

No: 451./CT-TCKT

Ho Chi Minh, August 14th, 2026

V/v: Periodic disclosure of audited interim
financial statements for 2026.

REGULAR DISCLOSURE OF INFORMATION ON FINANCIAL REPORTS

Respectfully To: Hanoi Stock Exchange (HNX)

Complying with the provisions of Clause 2, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020 of the Ministry of Finance guiding information disclosure on the stock market, IDICO Investment Construction Oil and Natural Gas Joint Stock Company would like to disclose the Audited interim financial statements for 2026 with Hanoi Stock Exchange as follows:

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

- Stock code: ICN

- Address: 326 Nguyen An Ninh Street, Tam Thang Ward, Ho Chi Minh City

- Tel: 0254.3838423/0254.3838426

Fax: 0254.3838422

- Email: idicoconac@gmail.com

Website: idicoconac.vn

2. Content of information disclosure:

- Audited interim financial statements for 2026

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

☐ Consolidated Financial Statements (Listed organizations have subsidiaries);

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

- Cases in which the cause must be explained:

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

☐ Yes

☐ No

Explanatory documents in case of integration:

☐ Yes

☐ No

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

☐ Yes

☒ No

Explanatory documents in case of integration:

☐ Yes

☒ No

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

☒ Yes

☐ No

Explanatory documents in case of integration:

☒ Yes

☐ No

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

☐ Yes

☒ No

Explanatory documents in case of integration:

☐ Yes

☒ No

This information was published on the Company's website on August, 14, 2026 at the link idicoconac.vn

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

Receiver:

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

Person authorized to disclose information



VU ANH TUAN

**IDICO Investment Construction Oil and Natural Gas
Joint Stock Company**

Interim financial statements

For the six-month period ended 30 June 2026



**Shape the future
with confidence**

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二〇二〇年七月

11/10/2011

IDICO Investment Construction Oil and Natural Gas Joint Stock Company

GENERAL INFORMATION

THE COMPANY

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

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

The Company's shares, under the stock code ICN, are officially listed in UPCOM at Ha Noi Stock Exchange.

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

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

BOARD OF DIRECTORS

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

Mr Dang Chinh Trung	Chairman
Mr Le Thanh Tung	Member
Mr Pham Ngoc Dung	Member
Mr Vu Anh Tuan	Member
Mr Nguyen Vu Hung	Member

BOARD OF SUPERVISION

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

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

MANAGEMENT

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

Mr Le Thanh Tung	Director
Mr Vu Anh Tuan	Deputy Director
Ms Lam Thi Phuong Trang	Deputy Director

LEGAL REPRESENTATIVE

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

AUDITORS

The auditor of the Company is Ernst & Young Vietnam Limited

IDICO Investment Construction Oil and Natural Gas Joint Stock Company

REPORT OF THE MANAGEMENT

The management of IDICO Investment Construction Oil and Natural Gas Joint Stock Company ("the Company") present this report and the Company's interim financial statements for the six-month period ended 30 June 2026.

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

The management is responsible for the interim financial statements of each financial period which give a true and fair view of the interim financial position of the Company and of the interim results of its operations and its interim cash flows for the period. In preparing those interim financial statements, the 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 financial statements; and
- prepare the interim financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

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

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

STATEMENT BY THE MANAGEMENT

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

For and on behalf of the management.

Approved, 14 August 2026

LEGAL REPRESENTATIVE



Le Thanh Tung
Director



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

Tel: +84 28 3824 5252
Email: eyhcmc@vn.ey.com
Website (EN): ey.com/en_vn
Website (VN): ey.com/vi_vn

Reference: 13689507/69479365-LR

REPORT ON REVIEW OF INTERIM FINANCIAL STATEMENTS

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

We have reviewed the accompanying interim financial statements of IDICO Investment Construction Oil and Natural Gas Joint Stock Company ("the Company"), as prepared on 14 August 2026 and as set out on pages 5 to 49 which comprise the interim statement of financial position as at 30 June 2026, the interim income statement and the interim cash flow statement for the six-month period then ended and the notes thereto.

