positive number to a negative number or vice versa:*

☐ Có/Yes

☒ Không/No

Văn bản giải trình trong trường hợp tích có/*Explanation documents, if any:*

☐ Có/Yes

☒ Không/No

Thông tin này đã được công bố trên trang thông tin điện tử của Tổng công ty IDICO – CTCP vào ngày 30/7/2026 tại đường dẫn: <http://www.idico.com.vn>, mục Quan hệ nhà đầu tư.

All information above have been posted on July 30th, 2026 on the company website at: <http://www.idico.com.vn>, article "Investor Relations".

3. Báo cáo về các giao dịch có giá trị từ 35% tổng tài sản trở lên/Report about transactions with value equal to or above 35% of total assets: Không/No.

Chúng tôi cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung thông tin đã công bố.

We declare that all information provided in this paper is true and we shall be legally responsible for any misrepresentation. ✓

Nơi nhận/Recipients: ✓

- Như trên/As stated above;
- Website IDICO/IDICO website;
- Lưu: HC, KT/Kept at Administrative dept, Accounting dept.

NGƯỜI THỰC HIỆN CÔNG BỐ THÔNG TIN
PHÓ TỔNG GIÁM ĐỐC
INFORMATION DISCLOSURE REPRESENTATIVE
DEPUTY GENERAL DIRECTOR



NGUYỄN VIỆT TUẤN

IDICO Corporation - JSC

Interim consolidated financial statements

For the second quarter of 2026

IDICO Corporation - JSC

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IDICO Corporation - JSC

GENERAL INFORMATION

THE COMPANY

IDICO Corporation - JSC ("the Company") was formerly a State-owned enterprise established in accordance with the Decision No.26/2000/QĐ-BXD issued by the Ministry of Construction on 6 December 2000 and the Enterprises Registration Certificate ("ERC") No. 0302177966 issued by the Department of Planning and Investment (currently known as the Department of Finance) of Ho Chi Minh City on 30 June 2010, as amended.

The Company was equitized as a shareholding company in accordance with the Decision No. 776/QĐ-TTg issued by the Prime Minister on 2 June 2017. This equalization was formalized by the Department of Finance of Ho Chi Minh City through the issuance of the 2nd amended ERC on 1 March 2018.

The Company's shares were registered for trading on the Hanoi Stock Exchange ("HNX") with the code of IDC in accordance with the Decision No. 739/QĐ-SGDHN issued by HNX on 6 November 2019.

The current principal activities of the Company are to invest in construction and trade of infrastructure development in urban areas, industrial parks, electricity trading production.

The Company's registered head office is located at 151A Nguyen Dinh Chieu Street, Xuan Hoa Ward, Ho Chi Minh City, Vietnam. Also, the Company has two (2) representative offices, including: one (1) representative office located at 32nd Floor, Pearl Plaza Building, No. 561A Dien Bien Phu Street, Thanh My Tay Ward, Ho Chi Minh City, Vietnam and one (1) representative office located at 40th Floor, Pearl Tower Building, No. 1 Chau Van Liem Street, Nam Tu Liem Ward, Hanoi City, Vietnam; and three (3) branches located in other cities/provinces of Vietnam.

BOARD OF DIRECTORS

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

Ms Nguyen Thi Nhu Mai	Chairwoman
Mr Dang Chinh Trung	Member
Mr Nguyen Viet Tuan	Member
Ms Tran Thuy Giang	Member
Mr Ton That Anh Tuan	Independent member

AUDIT COMMITTEE

Members of the Audit Committee during the period and at the date of this report are:

Mr Ton That Anh Tuan	Head
Ms Tran Thuy Giang	Member

MANAGEMENT

Members of the management during the period and at the date of this report are:

Mr Dang Chinh Trung	General Director
Mr Nguyen Hong Hai	Deputy General Director
Mr Nguyen Viet Tuan	Deputy General Director

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr Dang Chinh Trung.

Mr Nguyen Viet Tuan is authorized by Mr Dang Chinh Trung to sign the accompanying interim consolidated financial statements for the period ended 30 June 2026 in accordance with the Letter of Authorization No 29/UQ-TCT dated 27 July 2023.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
as at 30 June 2026

The Management of IDICO Corporation - JSC ("the Company") is pleased to present this report and the interim consolidated financial statements of the Company and its subsidiaries ("the Group") for the period ended 30 June 2026.

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

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

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgements and estimates that are reasonable and prudent;
- ▶ state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim consolidated financial statements; and
- ▶ prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue its business.

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

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

STATEMENT BY THE MANAGEMENT

The Management, does hereby state that, in its opinion, the accompanying interim consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 30 June 2026 and of the consolidated results of its operations and its consolidated cash flows for the period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of interim consolidated financial statements.

Approved, 30 July 2026

DERUTY GENERAL DIRECTOR
TỔNG
CÔNG TY
IDICO
- CTCP
THÀNH PHỐ HỒ CHÍ MINH

Nguyễn Viet Tuan

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
as at 30 June 2026

VND

Code	ASSETS	Notes	30 June 2026	31 December 2025 (As restated – Note 41)
100	A. CURRENT ASSETS		16,424,882,607,866	15,950,758,854,507
110	I. Cash and cash equivalents	4	608,684,579,632	553,943,475,131
111	1. Cash		176,705,080,732	78,561,249,834
112	2. Cash equivalents		431,979,498,900	475,382,225,297
120	II. Short-term investment		6,612,747,709,157	6,913,846,164,629
123	1. Current held-to-maturity investments	5	6,612,747,709,157	6,913,846,164,629
130	III. Current accounts receivable		1,398,487,922,279	1,049,433,012,891
131	1. Short-term trade receivables	6	744,486,032,368	782,943,925,907
132	2. Short-term advances to suppliers	7	204,734,147,837	78,698,417,837
135	3. Other short-term receivables	8	535,327,862,240	285,326,702,446
136	4. Provision for doubtful short-term receivables	9	(86,060,120,166)	(97,536,033,299)
140	IV. Inventory	10	7,737,431,153,217	7,392,560,420,119
141	1. Inventories		7,740,991,829,619	7,396,121,096,521
142	2. Provision for devaluation in inventories		(3,560,676,402)	(3,560,676,402)
160	V. Other current assets		67,531,243,581	40,975,781,737
161	1. Short-term prepaid expenses	17	30,655,028,027	7,442,816,180
162	2. Value-added tax deductible	18	31,375,391,768	24,120,909,607
163	3. Tax and other receivables from the State	18	5,500,823,786	9,412,055,950

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
as at 30 June 2026

VND

Code	ASSETS	Notes	30 June 2026	31 December 2025 (As restated – Note 41)
200	B. NON-CURRENT ASSETS		7,121,143,339,714	7,250,731,825,016
210	I. Long-term receivables		79,115,587,459	80,679,051,649
211	1. Long-term trade receivables	6	5,135,597,025	6,699,061,215
215	2. Other long-term receivables	8	94,068,879,500	94,068,879,500
216	3. Provision for doubtful long-term receivables	9	(20,088,889,066)	(20,088,889,066)
220	II. Fixed assets		2,828,137,956,093	2,930,540,421,499
221	1. Tangible fixed assets	11	2,720,229,959,604	2,822,176,399,794
222	Cost		6,579,381,743,816	6,548,445,626,733
223	Accumulated depreciation		(3,859,151,784,212)	(3,726,269,226,939)
227	2. Intangible fixed assets	12	107,907,996,489	108,364,021,705
228	Cost		124,812,183,321	124,392,183,321
229	Accumulated amortization		(16,904,186,832)	(16,028,161,616)
240	III. Investment properties	13	2,602,068,133,389	2,571,284,071,639
241	1. Cost		3,840,453,219,266	3,744,967,303,501
242	2. Accumulated depreciation		(1,238,385,085,877)	(1,173,683,231,862)
250	IV. Long-term assets in progress		946,616,489,408	1,003,161,554,438
251	1. Long-term work in progress	14	342,465,678,755	342,417,469,429
252	2. Construction in progress	15	604,150,810,653	660,744,085,009
260	V. Long-term investments		212,633,336,471	210,787,245,431
262	1. Investments in associates	16.1	41,341,154,793	40,514,409,143
263	2. Investment in other entities	16.2	74,271,925,084	74,271,925,084
264	3. Provision for long-term investments	16.2	(3,980,400,940)	(3,999,088,796)
265	4. Non-current held-to-maturity investments	5	101,000,657,534	100,000,000,000
270	VI. Other long-term assets		452,571,836,894	454,279,480,360
271	1. Long-term prepaid expenses	17	183,752,395,305	190,956,577,259
272	2. Deferred tax assets	37.3	244,655,087,582	232,844,694,275
273	3. Long-term tools, supplies and spare parts		12,473,484,180	12,493,557,272
279	4. Goodwill	20	11,690,869,827	17,984,651,554
280	TOTAL ASSETS		23,546,025,947,580	23,201,490,679,523

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
as at 30 June 2026

VND

<i>Code</i>	<i>RESOURCES</i>	<i>Notes</i>	<i>30 June 2026</i>	<i>31 December 2025 (As restated – Note 41)</i>
300	C. LIABILITIES		14,715,877,209,906	14,938,459,787,767
310	I. Current liabilities		5,609,121,115,090	5,711,948,426,087
311	1. Short-term trade payables	21	296,863,030,718	324,182,914,400
312	2. Short-term advances from customers	22	271,131,396,911	245,394,287,669
313	3. Dividends Payable		644,472,536,394	6,977,805,719
314	4. Statutory obligations	18	269,281,075,666	660,729,043,377
315	5. Payables to employees		46,461,309,568	52,888,615,808
316	6. Short-term accrued expenses	23	1,124,783,802,294	1,104,713,080,258
319	7. Short-term deferred revenues	24	370,509,850,408	193,857,651,139
320	8. Other short-term payables	25	437,690,732,347	481,441,900,418
321	9. Short-term loans	27	2,120,261,251,139	2,611,815,438,113
322	10. Short-term provisions	26	1,257,068,672	2,490,057,401
323	11. Bonus and welfare fund	28	26,409,060,973	27,457,631,785
330	II. Non-current liabilities		9,106,756,094,816	9,226,511,361,680
337	1. Long-term deferred revenues	24	5,353,834,358,623	5,437,927,157,545
338	2. Other long-term liabilities	25	48,485,092,766	33,353,393,931
339	3. Long-term loans	27	3,189,552,008,801	3,265,348,897,640
342	4. Deferred tax liabilities	37.3	53,184,917,764	52,482,180,800
343	5. Long-term provisions	26	461,699,716,862	437,399,731,764

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
as at 30 June 2026

VND

Code	RESOURCES	Notes	30 June 2026	31 December 2025
400	D. OWNERS' EQUITY	29.1	8,830,148,737,674	8,263,030,891,756
411	1. Share capital		3,794,988,230,000	3,794,988,230,000
411a	- Shares with voting rights		3,794,988,230,000	3,794,988,230,000
412	2. Share premium		44,302,834,297	44,302,834,297
414	3. Other owners' capital		227,022,882,784	227,022,882,784
416	4. Asset revaluation reserve		(43,500,578,195)	(43,500,578,195)
418	5. Investment and development fund		714,448,874,011	714,448,874,011
420	6. Undistributed earnings		2,025,264,569,190	1,722,111,920,501
420a	- Undistributed earnings by the end of prior period		1,144,858,239,259	359,568,694,549
420b	- Undistributed earnings of current period		880,406,329,931	1,362,543,225,952
429	7. Non-controlling interests	30	2,067,621,925,587	1,803,656,728,358
440	TOTAL LIABILITIES AND OWNERS' EQUITY		23,546,025,947,580	23,201,490,679,523