The management's responsibility

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

Auditors' responsibility

Our responsibility is to express a conclusion on the interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

11/01/2026/11/11



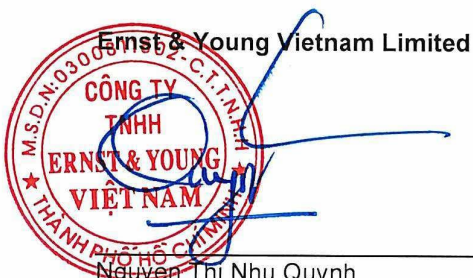
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Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, of the interim financial position of the Company as at 30 June 2026, and of the interim results of its operations and its interim cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the interim financial statements.

Ho Chi Minh City, Vietnam

14 August 2026



Nguyễn Thị Nhu Quỳnh
Deputy General Director
Audit Practicing Registration Certificate
No. 3040-2024-004-1

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

VND

ASSETS	Code	Notes	Ending balance	Beginning balance
A. CURRENT ASSETS	100		846,780,207,653	912,426,413,291
<i>I. Cash and cash equivalents</i>	110	4	45,903,497,043	69,191,873,038
1. Cash	111		15,793,243,619	13,729,653,860
2. Cash equivalents	112		30,110,253,424	55,462,219,178
<i>II. Non-current investments</i>	120	5	446,011,161,644	509,330,235,620
1. Held-for-trading securities	121		10,676,000,000	10,676,000,000
2. Held-to-maturity investments	123		435,335,161,644	498,654,235,620
<i>III. Current receivables</i>	130		94,273,864,792	87,231,652,186
1. Short-term trade receivables	131	6	25,439,493,971	43,311,753,063
2. Short-term advance to suppliers	132	7	38,828,596,813	17,112,055,901
3. Other short-term receivables	135	8	31,485,442,810	28,287,512,024
4. Provision for short-term doubtful receivables	136	9	(1,479,668,802)	(1,479,668,802)
<i>IV. Inventory</i>	140		256,086,686,712	244,223,888,685
1. Inventories	141	10	256,086,686,712	244,223,888,685
<i>V. Other current assets</i>	160		4,504,997,462	2,448,763,762
1. Short-term deferred expenses	161	11	1,052,380,076	133,863,982
2. Value-added tax deductible	162	12	2,430,078,860	1,292,361,255
3. Tax and other receivables from the States	163	12	1,022,538,526	1,022,538,525
B. NON-CURRENT ASSETS	200		367,658,645,635	371,316,771,954
<i>I. Fixed assets</i>	220		58,727,525,555	59,553,191,956
1. Tangible fixed assets	221	13	7,585,112,024	8,407,700,911
Cost	222		45,006,801,393	45,006,801,393
Accumulated depreciation	223		(37,421,689,369)	(36,599,100,482)
2. Intangible fixed assets	227	14	51,142,413,531	51,145,491,045
Cost	228		51,268,597,454	51,268,597,454
Accumulated amortisation	229		(126,183,923)	(123,106,409)
<i>II. Investment properties</i>	240	15	205,163,890,692	208,750,510,280
1. Cost	241		342,080,989,542	342,080,989,542
2. Accumulated depreciation	242		(136,917,098,850)	(133,330,479,262)
<i>III. Non-current asset in progress</i>	250		484,544,818	484,544,818
1. Construction in progress	252		484,544,818	484,544,818
<i>IV. Non-current investments</i>	260	5	101,000,657,534	100,000,000,000
1. Held-to-maturity investments	265		101,000,657,534	100,000,000,000
<i>V. Other non-current assets</i>	270		2,282,027,036	2,528,524,900
1. Long-term deferred expenses	271	11	531,233,299	868,346,785
2. Deferred tax assets	272	28.3	1,750,793,737	1,660,178,115
TOTAL ASSETS (280 = 100 + 200)	280		1,214,438,853,288	1,283,743,185,245