Approved, 30 July 2026

PREPAPER



 Nguyen Thi Kim Phung

CHIEF ACCOUNTANT



 Tran Ngoc Sang

DEPUTY GENERAL DIRECTOR



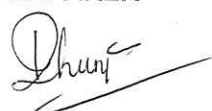
 Nguyen Viet Tuan

CONSOLIDATED INCOME STATEMENT
for the period ended 30 June 2026

VND

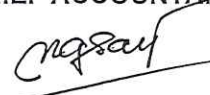
Code	ITEMS	Notes	The second quarter of 2026	The second quarter of 2025	For the period ended 30 June 2026	For the period ended 30 June 2025
01	1. Revenue from sale of goods and rendering of services	31.1	2,270,556,204,685	1,763,197,891,011	3,756,181,317,359	3,556,682,187,141
02	2. Deduction	31.1	(66,825,128)	-	(167,297,381)	-
10	3. Net revenue from sale of goods and rendering of services	31.1	2,270,489,379,557	1,763,197,891,011	3,756,014,019,978	3,556,682,187,141
11	4. Cost of goods sold and services rendered	33, 35	(1,421,483,331,885)	(1,218,680,135,812)	(2,518,269,331,398)	(2,460,773,595,359)
20	5. Gross profit from sale of goods and rendering of services		849,006,047,672	544,517,755,199	1,237,744,688,580	1,095,908,591,782
22	6. Finance income	31.2	144,735,815,482	62,954,887,826	276,251,469,052	128,055,065,816
23	7. Finance expenses	32	(56,657,259,572)	(29,939,147,355)	(115,624,640,819)	(68,959,484,828)
24	<i>In which: interest expense</i>		(56,420,402,688)	(28,604,086,345)	(115,161,609,499)	(64,668,168,033)
25	8. Selling expenses	34, 35	(22,117,041,607)	(21,450,520,742)	(40,642,521,008)	(49,783,063,598)
26	9. General and administrative expenses	34, 35	(67,646,607,403)	(64,454,735,514)	(121,500,055,906)	(138,395,002,221)
27	10. Shares of profit in associates	16.1	419,004,202	(343,427,723)	826,745,650	17,054,849
30	11. Operating profit		847,739,958,774	491,284,811,691	1,237,055,685,549	966,843,161,800
31	12. Other income	36	706,442,579	29,086,228,155	33,258,937,757	77,940,338,711
32	13. Other expenses		(15,511,032,827)	(1,046,602,608)	(17,082,127,802)	(4,750,416,068)
40	14. Other profit (loss)		(14,804,590,248)	28,039,625,547	16,176,809,955	73,189,922,643
50	15. Accounting profit before tax		832,935,368,526	519,324,437,238	1,253,232,495,504	1,040,033,084,443
51	16. Current corporate income tax expense	37.1	(179,411,251,901)	(102,821,214,554)	(263,099,164,509)	(211,368,386,572)
52	17. Deferred tax income (expense)	37.3	9,809,689,654	(539,315,464)	11,107,656,343	4,283,753,953
60	18. Net profit after tax		663,333,806,279	415,963,907,220	1,001,240,987,338	832,948,451,824
61	19. Net profit after tax attributable to shareholder of the parent		609,810,412,292	297,573,101,125	880,406,329,931	640,852,011,752
62	20. Net profit after tax attributable to non-controlling interests	30	53,523,393,987	118,390,806,095	120,834,657,407	192,096,440,072
70	21. Basic earnings per share	29.5	1,461	708	2,109	1,526
71	22. Diluted earnings per share	29.5	1,461	708	2,109	1,526

PREPARER



Nguyen Thi Kim Phung

CHIEF ACCOUNTANT



Tran Ngoc Sang

Approved, 30 July 2026



DEPUTY GENERAL DIRECTOR



Nguyen Viet Tuan

CONSOLIDATED CASH FLOW STATEMENT
for the period ended 30 June 2026

VND

Code	ITEMS	Notes	For the period ended 30 June 2026	For the period ended 30 June 2025 (As restated – Note 41)
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		1,253,232,495,504	1,040,033,084,443
	<i>Adjustments for:</i>			
02	Depreciation and amortization	35	210,127,657,956	206,418,075,142
03	Provisions		11,572,395,380	27,280,832,662
04	Foreign exchange profit arising from revaluation of monetary accounts denominated in foreign currencies		(6,117,592)	(41,467,072)
05	Gains from investing and financing activities		(249,049,127,131)	(175,386,224,671)
06	Interest expense	32	115,161,609,499	64,668,168,033
08	Operating profit before changes in working capital		1,341,038,913,616	1,162,972,468,537
09	Increase in receivables		(319,665,828,155)	(96,383,418,698)
10	(Increase) decrease in inventories		(269,069,542,623)	59,445,928,248
11	Increase in payables		36,253,683,159	349,626,123,215
12	(Increase) decrease in prepaid expenses		(16,008,029,893)	19,863,326,365
14	Interest paid		(192,695,131,812)	(107,325,830,383)
15	Corporate income tax paid	18	(572,316,153,070)	(494,636,959,256)
17	Other cash outflows for operating activities	28	(12,556,949,132)	(17,189,490,519)
20	Net cash flows from operating activities		(5,019,037,910)	876,372,147,509
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchases and construction of fixed assets and investment properties		(158,418,483,835)	(383,506,964,200)
22	Proceeds from disposals of fixed assets		8,196,209,999	70,983,667,912
23	Placements in bank deposits and lending		(4,964,858,845,159)	(3,131,591,804,474)
24	Collections from deposits		5,291,471,508,571	1,413,845,569,457
27	Interest received		235,834,743,481	117,889,963,605
30	Net cash flows used in investing activities		412,225,133,057	(1,912,379,567,700)
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Capital contribution and issuance of shares		288,995,022,000	3,080,000,000
33	Drawdown of borrowings	27	1,926,326,343,008	3,466,128,298,229
34	Repayment of borrowings	27	(2,493,677,418,821)	(3,169,439,154,850)
36	Dividends paid		(74,115,054,425)	(588,587,063,470)
40	Net cash flows from financing activities		(352,471,108,238)	(288,817,920,091)

VND

Code	ITEMS	Notes	For the period ended 30 June 2026	For the period ended 30 June 2025
50	Net increase in cash and cash equivalents		54,734,986,909	(1,324,825,340,282)
60	Cash and cash equivalents at beginning of period		553,943,475,131	2,188,037,806,317
61	Impact of exchange rate fluctuation		6,117,592	41,467,072
70	Cash and cash equivalents at end of period	4	608,684,579,632	863,253,933,107

DEPUTY GENERAL DIRECTOR

Phung

ngay

**DEPUTY GENERAL
TỔNG CÔNG TY
IDICO - CTCP**

Nguyen Viet Tuan

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
as at 30 June 2026 and for the period then ended

1. CORPORATE INFORMATION

IDICO Corporation - JSC ("the Company") was formerly a State-owned enterprise established in accordance with the Decision No.26/2000/QĐ-BXD issued by the Ministry of Construction on 6 December 2000 and the Enterprises Registration Certificate ("ERC") No. 0302177966 issued by the Department of Planning and Investment (currently known as the Department of Finance) of Ho Chi Minh City on 30 June 2010, as amended.

On 2 June 2017, the Company was equitized as a shareholding company in accordance with the Decision No. 776/QĐ-TTg issued by the Prime Minister. This equalization was formalized by the Department of Finance of Ho Chi Minh City through the issuance of the 2nd amended ERC on 1 March 2018.

The Company's shares were registered for trading on the Hanoi Stock Exchange ("HNX") with the code of IDC in accordance with the Decision No. 739/QĐ-SGDHN issued by HNX on 6 November 2019.

The current principal activities of the Company are to invest in construction and trade of infrastructure development in urban areas, industrial parks, electricity trading production.

The Company's registered head office is located at 151A Nguyen Dinh Chieu Street, Xuan Hoa Ward, Ho Chi Minh City, Vietnam. Also, the Company has two (2) representative offices, including: one (1) representative office located at 32nd Floor, Pearl Plaza Building, No. 561A Dien Bien Phu Street, Thanh My Tay Ward, Ho Chi Minh City, Vietnam and one (1) representative office located at 40th Floor, Pearl Tower Building, No. 1 Chau Van Liem Street, Nam Tu Liem Ward, Hanoi City, Vietnam; and three (3) branches located in other cities/provinces of Vietnam.

The number of the Group's employees as at 30 June 2026 was 1,051 (31 December 2025: 1,069).

Corporate structure

As at 30 June 2026, the Company invested in 17 direct subsidiaries (31 December 2025: 17 direct subsidiaries) are consolidated into the Company's interim consolidated financial statements:

<i>Name of subsidiaries</i>	<i>Location</i>	<i>Operation</i>	<i>% voting right</i>	<i>% ownership</i>
(1) IDICO Tien Giang JSC ("IDICO-ITC")	Dong Thap Province	Industrial zone infrastructure business	65.00%	65.00%
(2) IDICO Ninh Binh JSC ("IDICO-INC")	Ninh Binh Province	Industrial zone infrastructure business	75.00%	75.00%
(3) IDICO Vinh Quang JSC ("IDICO-IVC")	Hai Phong City	Industrial zone infrastructure business	99.99%	99.99%
(4) IDICO Urban and Industrial Zone Development Limited Company ("IDICO-URBIZ")	Dong Nai Province	Investment, industrial zone infrastructure business and construction	100.00%	100.00%
(5) IDICO Srok Phu Mieng Hydro Power JSC ("IDICO-SHP")	Dong Nai Province	Manufacturing and trading electricity and clean water	51.78%	51.78%
(6) IDICO Infrastructure Development Investment JSC ("IDICO-IDI")	Ho Chi Minh City	BOT and construction	61.78%	59.68%
(7) IDICO Urban and House Development Investment JSC ("UDICO")	Dong Nai Province	Electricity trading and construction	64.51%	64.51%

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

As at 30 June 2026, the Company invested in 17 direct subsidiaries (31 December 2025: 17 direct subsidiaries) are consolidated into the Company's interim consolidated financial statements: (continued)

<i>Name of subsidiaries</i>	<i>Location</i>	<i>Operation</i>	<i>% voting right</i>	<i>% ownership</i>
(8) IDICO Industrial Zone Service Limited Company ("IDICO-ISC")	Dong Nai Province	Construction, investment and industrial zone infrastructure business	100.00%	100.00%
(9) IDERGY JSC ("IDERGY")	Ho Chi Minh City	Manufacturing, electricity distribution and construction	99.99%	99.99%
(10) Que Vo IDICO Urban and Industrial Development Investment JSC ("IDICO-QUE VO")	Bac Ninh Province	Industrial zone infrastructure business	54.94%	54.94%
(11) IDICO Long An Investment Construction JSC ("IDICO-LINCO")	Tay Ninh Province	Real estate investment, trading and construction	51.00%	51.00%
(12) IDICO Investment Construction Oil and Natural Gas JSC ("IDICO-CONAC")	Ho Chi Minh City	Investment industrial zone infrastructure trading and construction	51.00%	51.00%
(13) IDICO Material Development and Construction Investment JSC ("IDICO-MCI")	Dong Nai Province	Manufacturing and trading building materials	91.52%	91.52%
(14) IDICO No. 10 Investment Construction JSC ("IDICO-INCO 10")	Can Tho City	Construction	99.18%	99.18%
(15) Thai Binh IDICO Construction and Investment JSC ("IDICO-TCC")	Hung Yen Province	Construction	98.40%	98.40%
(16) IDICO Ha Nam JSC ("IDICO-IHC")	Ninh Binh Province	Real estate business	99.98%	99.98%
(17) VTA Global Port JSC ("VTA Global Port") (i)	Ho Chi Minh City	Other civil engineering construction	51.00%	0.00%

- (i) In accordance with Resolution No. 66/NQ-TCT of the Board of Directors dated 23 October 2025, the Company established VTA Global Port JSC. At the date of this report, the Company is in the process of completing the legal procedures for the contribution of assets to VTA Global Port with a value of VND 306,000,000,000, corresponding to a 51.00% ownership interest.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

2. BASIS OF PREPARATION

2.1 *Accounting standards and system*

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

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

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

2.2 *Applied accounting documentation system*

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

2.3 *Fiscal year*

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

These interim consolidated financial statements are prepared for the six-month accounting period ended 30 June 2026.

2.4 *Accounting currency*

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

2.5 *Basis of consolidation*

The interim consolidated financial statements comprise the interim financial statements of the Company and its subsidiaries for the period ended 30 June 2026.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The interim financial statements of the subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies.

All intra-company balances, income and expenses and unrealized gains or losses resulted from intra-company transactions are eliminated in full.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

2. BASIS OF PREPARATION (continued)

2.5 Basis of consolidation (continued)

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the consolidated income statement and within equity in the consolidated statement of financial position.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded to the account of undistributed earnings.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Changes in accounting policies and disclosures

The accounting policies adopted by the Group in preparing the interim consolidated financial statements are consistent with those applied in the preparation of the consolidated financial statements for the fiscal year ended 31 December 2025 and the interim consolidated financial statements for the six-month accounting period ended 30 June 2025, except for changes in accounting policies arising from the first-time adoption of Circular No. 99/2025/TT-BTC:

3.1.1 Changes in accounting policies due to the adoption of new accounting regulations: Circular No. 99/2025/TT-BTC guiding the Vietnamese Enterprise Accounting System

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC guiding the Vietnamese Enterprise Accounting System ("Circular 99"), which replaces Circular No. 200/2014/TT-BTC guiding the Vietnamese Enterprise Accounting System issued by the Ministry of Finance on 22 December 2014 and certain other related regulations.

The Group has applied the changes in accounting policies in accordance with Circular 99 that are applicable to the Group on a prospective basis as Circular 99 does not require retrospective application of such changes. The Group has also restated the corresponding comparative data of the prior period for certain items to conform with the presentation requirements under Circular 99 as disclosed in Note 41.

3.1.2 Circular No. 43/2026/TT-BTC amending and supplementing Circular No. 202/2014/TT-BTC guiding the methods of preparation and presentation of consolidated financial statements

On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC ("Circular 43") amending and supplementing certain articles of Circular No. 202/2014/TT-BTC guiding the methods of preparation and presentation of consolidated financial statements, which is effective for the preparation and presentation of consolidated financial statements for fiscal years beginning on or after 1 January 2026.

The Group has applied the accounting changes in accordance with Circular 43 on a prospective basis as Circular 43 and the Vietnamese Enterprise Accounting System do not require retrospective application of such changes.

3.2 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of changes in value.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 Inventories

Inventory properties

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and net realizable value.

Cost includes:

- ▶ Purchase cost, freehold and leasehold rights for land;
- ▶ Amounts paid to contractors for construction; and
- ▶ Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

Net realizable value is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date and discounted for the time value of money if material, less costs to completion and the estimated costs of sale.

The cost of inventory property recognized in profit or loss on disposal is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

Other inventories

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realizable value.

Net realizable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

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

Merchandise	- cost of purchase on a weighted average basis
Tools and supplies	- cost of purchase on a weighted average basis

Provision for obsolete inventories

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

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 Receivables

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

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

3.5 Tangible fixed assets

Tangible fixed assets are assets with physical substance held by the enterprise for use in its production and business activities.

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises of its purchase price and any directly attributable costs of bringing the tangible fixed asset to the location and condition necessary for it to be capable of operating in the manner intended by the Group.

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

The costs of tangible fixed assets formed from construction investment by contractual mode or self - construction or self-generating process are the settled costs of the invested construction projects in accordance with the prevailing State's regulations on investment and construction management, directly - related expenses and registration fee (if any) . In cases where tangible fixed assets have been put into use but the settlement has not yet been completed, the enterprise shall record the increase in cost at a provisional value and make adjustments upon the completion of the final settlement.

Tangible fixed assets have been revalued using the asset method to determine the enterprise value for the purpose of equitization of enterprises with 100% state owned capital as of 31 December 2014. Accordingly, the historical cost of tangible fixed assets is stated at cost of revaluation in accordance with the Minutes of the valuation of the Company.

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

3.6 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of bringing the intangible fixed asset to the condition necessary for it to be capable of operating in the manner intended by the Group.

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

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.6 *Intangible fixed assets (continued)*

Land use rights

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

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

3.7 *Lease assets*

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

Where the Group is the lessee

Rentals under operating leases are charged to the consolidated income statement on a straight-line basis over the lease term.

Where the Group is the lessor

Assets subject to operating leases are included as the Group's investment properties in the consolidated statement of financial position. Initial direct costs incurred in negotiating an operating lease are recognized in the consolidated income statement as incurred.

For lease of assets under an operating leases that satisfies all conditions of rental income to be recognized in full one time as presented in Note 3.22 - Revenue recognition, rental income is recognized one time at the entire rental value.

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

3.8 *Depreciation and amortization*

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

Land use rights	45 years
Buildings and structures	3 - 50 years
Machinery and equipment	2 - 20 years
Means of transportation	1 - 10 years
Office equipment	1 - 8 years
Others	2 - 5 years

No amortization is required for infinite land use right.

Depreciation of tangible fixed assets commences when the assets are available for their useful use. Amortisation of intangible fixed assets commences when the assets are put into use.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 Investment properties

Investment properties represented the land use rights and infrastructures completed which are ready for lease or were being leased as at the statement of financial position date.

Investment properties are stated at cost including transaction costs less accumulated depreciation. Cost of investment properties includes the expenses by cash or fair value of the assets that the Group incurs to construct and develop the investment properties up to the completion of the construction and development or leased the investment properties. Investment properties held for capital appreciation are not depreciated but subject to impairment review.

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

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

Buildings and structures	10 - 50 years
Cost of land development and infrastructure for leased industrial zones	35 - 48 years
Factory for rent	20 - 45 years
Commercial property	3 - 25 years

For long-term lease of investment properties which the Group receives rental fee in advance for many periods and rental income is recognized one time at the entire rental amount received in advance as presented in Note 3.22 - Revenue recognition. Depreciation of these investment properties are recognized with entire amount at the point of revenue recognition.

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

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

3.10 Construction in progress

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

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

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.11 Borrowing costs

Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds and are recorded as expense during the period in which they are incurred. Borrowing costs are recorded as expense during the period in which they are incurred, except to the extent that they are capitalized as explained in the following paragraph.

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

3.12 Prepaid expenses

Deferred expenses comprise costs that have been actually incurred but relate to the results of production and business operations over multiple accounting periods. These costs are presented on the consolidated statement of financial position and systematically allocated to production and business expenses over the periods in which the corresponding economic benefits are generated, on either a time basis or in proportion to the level of benefits derived.

3.13 Investments

Investments in associates

The Group's investment in its associate is accounted for using the equity method of accounting. An associate is an entity in which the Group has significant influence that is neither subsidiaries nor joint ventures. The Group generally deems they have significant influence if they have over 20% of the voting rights.

Under the equity method, the investment is carried in the consolidated statement of financial position at cost plus post acquisition changes in the Group's share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortized and subject to annual review for impairment.

The share of post-acquisition profit (loss) of the associates is presented on face of the consolidated income statement and its share of post-acquisition movements in reserves is recognized in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend/profit sharing receivable from associates reduces the carrying amount of the investment.

The interim financial statements of the associates are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

Investments in other entities

Investments in other entities are stated at their acquisition costs, comprising the purchase price and directly attributable transaction costs such as brokerage fees, advisory fees and registration charges. Where an investment is made by way of non-monetary assets, cost is determined at the fair value of the non-monetary assets transferred at the date of the transaction.

Investments in Business Cooperation Contracts (BCCs) where the investor does not have joint control over the arrangement but is entitled to benefits dependent on the financial results of the BCC are determined in substance to be investments in other entities and are stated at cost under the same policy.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 Investments (continued)

Provision for diminution in value of investments

Provision for diminution in value of investments is made when there are reliable evidences that part or all of the value of the investments (including held-to-maturity investments, if any) has been impaired or is irrecoverable at the end of the accounting period.

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

Held-to-maturity investments

Held-to-maturity investments comprise term deposits, bonds, contractual loans and similar financial instruments that are held with both the ability and intention to retain until maturity. These investments are initially recognised at cost and presented as current or non-current assets on the statement of financial position based on their remaining term as at the end of the reporting period.

Financial income arising from these investments, including interest on term deposits, interest on loans, interest on bonds and gains on disposal, is recognised fully and on a timely basis. Where a discount or premium arises on acquisition, it is amortised to financial income on a straight-line basis or using the effective interest rate method, applied consistently throughout the term of the investment.

Where there is objective evidence of impairment, a provision is recognised at the recoverable amount and charged to financial expenses.

3.14 Business combinations and goodwill

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognized directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortization. Goodwill is amortized over 5-year period on a straight-line basis. The parent company conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the consolidated income statement.

3.15 Payables

Payables represent the Group's obligations to suppliers of materials and goods, service providers, sellers of fixed assets, investment properties and financial investments under signed economic contracts, and amounts payable to main and sub-contractors of construction and installation works.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 Accrued expenses

Accrued expenses represent amounts payable for goods and services which have been received from suppliers or provided to customers during the reporting period but have not yet been paid due to insufficient supporting documents, records and accounting documentation, and are recognised as production and business expenses in the reporting period.

3.17 Provisions

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

When the Group expects some or all of a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognized as a separate asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the consolidated income statement net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pretax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as a finance expense.

3.18 Foreign currency transactions

Foreign currency transactions are translated into Vietnamese Dong at the actual transaction rate on the date of the transaction, being the average buying and selling transfer rate of the commercial bank with which the Group regularly transacts, or an approximated rate within a tolerance of $\pm 1\%$ of that rate. The choice of exchange rate applied is maintained consistently in accordance with Vietnamese Accounting Standards.

At the end of the reporting period, monetary items denominated in foreign currencies are retranslated at the average buying and selling transfer rate of the commercial bank with which the Group regularly transacts. Balances of foreign currency demand deposits are retranslated at the average buying and selling transfer rate of the bank at which the respective accounts are held.

All exchange differences arising during the period and those resulting from the retranslation of monetary items at the period end are recognised in financial income (if a gain) or financial expenses (if a loss) in the period in which they arise. Exchange differences arising from period-end retranslation are presented on a net basis in the consolidated income statement.

3.19 Straight bonds

At initial recognition, straight bonds are measured at cost which comprises proceed from issuance net of issuance costs. Any discount, premium or issuance costs are amortized on a straight-line basis over the term of the bond.

3.20 Share capital

Ordinary shares

Ordinary shares are recognized at issuance price less incremental costs directly attributable to the issue of shares, net of tax effects. Such costs are recognized as a deduction from share premium.

Share premium

Share premium represents the difference between the par value and the issuance price of shares, less the actual share issuance costs corresponding to the successfully issued shares. The share issuance costs attributable to unsuccessful share issuances are recognised as financial expenses.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 *Appropriation of net profits*

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to investors/shareholders after approval by the appropriate level of authority/in the annual general meeting, and after making appropriation to reserve funds in accordance with the Group's Charter and Vietnam's regulatory requirements.

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

Investment and development fund

This fund is set aside for use in the Group's expansion of its operation or of in-depth investments.

Bonus and welfare fund

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability on the consolidated statement of financial position.

Dividends

Final dividends proposed by the Group's Board of Directors are classified as an allocation of undistributed earnings within the equity section of the consolidated statement of financial position, until they have been approved by the Group's shareholders at the Annual General Meeting. When these dividends have been approved by the shareholders and declared, they are recognized as a liability in the consolidated statement of financial position

3.22 *Revenue recognition*

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

Sale of goods

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

Sale of inventory property

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

Sale of electricity

Revenue is recognized based on the actual amount of electricity transmitted to customers according to the electricity selling price approved by the competent authority.

Sale of service rendering

Revenue from providing services is recognized when the service is performed and completed

Periodic rental income

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.22 Revenue recognition (continued)

Rental income recognized one time

Revenue from an infrastructure lease contract is recognised in full on a one-off basis when the substance of the transaction indicates that the significant risks and rewards associated with the right to use the infrastructure have been transferred to the lessee, and all of the following conditions are met:

- ▶ All material performance obligations have been fulfilled, as evidenced by the actual handover of land use rights and infrastructure to the lessee; the lessor no longer retains any right to refuse or restrict the lessee's use of the infrastructure in any form;
- ▶ The contract is non-cancellable; and from an economic perspective, the cost of returning the leased land significantly exceeds the cost of continued use, such that the likelihood of the lessee abandoning the contract is assessed as negligible;
- ▶ Revenue can be measured reliably, as demonstrated by the receipt of a substantial portion of the lease consideration and a reasonable basis for collecting the remainder; the percentage of consideration received meets the minimum threshold stipulated in the internally approved sales policy;
- ▶ Both the costs incurred to date and the costs necessary to complete the transaction can be measured reliably, including infrastructure investment costs, site clearance and compensation costs, and other directly attributable costs.

Where the percentage of consideration received has not yet reached the minimum threshold, revenue is not recognised; amounts received are carried forward until all recognition criteria are met.

Construction contracts

For the construction contracts specifying that the contractor will receive payments according to the completed work, where the outcome of a construction contract can be determined reliably and accepted by the customers, revenue and costs are recognized by reference to the stage of completion of the contract activity at the statement of financial position date which is accepted by the customers and reflected in the sales invoices.

Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

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

Interest

Interest income is recognized as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

Dividends

Income is recognized when the Group's entitlement as an investor to receive the dividend is established.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.23 Taxation

Current income tax

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

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

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

Deferred tax

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

Deferred tax liabilities are recognized for all taxable temporary differences, except:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss;
- ▶ in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognized for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilized, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss.
- ▶ in respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.23 Taxation (continued)

Deferred tax (continued)

The carrying amount of deferred tax assets is reviewed at each consolidated statement of financial position date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Previously unrecognized deferred tax assets are re-assessed at each statement of financial position date and are recognized to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled based on tax rates and tax laws that have been enacted at the statement of financial position date.

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

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

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

3.24 Earnings per share

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

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

3.25 Related parties

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

4. CASH AND CASH EQUIVALENTS

	VND	
	30 June 2026	31 December 2025 (As restated – Note 41)
Cash on hand	15,639,210,638	11,422,258,523
Cash at banks	161,065,870,094	67,138,991,311
Cash equivalents (*)	431,979,498,900	475,382,225,297
TOTAL	608,684,579,632	553,943,475,131

(*) Ending balance represented the term deposits at commercial banks with the original maturity not exceeding three (3) months and earn interest at the applicable rate.

5. HELD-TO-MATURITY INVESTMENTS

	VND	
	30 June 2026	31 December 2025 (As restated – Note 41)
Short-term	6,612,747,709,157	6,913,846,164,629
Deposits (i)	6,560,479,216,006	6,780,526,438,601
Bonds (ii)	52,268,493,151	82,319,726,028
Flexible accumulation investments	-	51,000,000,000
Long-term	101,000,657,534	100,000,000,000
Bonds (iii)	100,000,000,000	100,000,000,000
Deposits	1,000,657,534	-
TOTAL	6,713,748,366,691	7,013,846,164,629

(i) The ending balance represents term deposits at commercial banks with original maturity more than three (3) months and the remaining maturity less than twelve (12) months and earn interest at the applicable rate. A part of term deposits was pledged as collaterals for the Group's short-term loans obtained from the commercial banks (Note 27.1).