INTERIM STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

VND

RESOURCES	Code	Notes	Ending balance	Beginning balance
C. LIABILITIES	300		736,003,624,372	759,719,938,137
I. Current liabilities	310		125,279,568,414	137,238,397,413
1. Short-term trade payables	311	16	12,300,596,185	13,105,331,499
2. Short-term advances from customers	312	17	40,049,308,985	45,314,597,969
3. Dividends and profits payables	313		1,258,151,964	1,250,073,564
4. Short-term statutory obligations	314	12	4,435,624,304	26,053,584,642
5. Payables to employees	315		2,019,326,057	1,832,450,000
6. Short-term accrued expenses	316	18	11,064,195,844	9,284,589,355
7. Short-term unearned revenues	319	19	24,929,362,535	20,222,612,476
8. Other short-term payables	320		599,037,259	532,173,455
9. Short-term loan	321	21	24,135,969,272	15,329,003,763
10. Short-term provisions	322		1,257,068,672	864,681,801
11. Bonus and welfare fund	323	20	3,230,927,337	3,449,298,889
II. Non-current liabilities	330		610,724,055,958	622,481,540,724
1. Long-term unearned revenues	337	19	610,309,055,958	622,116,540,724
2. Other long-term liabilities	338		415,000,000	365,000,000
D. OWNERS' EQUITY	400	22	478,435,228,916	524,023,247,108
1. Owner's contributed capital	411		305,999,230,000	305,999,230,000
- Ordinary shares with voting rights	411a		305,999,230,000	305,999,230,000
2. Share premium	412		290,000	290,000
3. Undistributed earnings	420		172,435,708,916	218,023,727,108
- Undistributed earnings by the end of prior period	420a		150,103,896,508	81,022,070,984
- Undistributed earnings of current period	420b		22,331,812,408	137,001,656,124
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	440		1,214,438,853,288	1,283,743,185,245

Approved, 14 August 2026

PREPARER

CHIEF ACCOUNTANT

LEGAL REPRESENTATIVES



Nguyen Thi Luu



Nguyen Thi Hong Hanh



Le Thanh Tung

INTERIM INCOME STATEMENT

For the six-month period ended 30 June 2026

VND

ITEMS	Code	Notes	Current period	Previous period
1. Revenue from sale of goods and rendering of services	01		58,552,531,705	368,215,275,396
2. Net revenues from sale of goods and rendering of services	10	23.1	58,552,531,705	368,215,275,396
3. Cost of goods sold and services rendered	11	24	41,007,163,467	179,301,068,991
4. Gross profit from sale of goods and rendering of services (20 = 10 - 11)	20		17,545,368,238	188,914,206,405
6. Finance income	22	23.2	23,294,977,934	17,751,105,235
7. Finance expenses <i>In which: Interest expenses</i>	23 24	25	974,879,194 974,879,194	4,089,251,279 48,777,279
8. Selling expenses	25		392,386,871	13,511,577,225
9. General and administrative expenses	26	26	11,960,221,056	9,545,031,169
10. Operating profit {30 = 20 + 22 - (23 + 25 + 26)}	30		27,512,859,051	179,519,451,967
11. Other income	31		-	11,181,818
12. Other expenses	32		53,952,446	-
13. Other (loss) profit (40 = 31 - 32)	40		(53,952,446)	11,181,818
14. Accounting profit before tax (50 = 30 + 40)	50		27,458,906,605	179,530,633,785

INTERIM INCOME STATEMENT (continued)
for the six-month period ended 30 June 2026

VND

ITEMS	Code	Notes	Current period	Previous period
14. Current corporate income tax expense	51	28.1	5,217,709,819	35,150,006,678
15. Deferred tax expense	52	28.3	(90,615,622)	845,421,333
16. Net profit after tax (60 = 50 - 51 - 52)	60		22,331,812,408	143,535,205,774
17. Basic earnings per share	70	22.4	730	4,681
18. Diluted earnings per share	71	22.4	730	4,681