(ii) The ending balance presents the investment in bonds of 500 bonds of Thu Thua Industrial Zone and Urban Development JSC, with par value of VND 100,000,000 per bond, maturity date of 30 December 2026 and earn interest rate of 11% per annum, related parties of IDICO-CONAC.

(iii) The ending balance presents the investment of IDICO-CONAC in 1,000 bonds of Thu Thua Industrial Zone and Urban Development JSC, a related party of IDICO-CONAC, with par value of VND 100,000,000 per bond, maturity date of 30 September 2027 and earn interest rate of 9% per annum.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

6. TRADE RECEIVABLES

	VND	
	30 June 2026	31 December 2025
Short-term	744,486,032,368	782,943,925,907
Trade receivables from other parties	744,071,386,240	782,870,503,401
<i>Electricity Trading Company</i>	120,917,558,717	200,572,643,814
<i>Tran Tien Thinh Company Limited</i>	26,264,942,898	25,793,934,199
<i>Transportation Works Construction</i>		
<i>Investment Project Management Authority</i>		
<i>- under the People's Committee of Ho Chi</i>		
<i>Minh City</i>	25,822,471,462	31,285,322,925
<i>Top Tile JSC</i>	24,285,000,190	16,536,676,173
<i>Other customers</i>	546,781,412,973	508,681,926,290
Trade receivables from related parties (Note 38)	414,646,128	73,422,506
Long-term	5,135,597,025	6,699,061,215
Trade receivables from other parties	5,135,597,025	6,699,061,215
TOTAL	749,621,629,393	789,642,987,122
Provision for doubtful short-term receivables	(76,840,433,895)	(88,316,347,028)
NET	672,781,195,498	701,326,640,094

Detailed movements of provision for doubtful short-term receivables:

	VND	
	For the period ended 30 June 2026	For the period ended 30 June 2025
Beginning balance	88,316,347,028	77,912,379,220
Reversal of provisions during the period	(12,241,299,630)	(4,556,994,188)
Provision made during the period	765,386,497	7,329,342,155
Ending balance	76,840,433,895	80,684,727,187

7. SHORT-TERM ADVANCES TO SUPPLIERS

	VND	
	30 June 2026	31 December 2025
Advances to other parties	201,304,416,878	74,446,917,581
<i>An Hoa Construction Verification JSC</i>	37,397,416,508	16,372,244,903
<i>Anh Phuong Construction Engineering</i>		
<i>Company Limited</i>	12,457,801,255	-
<i>Others</i>	151,449,199,115	58,074,672,678
Advances to related parties (Note 38)	3,429,730,959	4,251,500,256
TOTAL	204,734,147,837	78,698,417,837
Provision for doubtful short-term advance to suppliers	(3,458,154,552)	(3,458,154,552)
NET	201,275,993,285	75,240,263,285

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

8. OTHER RECEIVABLES

	VND	
	30 June 2026	31 December 2025 (As restated – Note 41)
Short-term	535,327,862,240	285,326,702,446
Advance to pay the compensation, clearance expenses at Tan Phuoc 1 Project	371,093,382,736	117,154,375,374
Advance to pay the compensation, clearance expenses at Huu Thanh Project	58,704,277,754	64,168,856,580
Advance to employees	48,708,588,495	33,081,455,320
Advance to pay the compensation, clearance expenses at Vinh Quang Project	32,555,829,400	34,297,712,400
Deposits	4,644,365,410	2,649,970,322
Others	19,621,418,445	33,974,332,450
<i>In which:</i>		
Due from related parties (Note 38)	1,463,684,880	2,963,684,880
Due from other parties	533,864,177,360	282,363,017,566
Long-term	94,068,879,500	94,068,879,500
Receivables for land clearance compensation at Que Vo II Industrial Park	50,710,129,514	50,710,129,514
Deposits	23,269,860,920	23,269,860,920
Others	20,088,889,066	20,088,889,066
TOTAL	629,396,741,740	379,395,581,946
Provision for doubtful other receivables	(25,850,420,785)	(25,850,420,785)
NET	603,546,320,955	353,545,161,161

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

9. BAD DEBTS

	30 June 2026		31 December 2025	
	Amount	Provision	Amount	Provision
Short-term	152,479,442,668	(86,060,120,166)	136,007,915,541	(97,536,033,299)
Tran Tien Thinh Co., Ltd.	26,264,942,898	(15,561,224,217)	25,793,934,199	(25,793,934,199)
Top Tile Co., Ltd	24,156,254,381	(5,842,062,024)	16,294,913,406	(5,842,062,024)
Phu My 2 Logistics JSC	18,490,411,614	(11,072,985,784)	15,934,570,013	(11,072,985,784)
Nha Y Ceramic Tiles Co., Ltd.	16,452,388,031	(4,951,802,998)	11,826,943,031	(4,951,802,998)
Dakrinh Hydropower JSC	7,122,922,361	(7,122,922,361)	7,122,922,361	(7,122,922,361)
Bien Hoa - Vung Tau Expressway Investment and Development JSC	6,241,657,104	(2,941,402,434)	6,241,657,104	(2,941,402,434)
ACOTEC Hoang Vu Co., Ltd.	5,818,912,411	(5,818,912,411)	5,818,912,411	(5,818,912,411)
Others	47,931,953,868	(32,748,807,937)	46,974,063,016	(33,992,011,088)
Long-term	20,088,889,066	(20,088,889,066)	20,088,889,066	(20,088,889,066)
Land Fund Development Center of Dong Nai Province	20,088,889,066	(20,088,889,066)	20,088,889,066	(20,088,889,066)
TOTAL	172,568,331,734	(106,149,009,232)	156,096,804,607	(117,624,922,365)

10. INVENTORIES

	30 June 2026		31 December 2025 (As restated – Note 41)	
	Amount	Provision	Amount	Provision
Infrastructure development costs				
for industrial parks (i)	6,384,257,191,936	-	6,093,936,851,316	-
Work-in-process (ii)	1,269,580,327,199	(3,560,676,402)	1,223,172,890,640	(3,560,676,402)
Real estate properties	48,277,477,623	-	55,826,483,325	-
Raw materials	34,934,446,515	-	20,177,877,869	-
Finished goods	2,505,360,061	-	2,756,998,730	-
Merchandise goods	103,706,575	-	73,069,819	-
Tools and supplies	1,333,319,710	-	176,924,822	-
TOTAL	7,740,991,829,619	(3,560,676,402)	7,396,121,096,521	(3,560,676,402)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

10. INVENTORIES (continued)

- (i) The details of construction-in-progress costs of on-going Industrial Zone infrastructure development projects are as follows:

	VND	
	30 June 2026	31 December 2025
Huu Thanh Industrial Park (*)	2,994,316,759,984	2,959,749,001,366
Tan Phuoc 1 Industrial Park (*)	1,050,705,508,043	934,127,412,142
Vinh Quang Industrial Park (*)	759,506,950,171	739,096,855,179
Cau Nghin Industrial Park (*)	501,449,596,210	572,579,626,196
Phu My II Industrial Park Expansion (*)	541,900,480,232	542,201,395,161
Que Vo II Industrial Park	288,365,033,745	56,603,058,542
Phu My II Industrial Park	179,073,307,236	226,961,999,211
Các dự án khác	68,939,556,315	62,617,503,519
TOTAL	6,384,257,191,936	6,093,936,851,316

- (ii) The details of work in process of on-going real estate projects are as follow:

	VND	
	30 June 2026	31 December 2025
Huu Thanh residential area project for workers (*)	854,963,007,720	832,796,977,465
Commercial, service, and residential complex in Bac Chau Giang Urban Area, Ha Nam Province	185,705,772,310	175,542,919,055
Hoa An project	77,084,275,252	77,615,396,072
An Hoa Residential Area Project, Dong Nai Province	45,777,868,323	45,741,503,629
Other projects	106,049,403,594	91,476,094,419
TOTAL	1,269,580,327,199	1,223,172,890,640

- (*) Part of land use rights and property associated with the land formed in the future at Cau Nghin Industrial Park, Huu Thanh Industrial Park, Tan Phuoc 1 Industrial Park, Vinh Quang Industrial Park, Phu My II Industrial Park Expansion and Huu Thanh residential area project for workers are pledged as collateral for bank loans (Notes 27.1 and 27.2).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

11. TANGIBLE FIXED ASSETS

						VND
	<i>Buildings and structures</i>	<i>Machinery and equipment</i>	<i>Means of transportation</i>	<i>Office equipment</i>	<i>Others</i>	<i>Total</i>
Cost:						
31 December 2025	5,060,212,137,744	1,333,602,366,520	128,910,883,504	14,068,114,542	11,652,124,423	6,548,445,626,733
Transferred from construction in progress	18,061,872,795	1,574,075,656	748,815,497	-	-	20,384,763,948
New purchases	35,434,100	3,111,683,074	6,813,359,454	723,301,000	156,055,000	10,839,832,628
Reclassify	5,114,647,284	-	-	-	-	5,114,647,284
Disposals	(201,047,857)	(2,357,150,372)	(2,199,190,000)	(645,738,548)	-	(5,403,126,777)
30 June 2026	<u>5,083,223,044,066</u>	<u>1,335,930,974,878</u>	<u>134,273,868,455</u>	<u>14,145,676,994</u>	<u>11,808,179,423</u>	<u>6,579,381,743,816</u>
<i>In which:</i>						
<i>Fully depreciated</i>	<i>1,082,533,644,292</i>	<i>339,750,290,833</i>	<i>61,847,090,599</i>	<i>7,971,183,945</i>	<i>2,015,330,857</i>	<i>1,494,117,540,526</i>
Accumulated depreciation:						
31 December 2025	2,683,917,433,390	934,392,730,862	90,975,379,562	11,225,015,678	5,758,667,447	3,726,269,226,939
Depreciation for the period	96,093,478,639	31,980,671,799	4,755,107,642	605,146,566	512,310,481	133,946,715,127
Reclassify	4,338,968,923	-	-	-	-	4,338,968,923
Disposals	(201,047,857)	(2,357,150,372)	(2,199,190,000)	(645,738,548)	-	(5,403,126,777)
30 June 2026	<u>2,784,148,833,095</u>	<u>964,016,252,289</u>	<u>93,531,297,204</u>	<u>11,184,423,696</u>	<u>6,270,977,928</u>	<u>3,859,151,784,212</u>
Net carrying amount:						
31 December 2025	<u>2,376,294,704,354</u>	<u>399,209,635,658</u>	<u>37,935,503,942</u>	<u>2,843,098,864</u>	<u>5,893,456,976</u>	<u>2,822,176,399,794</u>
30 June 2026	<u>2,299,074,210,971</u>	<u>371,914,722,589</u>	<u>40,742,571,251</u>	<u>2,961,253,298</u>	<u>5,537,201,495</u>	<u>2,720,229,959,604</u>

Part of carrying value of tangible fixed assets of VND 1,179,793,600,743 at 30 June 2026 (VND 1,163,475,291,520 at 31 December 2025) were pledged as collateral for the loans (Note 27).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

12. INTANGIBLE FIXED ASSETS

	<i>Land use rights</i>	<i>Computer software</i>	<i>Others</i>	<i>VND Total</i>
Cost:				
31 December 2025	121,360,808,385	1,095,724,800	1,935,650,136	124,392,183,321
New purchases	-	420,000,000	-	420,000,000
30 June 2026	121,360,808,385	1,515,724,800	1,935,650,136	124,812,183,321
Accumulated amortization:				
31 December 2025	13,225,119,188	939,978,028	1,863,064,400	16,028,161,616
Depreciation for the period	751,301,403	76,333,333	48,390,480	876,025,216
30 June 2026	13,976,420,591	1,016,311,361	1,911,454,880	16,904,186,832
Net carrying amount:				
31 December 2025	108,135,689,197	155,746,772	72,585,736	108,364,021,705
30 June 2026	107,384,387,794	499,413,439	24,195,256	107,907,996,489

Part of carrying value of intangible fixed assets of VND 51,379,759,386 at 30 June 2026 (VND 52,057,842,672 at 31 December 2025) were pledged as collateral for the loans (Note 27).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

13. INVESTMENT PROPERTIES

	<i>Land use rights</i>	<i>Infrastructure</i>	<i>Factory for rent</i>	<i>Commercial property</i>	<i>VND Total</i>
Cost:					
31 December 2025 (As restated – Note 41)	974,764,187,531	2,209,946,315,287	325,105,854,296	235,150,946,387	3,744,967,303,501
Transferred from construction in progress	(1,814,485,298)	25,629,370,154	-	76,785,678,193	100,600,563,049
Reclassification	-	(5,114,647,284)	-	-	(5,114,647,284)
30 June 2026	<u>972,949,702,233</u>	<u>2,230,461,038,157</u>	<u>325,105,854,296</u>	<u>311,936,624,580</u>	<u>3,840,453,219,266</u>
Accumulated depreciation:					
31 December 2025 (As restated – Note 41)	291,041,635,882	735,856,020,829	16,344,468,656	130,441,106,495	1,173,683,231,862
Depreciation for the period	11,255,432,007	44,972,185,238	7,293,267,568	5,519,938,125	69,040,822,938
Reclassification	-	(4,338,968,923)	-	-	(4,338,968,923)
30 June 2026	<u>302,297,067,889</u>	<u>776,489,237,144</u>	<u>23,637,736,224</u>	<u>135,961,044,620</u>	<u>1,238,385,085,877</u>
Net carrying amount:					
31 December 2025	<u>683,722,551,649</u>	<u>1,474,090,294,458</u>	<u>308,761,385,640</u>	<u>104,709,839,892</u>	<u>2,571,284,071,639</u>
30 June 2026	<u>670,652,634,344</u>	<u>1,453,971,801,013</u>	<u>301,468,118,072</u>	<u>175,975,579,960</u>	<u>2,602,068,133,389</u>

The rental income and operating expenses information relating to investment property is presented in *Note 31.1 and 33*.

Part of carrying value of investment properties of VND 276,825,215,436 at 30 June 2026 (as at 31 December 2025: VND 206,802,795,752) were pledged as collateral for the loans (*Note 27.2*).

The fair value of investment properties has not been officially revalued yet as at 30 June 2026, however, management believes that the fair value of investment properties is equivalent to the recorded carrying amount as at this date.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

14. LONG-TERM WORK IN PROGRESS

	VND	
	30 June 2026	31 December 2025
Huu Thanh worker residential area project	317,953,358,461	317,905,149,135
Hiep Phuoc Project	24,512,320,294	24,512,320,294
TOTAL	342,465,678,755	342,417,469,429

15. CONSTRUCTION IN PROGRESS

	VND	
	30 June 2026	31 December 2025 (As restated – Note 41)
My Xuan A Port	421,652,962,103	421,583,184,662
Factory for lease	136,295,316,783	143,316,397,483
IDICO-INCO10 Headquarters	-	60,868,946,723
Others	46,202,531,767	34,975,556,141
TOTAL	604,150,810,653	660,744,085,009

16. LONG-TERM INVESTMENTS

	VND	
	30 June 2026	31 December 2025
Investments in associates (Note 16.1)	41,341,154,793	40,514,409,143
Investments in other entities (Note 16.2)	74,271,925,084	74,271,925,084
TOTAL	115,613,079,877	114,786,334,227
Provision for long-term investments	(3,980,400,940)	(3,999,088,796)
NET	111,632,678,937	110,787,245,431

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

16. LONG-TERM INVESTMENTS (continued)

16.1 Investments in associates

Details of investments in associates are as follows:

Name of associates	30 June 2026		31 December 2025	
	Ownership (%)	Amount (VND)	Ownership (%)	Amount (VND)
IDICO Machinery Erection Construction Investment JSC ("LAMA IDICO")	28.54	25,113,543,540	28.54	24,600,660,665
IDICO Investment Consultancy JSC ("IDICO-INCON")	44.00	16,227,611,253	44.00	15,913,748,478
Bien Hoa - Vung Tau Expressway Investment and Development JSC ("BVEC")	49.00	-	49.00	-
Song Hong No.1 Construction JSC ("SONG HONG 1")	34.85	-	34.85	-
TOTAL		41,341,154,793		40,514,409,143

Details of these investments in associates are as follows:

	BVEC	LAMA IDICO	SONG HONG 1	IDICO-INCON	VND Total
Cost of investment:					
31 December 2025 and					
30 June 2026	150,712,000,000	25,559,305,192	14,178,357,303	7,194,400,000	197,644,062,495
Accumulated share in post-acquisition profit of the associates:					
31 December 2025	(150,712,000,000)	(958,644,527)	(14,178,357,303)	8,719,348,478	(157,129,653,352)
Share in post-acquisition profit of the associates for the period	-	512,882,875	-	313,862,775	826,745,650
30 June 2026	(150,712,000,000)	(445,761,652)	(14,178,357,303)	9,033,211,253	(156,302,907,702)
Net carrying amount:					
31 December 2025	-	24,600,660,665	-	15,913,748,478	40,514,409,143
30 June 2026	-	25,113,543,540	-	16,227,611,253	41,341,154,793

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

16. LONG-TERM INVESTMENTS (continued)

16.2 Other long-term investments

	30 June 2026			31 December 2025		
	% of interest	Cost of investment VND	Provision VND	% of interest	Cost of investment VND	Provision VND
Long Son Petroleum Industrial Park Investment Joint Stock Company	4.01	28,256,416,000	-	4.01	28,256,416,000	-
Dong Thuan Investment Joint Stock Company	4.57	14,470,722,442	-	4.57	14,470,722,442	-
Industrial University of Vinh Cuong Thuan IDICO Development Investment Joint Stock Company	7.17	10,217,858,042	(3,980,400,940)	7.17	10,217,858,042	(3,999,088,796)
Lucky Exploit Shareholding Company	1.22	8,393,000,000	-	1.22	8,393,000,000	-
Vietnam Urban Construction Investment Joint Stock Company	7.50	6,750,000,000	-	7.50	6,750,000,000	-
General Construction Consulting Joint Stock Company	8.91	3,119,400,000	-	8.91	3,119,400,000	-
Vicem Ha Tien Cement Joint Stock Company	4.76	2,951,688,000	-	4.76	2,951,688,000	-
	0.00135	112,840,600	-	0.00135	112,840,600	-
TOTAL		74,271,925,084	(3,980,400,940)		74,271,925,084	(3,999,088,796)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

17. PREPAID EXPENSES

	VND	
	30 June 2026	31 December 2025
Short-term	30,655,028,027	7,442,816,180
Prepaid land rental expenses	21,915,353,947	22,598,803
Tools and supplies	1,792,708,344	2,184,414,560
Others	6,946,965,736	5,235,802,817
Long-term	183,752,395,305	190,956,577,259
Prepaid land rental expenses	157,571,570,877	160,187,428,096
Major repair expenses of Dak Mi 3		
Hydropower Plant	1,649,567,577	2,259,442,605
Others	24,531,256,851	28,509,706,558
TOTAL	214,407,423,332	198,399,393,439

18. STATUTORY OBLIGATIONS

	VND			
	31 December 2025	Increase in period	Decrease in period	30 June 2026
Receivables				
Value-added tax	24,120,909,607	190,340,478,933	(183,085,996,772)	31,375,391,768
Corporation income tax	3,376,437	2,329,864,639	-	2,333,241,076
Land and housing tax	5,615,639,013	(4,650,005,576)	(23,436,650)	942,196,787
Personal income tax	-	548,493,218	-	548,493,218
Others	3,793,040,500	235,615,308	(2,351,763,103)	1,676,892,705
TOTAL	33,532,965,557	188,804,446,522	(185,461,196,525)	36,876,215,554
Payables				
Corporate income tax	523,941,041,607	263,099,164,509	(569,986,288,431)	217,053,917,685
Value-added tax	16,778,151,494	325,388,538,757	(315,717,990,851)	26,448,699,400
Land and housing tax	20,473,488	37,097,861,711	(20,063,591,600)	17,054,743,599
Personal income tax	2,136,399,489	12,276,713,120	(11,627,010,220)	2,786,102,389
Natural resource tax	7,024,038,739	19,202,282,017	(23,884,274,801)	2,342,045,955
Others	110,828,938,560	8,954,946,700	(116,188,318,622)	3,595,566,638
TOTAL	660,729,043,377	666,019,506,814	(1,057,467,474,525)	269,281,075,666

19. CAPITALISED BORROWING COST

During the period, the Group capitalized borrowing cost amounting to VND 75,259,712,861 (for the period ended 30 June 2025: VND 36,759,650,693). These loan interests relate to borrowings taken to finance the construction of assets in the Group's projects.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

20. GOODWILL

VND
Amount

Cost:

31 December 2025 and 30 June 2026 184,605,937,195

Accumulated amortization:

31 December 2025 166,621,285,641

Amortization for the period 6,293,781,727

30 June 2026 172,915,067,368

Net carrying amount:

31 December 2025 17,984,651,554

30 June 2026 11,690,869,827

21. SHORT-TERM TRADE PAYABLES

VND

	30 June 2026	31 December 2025
Trade payables to other parties	289,978,147,878	321,290,783,307
<i>Dong Nai Power Company – Branch of</i>		
<i>Southern Power Corporation</i>	78,423,938,236	91,672,571,772
<i>Nghia Binh Construction Trading Service</i>		
<i>Co., Ltd.</i>	11,393,240,379	15,322,382,425
<i>Other suppliers</i>	200,160,969,263	214,295,829,110
Due to related parties (Note 38)	<u>6,884,882,840</u>	<u>2,892,131,093</u>
TOTAL	<u>296,863,030,718</u>	<u>324,182,914,400</u>

22. SHORT-TERM ADVANCES FROM CUSTOMERS

Short-term advances from customers are the amounts received in advance in respect of the sale of apartment units and land lots and construction of the following projects:

VND

	30 June 2026	31 December 2025 (As restated – Note 41)
Due to other parties	271,131,396,911	245,296,010,369
<i>Athena International Home Textiles Co.,</i>		
<i>Ltd</i>	98,302,293,144	-
<i>SOP Phu My 2 JSC</i>	53,790,720,000	-
<i>Project Management Board of Traffic</i>		
<i>Construction and Investment</i>		
<i>Ho Chi Minh City</i>	15,754,027,600	15,754,027,600
<i>Tay Ninh Transportation Construction</i>		
<i>Investment Project Management Board</i>	14,463,663,000	15,226,814,000
<i>Ward 6 residential expansion project</i>	12,066,483,353	30,900,727,109
<i>Nam Son BN JSC</i>	-	94,602,770,447
<i>Jin Tong Co., Ltd</i>	-	49,981,195,712
<i>Others</i>	76,754,209,814	38,830,475,501
Due to related parties (Note 38)	<u>-</u>	<u>98,277,300</u>
TOTAL	<u>271,131,396,911</u>	<u>245,394,287,669</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

23. SHORT-TERM ACCRUED EXPENSES

	VND	
	30 June 2026	31 December 2025 (As restated – Note 41)
Cost-to-complete of infrastructures in the industrial park being leased	1,028,004,330,725	1,031,944,028,984
Interest expense	25,519,486,272	27,951,408,594
Others	71,259,985,297	44,817,642,680
TOTAL	1,124,783,802,294	1,104,713,080,258

24. UNEARNED REVENUE

	VND	
	30 June 2026	31 December 2025 (As restated – Note 41)
Short-term	370,509,850,408	193,857,651,139
Revenue received in advance for land lease, management fees, and infrastructure usage at industrial parks:		
- Phu My II Industrial Park	115,837,240,031	80,388,617,985
- Phu My II Industrial Park Expansion	73,273,885,183	51,854,615,600
- Nhon Trach I Industrial Park	55,053,790,945	7,949,791,920
- Que Vo II Industrial Park	29,924,585,790	20,230,285,222
- My Xuan A Industrial Park	28,614,683,441	135,452,262
- My Xuan B1 Industrial Park	24,929,362,535	20,222,612,476
- Huu Thanh Industrial Park	18,487,675,213	8,613,455,750
- Nhon Trach V Industrial Park	16,233,131,344	-
- Kim Hoa Industrial Park	4,645,796,655	4,068,930,360
- Cau Nghin Industrial Park	1,947,687,386	390,497,212
Other short-term unearned revenue	1,562,011,885	3,392,352
Long-term	5,353,834,358,623	5,437,927,157,545
Revenue received in advance for land lease, management fees, and infrastructure usage at industrial parks:		
- Phu My II Industrial Park	2,253,017,022,806	2,292,880,967,615
- Phu My II Industrial Park Expansion	1,326,199,247,326	1,338,628,318,313
- My Xuan B1 Industrial Park	610,309,055,958	622,116,540,724
- Que Vo II Industrial Park	608,604,669,157	618,719,811,761
- Huu Thanh Industrial Park	305,983,115,768	309,847,022,318
- Nhon Trach I Industrial Park	163,402,638,904	167,377,534,864
- Kim Hoa Industrial Park	86,125,692,579	88,160,157,759
Other long-term unearned revenue	192,916,125	196,804,191
TOTAL	5,724,344,209,031	5,631,784,808,684

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

25. OTHER PAYABLES

	VND	
	30 June 2026	31 December 2025 (As restated – Note 41)
Short-term	437,690,732,347	481,441,900,418
Deposit for capital contribution obligation fulfilment (i)	350,000,000,000	350,000,000,000
Deposits received (ii)	71,892,029,353	110,559,929,842
Others	15,561,846,110	20,831,970,576
Due to related parties (Note 38)	236,856,884	50,000,000
Long-term	48,485,092,766	33,353,393,931
Deposits received	29,752,235,673	26,736,637,813
Others	6,732,857,093	6,616,756,118
Due to related parties (Note 38)	12,000,000,000	-
TOTAL	486,175,825,113	514,795,294,349

(i) The ending balance represents deposits from Deposit Agreement at 15 December 2025 of VTA Export – Import Co., Ltd and Mr Vi Tuan Anh for the purpose of fulfilling capital contribution obligations to VTA Global Port Joint Stock Company.