Approved, 14 August 2026

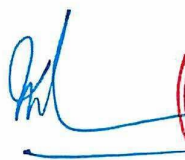
PREPARER

CHIEF ACCOUNTANT

LEGAL REPRESENTATIVES



Nguyen Thi Luu



Nguyen Thi Hong Hanh



Le Thanh Tung

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INTERIM CASH FLOW STATEMENT
(Indirect method)

for the six-month period ended 30 June 2026

VND

ITEMS	Code	Notes	Current period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Accounting profit before tax	01		27,458,906,605	179,530,633,785
2. Adjustments for:				
- Depreciation and amortisation	02	13,14,15	4,412,285,989	4,798,200,967
- Provisions	03		392,386,871	357,402,649
- Foreign exchange gains arising from revaluation of monetary accounts denominated in monetary currency	04		(6,110,450)	(40,964,216)
- Profits from investing activities	05		(22,389,796,037)	(17,710,141,019)
- Borrowing costs	06		974,879,194	48,777,279
3. Operating profit before changes in working capital	08		10,842,552,172	166,983,909,445
- Increase, decrease in receivables	09		(8,179,930,212)	4,062,588,606
- Increase, decrease in inventories	10		(11,862,798,027)	103,959,582,709
- Increase, decrease in payables	11		(10,999,461,215)	(134,137,369,486)
- Increase, decrease in deferred expenses	12		(581,402,608)	10,240,858,100
- Borrowing costs paid	14		(974,879,194)	(48,777,279)
- Corporate income tax paid	15	12	(26,923,621,597)	(40,202,682,321)
- Other cash outflows for operating activities	17	20	(818,371,552)	(1,222,175,000)
Net cash flows from operating activities	20		(49,497,912,233)	109,635,934,774
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase and construction of fixed assets	21		-	(5,122,651,604)
2. Payment for bank deposits and bonds	23		(145,000,000,000)	(209,500,000,000)
3. Collections from bank deposits and bonds	24		204,000,000,000	35,000,000,000
4. Interest received	27		25,708,212,479	15,814,629,135
Net cash flows from investing activities	30		84,708,212,479	(163,808,022,469)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Drawdown of borrowings	33	21	25,481,949,640	26,498,904,031
2. Repayment of borrowings	34	21	(16,674,984,131)	(26,498,904,031)
3. Dividend paid	36		(67,311,752,200)	(60,988,536,000)
Net cash flows from financing activities	40		(58,504,786,691)	(60,988,536,000)

INTERIM CASH FLOW STATEMENT (continued)
(Indirect method)

for the six-month period ended 30 June 2026

VND

ITEMS	Code	Notes	Current period	Previous period
Net cash for the period (50 = 20 + 30 + 40)	50		(23,294,486,445)	(115,160,623,695)
Cash and cash equivalents at beginning of period	60		69,191,873,038	199,506,918,457
Impact of exchange rate fluctuation	61		6,110,450	40,964,216
Cash and cash equivalents at end of period (70 = 50 + 60 + 61)	70	4	45,903,497,043	84,387,258,978

Approved, 14 August 2026

PREPARER



Nguyen Thi Luu

CHIEF ACCOUNTANT



Nguyen Thi Hong Hanh

LEGAL REPRESENTATIVES



Le Thanh Tung

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NOTES TO THE INTERIM FINANCIAL STATEMENT

As at 30 June 2026 and for the six-month period then ended

1. CORPORATE INFORMATION

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

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

The Company's shares, under the stock code ICN, are officially listed in UPCOM at Ha Noi Stock Exchange.

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

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

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

The number of the Company's employees as at 30 June 2026 was 91 (31 December 2025: 90).

2. BASIS OF PREPARATION

2.1 Accounting standards and system

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

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

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

2.2 Applied accounting documentation system

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

2.3 Reporting period

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

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

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

2. BASIS OF PREPARATION (continued)

2.4 *Accounting currency*

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the enterprise accounting system ("Circular 99"), replacing Circular No. 200/2014/TT-BTC providing guidance on the enterprise accounting regime issued by the Ministry of Finance on 22 December 2014 and several other related regulations.