(ii) The ending balance represents deposits from customers to secure the obligations to perform land sublease service contracts in Industrial parks.

26. PROVISIONS

	VND	
	30 June 2026	31 December 2025
Short-term	1,257,068,672	2,490,057,401
Minor repair costs	-	1,625,375,600
Others	1,257,068,672	864,681,801
Long-term	461,699,716,862	437,399,731,764
Medium and major repair costs for the BOT An Suong - An Lac project	461,699,716,862	437,399,731,764
TOTAL	462,956,785,534	439,889,789,165

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

27. LOANS

	31 December 2025	Drawdown	Repayment	Reclassification	VND 30 June 2026
Short-term	2,611,815,438,113	1,631,852,780,889	(2,493,677,418,821)	370,270,450,958	2,120,261,251,139
Loans from banks (Note 27.1)	2,273,185,683,149	1,631,852,780,889	(2,187,187,137,506)	-	1,717,851,326,532
Current portion of long-term loans (Note 27.2)	338,629,754,964	-	(306,490,281,315)	370,270,450,958	402,409,924,607
Long-term	3,265,348,897,640	294,473,562,119	-	(370,270,450,958)	3,189,552,008,801
Loans from banks (Note 27.2)	3,265,348,897,640	294,473,562,119	-	(370,270,450,958)	3,189,552,008,801
TOTAL	5,877,164,335,753	1,926,326,343,008	(2,493,677,418,821)	-	5,309,813,259,940

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

27. **LOANS** (continued)

27.1 *Short-term loan from banks*

The Group obtained short-term bank loans for supplement working capital. Details are as follows:

<i>Names of banks</i>	<i>30 June 2026</i>	<i>Maturity date</i>	<i>Interest rate</i>	<i>Description of collaterals</i> <i>(Notes 5, 10, 11)</i>
	<i>VND</i>		<i>(% p.a.)</i>	
<i>Vietnam Technological and Commercial Joint Stock Bank - Sai Gon Branch</i>				
Loan 1	680,000,000,000	30 November 2026	6.18	Land use rights and property associated with the land formed in future at Phu My II Industrial Park Expansion project for the area that has not yet been leased
Loan 2	400,000,000,000	30 November 2026	6.18	14,345,790 shares of HTI owned by IDICO 15,606,000 shares of ICN owned by IDICO 13,953,600 shares of LAI owned by IDICO
Loan 3	76,230,071,270	From 20 July 2026 to 28 August 2026	5.5 - 5.75	Unsecured
<i>Kasikornbank Public Company Limited – Ho Chi Minh City Branch</i>				
Loan 1	250,000,000,000	From 25 January 2027 to 26 March 2027	6.95	Unsecured
<i>Vietnam Bank for Agriculture and Rural Development – Tan Dinh Branch</i>				
Loan 1	117,402,613,173	From 25 July 2026 to 25 December 2026	5.7 - 7.5	Deposit contracts
<i>Bank for Investment and Development of Vietnam - Dong Nai East Branch</i>				
Loan 1	67,000,000,000	21 July 2026	5.8	Medium voltage power lines and transformers of UDICO

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

27. LOANS (continued)

27.1 Short-term loan from banks (continued)

The Group obtained short-term bank loans for supplement working capital. Details are as follows: (continued)

<i>Names of banks</i>	<i>30 June 2026</i>	<i>Maturity date</i>	<i>Interest rate</i>	<i>Description of collaterals</i> <i>(Notes 5, 11, 12)</i>
	<i>VND</i>		<i>(% p.a.)</i>	
<i>Bank for Investment and Development of Vietnam - Long An Branch</i>				
Loan 1	26,961,336,277	From 3 August 2026 to 22 December 2026	6.4 - 8.7	Land use rights, housing ownership, and other assets attached on land owned by IDICO-LINCO
<i>Bank for Investment and Development of Vietnam - Ba Ria Vung Tau Branch</i>				
Loan 1	24,135,969,272	From 20 August 2026 to 28 December 2026	7.0 - 8.4	Deposit contracts of IDICO-CONAC
<i>Bank for Investment and Development of Vietnam - Trang Tien Branch</i>				
Loan 1	23,519,599,859	17 October 2026	4.8	Deposit contracts of IDICO-QUEVO
<i>Joint Stock Commercial Bank for Foreign Trade of Vietnam - Dong Nai Branch</i>				
Loan 1	22,069,566,472	From 3 July 2026 to 28 December 2026	6.5 - 8.3	Machinery and equipment at Srok Phu Mieng Hydropower Plant owned by IDICO-SHP
<i>Bank for Investment and Development of Vietnam - Bac Giang Branch</i>				
Loan 1	10,537,866,166	17 June 2027	7.5	Deposit contracts of IDICO-QUEVO
<i>Vietnam Joint Stock Commercial Bank For Industry And Trade - Soc Trang Branch</i>				
Loan 1	19,994,304,043	From 21 July 2026 to 22 September 2026	6.5 - 7.1	Deposit contracts, receivables and benefit arising from the funding from bank of IDICO-INCO 10
TOTAL	<u>1,717,851,326,532</u>			

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

27. LOANS (continued)

27.2 Long-term loan from banks

The Group obtained long-term bank loans. Details are as follows:

<i>Names of banks</i>	<i>30 June 2026</i>	<i>Maturity date</i>	<i>Purpose</i>	<i>Interest rate</i>	<i>Description of collaterals</i> <i>(Notes 10, 11, 12)</i>
	VND			(% p.a.)	
<i>Bank for Investment and Development of Vietnam - Bac Giang Branch</i>					
Loan 1	360,000,000,000	From 19 July 2026 to 19 April 2035	Payment for construction investment and technical infrastructure costs at Dak Mi 3 Hydropower Project	7.9	Tangible fixed assets of the Dak Mi 3 Hydropower Project
Loan 2	240,246,251,115	From 19 July 2026 to 19 October 2029		7.9	
<i>Vietnam Joint Stock Commercial Bank For Industry And Trade - Do Thanh Branch</i>					
Loan 1	345,103,382,431	From 25 January 2027 to 24 April 2028	Payment for construction investment and technical infrastructure costs at Huu Thanh Industrial Park	8.4	Land use rights and property associated with the land formed in future at Huu Thanh Industrial Park project for the area that has not yet been leased
Loan 2	22,708,908,779	28 March 2033		8.4	
<i>Vietnam Commercial Joint Stock Export Import Bank - Dong Nai Branch</i>					
Loan 1	446,580,216,383	From 30 September 2026 to 30 March 2032	Investing in B.O.T Projects	10.0	The entire right to collect toll fees on the entire An Suong – An Lac section of National Highway 1 (Km 1901-1915) along with all other rights and interests arising under the B.O.T contract

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

27. LOANS (continued)

27.2 Long-term loan from banks (continued)

The Group obtained long-term bank loans. Details are as follows:

<i>Names of banks</i>	<i>30 June 2026</i>	<i>Maturity date</i>	<i>Purpose</i>	<i>Interest rate</i>	<i>Description of collaterals</i> <i>(Notes 10, 13)</i>
	VND			(% p.a.)	
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Sai Gon East Branch					
Loan 1	947,409,465,342	From 26 December 2028 to 28 November 2034	Payment for construction investment and technical infrastructure costs at Tan Phuoc 1 Industrial Park	6.0 - 8.3	Land use rights and property associated with the land formed in future at Tan Phuoc 1 Industrial Park project for the area that has not yet been leased
Loan 2	434,863,220,200	From 26 July 2028 to 23 April 2035	Payment for construction investment and technical infrastructure costs at Vinh Quang Industrial Park - Phase 1	5.5 - 7.9	Land use rights and property associated with the land formed in future at Vinh Quang Industrial Park project - Phase 1
Loan 3	224,904,829,531	From 26 September 2026 to 8 September 2029	Payment for construction investment and technical infrastructure costs at Cau Nghin Industrial Park	5.5 - 7.9	Land use rights and property associated with the land formed in future at Cau Nghin Industrial Park project for the area that has not yet been leased
Loan 4	77,676,970,579	From 26 August 2026 to 30 May 2035	Payment for construction investment and technical infrastructure costs at Warehouse - Nhon Trach I Industrial Park	7.9	Land use rights and property associated with the land formed in future at Warehouse - Nhon Trach I Industrial Park project

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

27. LOANS (continued)

27.2 Long-term loan from banks (continued)

The Group obtained long-term bank loans. Details are as follows: (continued)

<i>Names of banks</i>	<i>30 June 2026</i>	<i>Maturity date</i>	<i>Purpose</i>	<i>Interest rate</i>	<i>Description of collaterals</i> <i>(Note 10, 11, 13)</i>
	VND			(% p.a.)	
Bank for Investment and Development of Vietnam – Long An Branch					
Loan 1	410,742,449,518	From 10 October 2026 to 2 August 2029	Investment in the construction of residential and industrial housing areas in Huu Thanh Industrial Park of IDICO-LINCO	7.2	Land use rights and all assets attached to the land of the investment and construction project of IDICO-LINCO
Bank for Investment and Development of Vietnam - Can Tho Branch					
Loan 1	39,190,336,028	From 25 March 2027 to 2 April 2035	Investment in the construction of IDICO-INCO10 Headquarters	6.2 - 8.5	Land use rights and all assets attached to the land of the investment and construction project of IDICO-INCO10
Shinhan Vietnam Bank Limited - Head office					
Loan 1	42,535,903,502	From 25 August 2026 to 14 February 2033	Investment in the construction of a rooftop solar power system located in Nhon Trach 1 Industrial Park, Nhon Trach Commune, Dong Nai Province	7.9	The rooftop solar power system and additional assets to be formed in the future from supplementary investments
TOTAL	3,591,961,933,408				
<i>In which:</i>					
Current portion	402,409,924,607				
Non-current portion	3,189,552,008,801				

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

28. BONUS AND WELFARE FUND

	VND	
	For the period ended 30 June 2026	For the period ended 30 June 2025
Beginning balance	27,457,631,785	35,131,126,712
Accruals of bonus and welfare funds	11,508,378,320	19,108,006,171
Utilization of bonus and welfare funds	(12,556,949,132)	(17,189,490,519)
Ending balance	<u>26,409,060,973</u>	<u>37,049,642,364</u>

29. OWNERS' EQUITY

29.1 Increase and decrease in owners' equity

	VND							
	Share capital	Share premium	Other funds belonging to owner's equity	Asset revaluation reserve	Investment and development fund	Undistributed earnings	Non-controlling interest	Total
For the period ended 30 June 2025								
31 December 2024	3,299,999,290,000	44,477,461,497	122,676,882,784	(43,500,578,195)	714,448,874,011	1,477,723,999,737	1,591,822,222,056	7,207,648,151,890
Net profit for the period	-	-	-	-	-	640,852,011,752	192,096,440,072	832,948,451,824
Cash dividend 2024	-	-	-	-	-	(494,999,893,500)	(74,096,978,000)	(569,096,871,500)
Transfer to bonus and welfare fund	-	-	-	-	-	(10,079,803,507)	(4,297,936,672)	(14,377,740,179)
BOD remuneration	-	-	-	-	-	(3,073,577,858)	(1,656,688,134)	(4,730,265,992)
ESOP Share Issuance by UDICO	-	-	-	-	-	-	3,080,000,000	3,080,000,000
Change in ownership percentage of subsidiaries under control	-	-	-	-	-	(7,031,827,649)	7,031,827,649	-
30 June 2025	3,299,999,290,000	44,477,461,497	122,676,882,784	(43,500,578,195)	714,448,874,011	1,603,390,908,975	1,713,978,886,971	7,455,471,726,043

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as at 30 June 2026 and for the period then ended

29. OWNERS' EQUITY (continued)

29.1 Increase and decrease in owners' equity (continued)

	Share capital	Share premium	Other funds belonging to owner's equity	Asset revaluation reserve	Investment and development fund	Undistributed earnings	Non-controlling interest	Total
For the period ended 30 June 2026								
31 December 2025	3,794,988,230,000	44,302,834,297	227,022,882,784	(43,500,578,195)	714,448,874,011	1,722,111,920,501	1,803,656,728,358	8,263,030,891,756
Net profit for the period	-	-	-	-	-	880,406,329,931	120,834,657,407	1,001,240,987,338
Cash dividend 2025 (*)	-	-	-	-	-	(569,248,234,500)	(142,361,550,600)	(711,609,785,100)
Transfer to bonus and welfare fund	-	-	-	-	-	(6,699,445,972)	(3,208,932,348)	(9,908,378,320)
BOD remuneration	-	-	-	-	-	(1,306,000,770)	(293,999,230)	(1,600,000,000)
Non-controlling shareholders contributed capital to VTA Global Port	-	-	-	-	-	-	288,995,022,000	288,995,022,000
30 June 2026	<u>3,794,988,230,000</u>	<u>44,302,834,297</u>	<u>227,022,882,784</u>	<u>(43,500,578,195)</u>	<u>714,448,874,011</u>	<u>2,025,264,569,190</u>	<u>2,067,621,925,587</u>	<u>8,830,148,737,674</u>

(*) In accordance with the Resolution of Annual General Meeting of Shareholders 2026 No. 02/NQ-ĐHĐCĐ2026 dated 24 April 2026 and Resolution of Board of Directors No. 57/NQ-TCT dated 25 June 2026, Shareholders and Board of Directors approved the dividend payment by cash for financial year 2025 with total 15% of par value of shares.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

29. OWNERS' EQUITY (continued)

29.2 Share capital

	30 June 2026		31 December 2025	
	% of ownership	Share capital (VND)	% of ownership	Share capital (VND)
S.S.G Group Joint Stock Company	22.50	853,875,000,000	22.50	853,875,000,000
Bach Viet Trading and Manufacturing Limited	11.93	452,654,950,000	11.93	452,654,950,000
Others	65.57	2,488,458,280,000	65.57	2,488,458,280,000
TOTAL	100.00	3,794,988,230,000	100.00	3,794,988,230,000

29.3 Capital transactions with owners and distribution of dividends

	VND	
	For the period ended 30 June 2026	For the period ended 30 June 2025
Contributed share capital		
Beginning balance	3,794,988,230,000	3,299,999,290,000
Increase in period	-	-
Ending balance	3,794,988,230,000	3,299,999,290,000
Dividends		
Dividends declared and paid during the period	569,248,234,500	494,999,893,500
Dividends declared by cash in the period	569,248,234,500	494,999,893,500
Dividends paid by cash in the period	23,371,425	494,950,593,250

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

29. OWNERS' EQUITY (continued)

29.4 Shares

	<i>Number of shares</i>	
	<i>30 June 2026</i>	<i>31 December 2025</i>
Authorized shares	379,498,823	379,498,823
Shares issued and fully paid	379,498,823	379,498,823
<i>Ordinary shares</i>	379,498,823	379,498,823
Shares in circulation	379,498,823	379,498,823
<i>Ordinary shares</i>	379,498,823	379,498,823

Par value of outstanding share is VND 10,000 per share. The holders of the Company's ordinary shares are entitled to receive dividends as and when declared by the Company. Each ordinary share carries one vote per share without restriction.

29.5 Earning per shares

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

	<i>For the period ended 30 June 2026</i>	<i>For the period ended 30 June 2025 (As restated)</i>
Net profit after tax (VND)	880,406,329,931	640,852,011,752
Bonus and welfare fund appropriation (*)	-	(4,002,723,371)
Net profit attributable to ordinary shareholders	880,406,329,931	636,849,288,381
Weighted average number of ordinary shares (**)	417,448,705	417,448,705
<i>Basic earnings per share (VND/share)</i>	<i>2,109</i>	<i>1,526</i>
<i>Diluted earnings per share (VND/share)</i>	<i>2,109</i>	<i>1,526</i>

(*) Net profit used to compute earnings per share for the period ended 30 June 2025 was adjusted reflect the bonus and welfare funds transfer from undistributed earnings of 2025. Net profit used to compute earnings per share for the period ended 30 June 2026 has not been adjusted yet to reflect the bonus and welfare funds transfer from undistributed earnings of 2026.

(**)Weighted average number of ordinary shares for the period ended 30 June 2025 was restated to reflect the issuance of shares appropriated from stock dividend for financial year 2025 at the ratio of 10% in accordance with the Resolution of Annual General Meeting of Shareholders 2026 No. 02/NQ-DHDCĐ2026 dated 24 April 2026 and Resolution of Board of Directors No. 57/NQ-TCT dated 25 June 2026. As at the date of these interim consolidated financial statements, the Company is in the process of completing the procedures for the above share issuance.

There have been no dilutive potential ordinary shares during the period and up to the date of these interim consolidated financial statements.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

30. NON-CONTROLLING INTERESTS

Movements of non-controlling interests are as follows:

		VND
	<i>For the period ended 30 June 2026</i>	<i>For the period ended 30 June 2025</i>
Opening balance	1,803,656,728,358	1,591,822,222,056
Non-controlling shareholders contributed capital to VTA Global Port	288,995,022,000	-
Net profit for the period	120,834,657,407	192,096,440,072
Dividends shared to non-controlling interests	(142,361,550,600)	(74,096,978,000)
Bonus and welfare fund	(3,208,932,348)	(4,297,936,672)
BOD remuneration	(293,999,230)	(1,656,688,134)
Change in ownership percentage of subsidiaries under control	-	7,031,827,649
ESOP share issuance by UDICO	-	3,080,000,000
Ending balance	<u>2,067,621,925,587</u>	<u>1,713,978,886,971</u>

31. REVENUE

31.1 Revenue from sale of goods and rendering of services

		VND
	<i>For the period ended 30 June 2026</i>	<i>For the period ended 30 June 2025</i>
Gross revenue	3,756,181,317,359	3,556,682,187,141
<i>Of which:</i>		
Sale of electricity	1,851,204,154,108	1,737,876,260,530
Revenue from sublease of lands and infrastructures at the industrial parts recognized one time	917,421,557,868	612,353,299,485
Revenue from sublease of lands and infrastructures at the industrial parts recognized overtime	272,942,021,958	220,997,796,281
Sale of industrial park management	294,611,298,089	249,580,174,695
Sale of road usage fees	243,561,738,045	232,562,778,151
Sale of construction	58,894,735,051	108,026,420,844
Sale of real estate business	40,046,056,144	266,895,678,634
Others	77,499,756,096	128,389,778,521
Less:	(167,297,381)	-
Trade discounts	(167,297,381)	-
Net revenue	<u>3,756,014,019,978</u>	<u>3,556,682,187,141</u>
<i>Of which:</i>		
Sales to other parties	3,755,388,628,843	3,556,054,947,388
Sales to related parties (Note 38)	792,688,516	627,239,753

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

31. REVENUE (continued)

31.2 Finance income

	VND	
	For the period ended 30 June 2026	For the period ended 30 June 2025
Interest income	266,047,541,777	122,310,620,970
Gains from investments	8,799,726,176	5,430,684,933
Dividend income	1,395,000,000	270,000,000
Foreign exchange gain	6,117,592	43,759,913
Others	3,083,507	-
TOTAL	276,251,469,052	128,055,065,816

32. FINANCE EXPENSES

	VND	
	For the period ended 30 June 2026	For the period ended 30 June 2025
Interest expenses	115,161,609,499	64,668,168,033
Reversal of provision for investments	(18,687,856)	(40,831,966)
Others	481,719,176	4,332,148,761
TOTAL	115,624,640,819	68,959,484,828

33. COST OF GOODS SOLD

	VND	
	For the period ended 30 June 2026	For the period ended 30 June 2025
Cost of electricity	1,708,487,039,510	1,584,635,871,370
Cost of industrial park infrastructure	375,263,340,737	301,352,321,635
Cost of industrial park management	158,007,462,888	126,931,879,074
Cost of road usage fees	137,873,657,753	125,399,569,239
Cost of construction	50,594,284,680	97,285,330,838
Cost of real estate business	20,616,956,436	110,899,867,697
Others	67,426,589,394	114,268,755,506
TOTAL	2,518,269,331,398	2,460,773,595,359

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

34. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	<i>For the period ended 30 June 2026</i>	<i>For the period ended 30 June 2025</i>
Selling expenses	40,642,521,008	49,783,063,598
Labor cost	20,397,200,183	19,747,540,548
Expenses for external services	8,165,726,378	5,407,280,361
Marketing expenses	6,562,986,866	20,042,707,729
Depreciation	1,310,953,736	1,461,529,649
Materials expenses	113,035,634	86,058,282
Others	4,092,618,211	3,037,947,029
General and administrative expenses	121,500,055,906	138,395,002,221
Labor cost	82,757,233,690	78,896,546,004
Expenses for external services	15,618,831,917	13,483,957,624
Provision expenses	(11,475,913,133)	3,249,007,684
Depreciation	4,106,634,330	3,259,563,914
Others	30,493,269,102	39,505,926,995
TOTAL	162,142,576,914	188,178,065,819

35. PRODUCTION AND OPERATING COSTS

	VND	
	<i>For the period ended 30 June 2026</i>	<i>For the period ended 30 June 2025</i>
Expenses for external services	2,140,454,791,091	1,863,710,420,069
Depreciation	210,127,657,956	206,418,075,142
Labor cost	179,932,017,510	176,821,940,186
Material expenses	149,929,269,401	205,426,206,036
Provision expenses	13,495,872,547	24,299,985,098
Others	138,827,869,993	132,879,858,564
TOTAL	2,832,767,478,498	2,609,556,485,094

36. OTHER INCOME

	VND	
	<i>For the period ended 30 June 2026</i>	<i>For the period ended 30 June 2025</i>
Income from contract compensation	32,226,420,783	28,600,984,796
Income from the termination of the Tan Ky Tan Quy Bridge Project contract	-	47,357,863,919
Others	1,032,516,974	1,981,489,996
TOTAL	33,258,937,757	77,940,338,711

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

37. CORPORATE INCOME TAX

The Company and its subsidiaries has the obligations to pay corporate income tax ("CIT") as follows:

- Income from Dak Mi 3 Hydropower Plant was CIT-exempt for four years (2017 – 2020), and is subject to 50% deduction in the following nine years (2021 – 2029). The applicable rate is 10% for 15 years from 2017.
- Income from other activities subject to pay CIT at the rate of 20% on taxable income.

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

37.1 CIT expense

	VND	
	<i>For the period ended 30 June 2026</i>	<i>For the period ended 30 June 2025</i>
Current CIT expense	262,865,698,487	211,368,386,572
Adjustment for under accrual of tax from prior period	233,466,022	-
Deferred tax income	(10,918,304,403)	(2,646,159,227)
Corporate income tax (CIT) provisionally paid at 1% based on cash collection progress	(189,351,940)	(1,637,594,726)
TOTAL	<u>251,991,508,166</u>	<u>207,084,632,619</u>

Reconciliation between CIT income and the accounting profit before tax multiplied by CIT rate is presented below:

	VND	
	<i>For the period ended 30 June 2026</i>	<i>For the period ended 30 June 2025</i>
Accounting profit before tax	<u>1,253,232,495,504</u>	<u>1,040,033,084,443</u>
At CIT rate applicable to companies in the Group	250,646,499,106	208,006,616,889
<i>Adjustments:</i>		
Non-deductible expenses	2,000,274,358	3,061,022,127
Goodwill allocation	1,258,756,345	1,409,463,200
Unrecognize deferred tax assets	794,862,954	-
Adjustment for under accrual of tax from prior period	233,466,022	-
Incentives and exemptions	(2,332,926,613)	(5,061,265,018)
Utilized tax loss carried forward	(165,074,876)	(366,042,710)
Others	(444,349,130)	34,838,131
CIT income	<u>251,991,508,166</u>	<u>207,084,632,619</u>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

37. CORPORATE INCOME TAX (continued)

37.2 Current CIT

The current tax payable is based on taxable profit for the period. The taxable profit of the Group for the period differs from the profit as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Group's current tax liability is calculated using tax rates that have been enacted at the statement of financial position date.

37.3 Deferred tax

The following are deferred tax assets and liabilities recognized by the Group, and the movements thereon, during the period:

	<i>Consolidated statement of financial position</i>		<i>Consolidated income statement</i>	
	<i>30 June</i>	<i>31 December</i>	<i>For the period ended 30 June</i>	<i>For the period ended 30 June</i>
	<i>2026</i>	<i>2025</i>	<i>2026</i>	<i>2025</i>
Deferred tax assets				
Accrued expenses	159,660,032,805	152,433,021,235	(7,227,011,570)	734,099,720
Provision for maintenance and repairment expense for BOT An Suong – An Lac Project	77,915,847,359	73,380,925,460	(4,534,921,899)	(4,642,608,915)
Unrealized profit	6,353,893,338	6,116,081,560	(237,811,778)	(783,615,939)
Corporate income tax (CIT) provisionally paid at 1% based on cash collection progress	120,664,832	310,016,772	189,351,940	1,637,594,726
Others	604,649,248	604,649,248	-	-
Deferred tax assets	244,655,087,582	232,844,694,275		
Deferred tax liabilities				
Provision for investment	52,473,006,368	51,785,892,802	687,113,566	(142,181,135)
Provision for doubtful debts	711,911,396	696,287,998	15,623,398	(1,087,042,410)
Deferred tax liabilities	53,184,917,764	52,482,180,800		
Net deferred tax income			(11,107,656,343)	(4,283,753,953)

VND

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

37. CORPORATE INCOME TAX (continued)

37.4 Tax losses carried forward

The Group is entitled to carry its tax losses forward to offset against taxable profits arising within five (5) consecutive years subsequent to the year in which the loss was incurred. At the consolidated statement of financial position date, the Group had the estimated accumulated losses of VND 18,833,454,118 (31 December 2025: VND 37,103,042,316) available for offset against future taxable profits. Details are as follows:

VND					
Originating year	Can be utilized up to	Tax loss amount (*)	Utilized up to 30 June 2026	Forfeited	Unutilized at 30 June 2026
2021	2026	28,509,251,270	(722,669,402)	(21,788,526,387)	6,368,053,277
2022	2027	4,635,065,572	-	-	4,635,065,572
2023	2028	3,380,594,897	-	-	3,380,594,897
2024	2029	475,425,601	-	-	475,425,601
2025	2030	102,704,976	(102,704,976)	-	-
2026	2031	3,974,314,771	-	-	3,974,314,771
TOTAL		41,077,357,087	(825,374,378)	(21,788,526,387)	18,833,454,118

(*) The estimated losses as per the Company and its subsidiaries' CIT declarations have not been audited by the local tax authorities as of the date of these interim consolidated financial statements.

38. TRANSACTIONS WITH RELATED PARTIES

List of related parties that have a controlling relationship with the Group and other related parties of the Group during the period and as at 30 June 2026 is as follows:

Related parties	Relationship
S.S.G Group Joint Stock Company ("S.S.G")	Shareholder
Bach Viet Trading and Manufacturing Limited Company	Shareholder
Bien Hoa - Vung Tau Expressway Investment and Development JSC	Associate
IDICO Machinery Erection Construction Investment JSC ("LAMA IDICO")	Associate
Song Hong No.1 Construction JSC ("SONG HONG 1")	Associate
IDICO Investment Consultancy JSC ("IDICO-INCON")	Associate
Dak R'Tih Hydropower JSC ("Dak R'Tih")	Common key personnel
Management individuals (Board of Management, Audit Committee, and General Directors) and close relatives of these individuals.	Significant influence

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

38. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties during the period were as follows:

Related parties	Nature of transaction	VND	
		For the period ended 30 June 2026	For the period ended 30 June 2025
S.S.G	Offices rental	5,660,235,000	5,660,235,000
LAMA IDICO	Service supply	792,688,516	627,239,753
IDICO-INCON	Purchase consulting services	9,990,243,357	-
	Expense for Business cooperation interest	236,856,884	-

The outstanding balances due from and due to related parties as at statement of financial position dates were as follows:

		VND	
Related parties	Nature of transaction	30 June 2026	31 December 2025
Short-term trade receivables			
LAMA IDICO	Provide construction services	414,646,128	73,422,506
Short-term advance to supplies			
IDICO-INCON	Purchase consulting services	2,486,358,459	3,308,127,756
S.S.G	Office rental	943,372,500	943,372,500
		3,429,730,959	4,251,500,256
Other short-term receivables			
SONG HONG 1	Dividend	1,463,684,880	1,463,684,880
IDICO-INCON	Dividend	-	1,500,000,000
		1,463,684,880	2,963,684,880
Short-term trade payables			
IDICO-INCON	Purchase consulting services	5,657,802,164	1,515,050,417
LAMA IDICO	Purchase installation services	1,227,080,676	1,377,080,676
		6,884,882,840	2,892,131,093
Short-term advances from customers			
LAMA IDICO	Service supply	-	98,277,300
Other short-term payables			
IDICO-INCON	Interest from BCC	236,856,884	-
	Deposit	-	50,000,000
		236,856,884	50,000,000
Other long-term payables			
IDICO-INCON	Business cooperation	12,000,000,000	-

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

38. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with other related parties

Remuneration to members of the Board of Directors ("BOD"), Audit Committee and Management:

		VND	
	Position	For the period ended 30 June 2026	For the period ended 30 June 2025
<i>Individuals</i>			
Ms Nguyen Thi Nhu Mai	Chairwoman	1,312,000,000	1,200,000,000
Mr Dang Chinh Trung	BOD Member cum General Director	2,414,183,000	2,201,550,000
Mr Nguyen Viet Tuan	BOD Member cum Deputy General Director	1,920,883,000	1,702,805,172
Ms Tran Thuy Giang	BOD Member cum Audit Committee Member	1,230,000,000	1,125,000,000
Mr Ton That Anh Tuan	BOD Independent member cum Audit Committee Head	246,000,000	225,000,000
Mr Nguyen Hong Hai	Deputy General Director	833,383,000	756,358,621
Mr Phan Van Chinh	Deputy General Director (to 1 September 2025)	-	1,131,358,621
Mr Nguyen Van Minh	Deputy General Director (to 11 January 2025)	-	46,581,818
Ms Tran Ngoc Sang	Chief Accountant (from 1 October 2024)	714,967,000	611,229,310
TOTAL		8,671,416,000	8,999,883,542

39. COMMITMENTS

Operating lease commitment (lessee)

The Group is currently leasing land under operating lease contracts. At the statement of financial position date, future amounts minimum rental payables under operating leases are presented as follows:

	VND	
	30 June 2026	31 December 2025
Less than 1 year	5,174,172,205	12,194,315,535
From 1-5 years	4,816,590,920	4,790,187,205
More than 5 years	12,272,354,268	12,033,386,980
TOTAL	22,263,117,393	29,017,889,720

Construction cost commitments

As at 30 June 2026, the Group has contracts related to the construction of development projects including Huu Thanh, Cau Nghin, Phu My II, Phu My II expanded, Que Vo II, Vinh Quang, and Tan Phuoc 1 Industrial Parks, Huu Thanh worker residential area project, Commercial, service, and residential complex in Bac Chau Giang Urban Area, My Xuan B1 project with a total value of approximately 1,102 billion VND.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

39. COMMITMENTS (continued)

Capital contribution commitment

On 30 June 2026, the Company is in the process of completing the legal procedures for the contribution of assets to VTA Global Port with a value of VND 306 billion, corresponding to a 51.00% ownership interest.

40. SEGMENT INFORMATION

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

The Group is principally engaged in the development of industrial parks and in residential parks, infrastructure, electricity, warehouses and offices, and rendering of related services.

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

The Group operates in one geographical segment which is Vietnam.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

40. SEGMENT INFORMATION (continued)

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

	VND							
	<i>Industrial Park Business</i>	<i>Electricity business</i>	<i>Construction</i>	<i>Road toll collection</i>	<i>Real estate business</i>	<i>Others</i>	<i>Elimination</i>	<i>Consolidation</i>
For the period ended 30 June 2026								
Segment net revenue								
Sales to external customers	1,558,390,458,528	1,859,771,824,939	126,539,381,159	243,561,738,045	40,046,056,144	81,370,381,497	(153,665,820,334)	3,756,014,019,978
Inter-segment sales	(73,415,580,613)	(8,567,670,831)	(67,644,646,108)	-	-	(4,037,922,782)	153,665,820,334	-
Net inter-segment revenue	1,484,974,877,915	1,851,204,154,108	58,894,735,051	243,561,738,045	40,046,056,144	77,332,458,715	-	3,756,014,019,978
Results								
Inter-segment gross profit	951,704,074,290	142,717,114,598	8,300,450,371	105,688,080,292	19,429,099,708	9,905,869,321	-	1,237,744,688,580
Unallocated expenses								15,487,806,924
Current corporate income tax expense								(263,099,164,509)
Deferred tax income								11,107,656,343
Net profit after tax								1,001,240,987,338
30 June 2026								
Assets and liabilities								
Inter-segment asset	10,470,946,203,360	2,079,260,254,042	243,516,751,779	1,053,958,786,374	2,201,205,055,604	51,382,401,334	-	16,100,269,452,493
Unallocated assets (*)								7,445,756,495,087
Total assets								23,546,025,947,580
Inter-segment payables	11,963,708,726,594	912,430,252,872	157,724,801,743	966,226,522,459	582,466,981,121	133,319,925,117	-	14,715,877,209,906
Total liabilities								14,715,877,209,906

(*) Unallocated assets mainly comprised of cash, cash equivalents and other financial investments.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

40. SEGMENT INFORMATION (continued)

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

VND

	<i>Industrial Park Business</i>	<i>Electricity business</i>	<i>Construction</i>	<i>Road toll collection</i>	<i>Real estate business</i>	<i>Others</i>	<i>Elimination</i>	<i>Consolidation</i>
For the period ended 30 June 2025								
Segment net revenue								
Sales to external customers	1,144,653,906,323	1,746,400,582,599	145,810,651,740	232,562,778,151	267,375,678,634	140,257,210,834	(120,378,621,140)	3,556,682,187,141
Inter-segment sales	(61,722,635,862)	(8,524,322,069)	(37,784,230,896)	-	(480,000,000)	(11,867,432,313)	120,378,621,140	-
Net inter-segment revenue	1,082,931,270,461	1,737,876,260,530	108,026,420,844	232,562,778,151	266,895,678,634	128,389,778,521	-	3,556,682,187,141
Results								
Inter-segment gross profit	654,647,069,752	153,240,389,160	10,741,090,006	107,163,208,912	155,995,810,937	14,121,023,015	-	1,095,908,591,782
Unallocated expenses								(55,875,507,339)
Current corporate income tax expense								(211,368,386,572)
Deferred tax income								4,283,753,953
Net profit after tax								832,948,451,824
31 December 2025								
Assets and liabilities								
Inter-segment asset	9,955,961,126,599	2,124,079,640,604	186,663,385,986	1,097,889,162,864	2,166,437,579,274	81,620,691,113	-	15,612,651,586,440
Unallocated assets (*)								7,588,839,093,083
Total assets								23,201,490,679,523
Inter-segment payables	11,906,341,676,761	1,001,447,245,505	158,834,803,886	1,005,160,318,602	758,047,643,173	108,628,099,840	-	14,938,459,787,767
Total liabilities								14,938,459,787,767

(*) Unallocated assets mainly comprised of cash, cash equivalents and other financial investments.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

41. RECLASSIFICATION OF CORRESPONDING DATA IN ACCORDANCE WITH CIRCULAR 99

Certain corresponding data of the financial statements have been reclassified to conform with the presentation requirements under Circular 99 due to its first-time adoption (Note 3.1) in the current period. Details are as follows:

			VND
<i>Items</i>	<i>31 December 2025 (Previously stated)</i>	<i>Adjustment</i>	<i>31 December 2025 (As restated)</i>

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Current assets

Cash equivalents	474,491,428,405	890,796,892	475,382,225,297
Current held-to-maturity investments	6,807,014,517,859	106,831,646,770	6,913,846,164,629
Other short-term receivables	393,049,146,108	(107,722,443,662)	285,326,702,446
Inventories	1,302,184,245,205	6,093,936,851,316	7,396,121,096,521

Non-current assets

Investment properties	2,574,138,152,669	(2,854,081,030)	2,571,284,071,639
Cost	7,232,972,735,901	(3,488,005,432,400)	3,744,967,303,501
Accumulated depreciation	(4,658,834,583,232)	3,485,151,351,370	(1,173,683,231,862)
Construction in progress	6,751,826,855,295	(6,091,082,770,286)	660,744,085,009

Current liabilities

Short-term advances from customers	99,901,230,601	145,493,057,068	245,394,287,669
Dividends Payable	-	6,977,805,719	6,977,805,719
Short-term accrued expenses	1,098,288,935,753	6,424,144,505	1,104,713,080,258
Short-term deferred revenues	247,902,677,916	(54,045,026,777)	193,857,651,139
Other short-term payables	494,843,850,642	(13,401,950,224)	481,441,900,418

Non-current liabilities

Long-term deferred revenues	5,529,375,187,836	(91,448,030,291)	5,437,927,157,545
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<i>Items</i>	<i>For the period ended 30 June 2025 (Previously stated)</i>	<i>Adjustment</i>	<i>For the period ended 30 June 2025 (As restated)</i>
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CONSOLIDATED CASH FLOW STATEMENT

Depreciation and amortization	347,932,787,754	(141,514,712,612)	206,418,075,142
Decrease in inventories	84,781,055,898	(25,335,127,650)	59,445,928,248
Increase in payables	681,585,191,033	(331,959,067,818)	349,626,123,215
Interest paid	(80,297,488,449)	(27,028,341,934)	(107,325,830,383)
Purchases and construction of fixed assets and investment properties	(909,344,214,214)	525,837,250,014	(383,506,964,200)

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 30 June 2026 and for the period then ended

42. EVENTS AFTER THE STATEMENT OF FINANCIAL POSITION DATE

There is no other matter or circumstance that has arisen since the statement of financial position date that requires adjustment or disclosure in the accompanying interim consolidated financial statements of the Group.

Approved, 30 July 2026

PREPAPER



Nguyen Thi Kim Phung

CHIEF ACCOUNTANT



Tran Ngoc Sang

DEPUTY GENERAL DIRECTOR



Nguyen Viet Tuan