The Company has applied changes in accounting policies in accordance with Circular 99, which have affected the Company on a prospective basis, as Circular 99 does not require retrospective application for these changes. The Company has also re-presented the corresponding figures of certain line items to conform with the presentation under Circular 99 in the interim financial statements for the current period, as disclosed in *Note 32*.

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 not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.3 *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 of inventory property comprise as follows:

- ▶ 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 price at the balance sheet date, and less the estimated cost to complete and the estimated selling price.

The cost of the inventory property sold recognized in the interim income statement based on specific identification method and an allocation of any non-direct costs based on the relative size of the property sold.

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 *Inventories* (continued)

Other inventories

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

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

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

The Company determines quantities and value of inventories issued in the period [based on determining quantities and value for each incurred transaction, and recognises value of the inventories issued as follows:

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

Provision for diminution in value of inventories

An inventory provision represented the estimated loss to reflect the decrease in value of inventories (through diminution, damage, obsolescence, etc.), below their carrying amount, and is intended to cover actual losses incurred from the decline in value of raw materials, finished goods and other inventories. The Company recognises the inventory provision when there is evidence that the net realisable value is lower than the cost of inventories.

Increases or decreases to the provision balance are recognised in the cost of goods sold account in the interim income statement. When inventories expire, become obsolete, are damaged or are no longer useable, the difference between the provision previously made and the historical cost of inventories is included in the interim income statement.

3.4 *Receivables*

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

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



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NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 *Tangible fixed assets*

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

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises 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 as intended by the Company and the costs of dismantling and removing the asset and restoring the site on which it is located, if any.

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

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

3.6 *Leased assets*

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

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

Where the Company is the lessor

Real estate assets subject to operating leases are included as the Company's investment properties in the interim statement of financial position. Initial direct costs incurred in negotiating an operating lease are recognised in the income statement as incurred/added to the carrying value of the leased asset for amortisation to the interim income statement over the lease term.

Lease income is recognised in the interim income statement on a straight-line basis over the lease term.

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

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

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

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

Land use rights

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

Advance payment for land rental under land lease contracts effective prior to 2003 for which land use right certificate have been 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").

3.8 Depreciation and amortisation

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

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

No amortisation is required for infinite land use right.

Tangible fixed assets are depreciated from the time the assets are available for use.

Intangible fixed assets are amortized from the time they are put into use.

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NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 Investment properties

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

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

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

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

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the interim 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 account when these assets are fully installed or the construction project is fully completed, and depreciation of these assets will commence when they are ready for their intended use.

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

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.11 *Borrowing costs*

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

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

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

3.12 *Deferred expenses*

Deferred expenses are reported as short-term or long-term deferred expenses on the interim statement of financial position and are amortised over the period to which they relate or during the period in which economic benefits are generated in relation to these expenses.

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

- ▶ Tools and consumables used for more than one year with high value;
- ▶ Expenses related to business operations over multiple accounting periods.

3.13 *Investments*

Held-for-trading securities

Held-for-trading securities are initially stated at fair value, being the consideration paid at the trade date.

Provision for diminution in value of investments

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the interim statement of financial position.

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

Held-to-maturity investments

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



NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 *Payables*

Trade and other payables comprise obligations of the Company to suppliers of materials and goods, service providers, vendors of property, plant and equipment, investment properties and financial investments under executed economic contracts and amounts payable to main and subcontractors for construction and installation works.

3.15 *Accruals*

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

3.16 *Provision*

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

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

Warranty provisions

Warranty provisions for products, goods, services, and construction projects are provisions for costs related to products, goods, services, and construction projects that have been sold, provided, or delivered to buyers but are still within the warranty period, and the Company is still obligated to continue repairs and completions according to the contracts or commitments with customers.

Warranty provisions for construction project are made for each construction project or project item based on the completed work volume during the period. The warranty provision for construction project is recognised as part of selling expenses. Increases or decreases to the provision balance other than actual payment to employee are recorded as selling expenses in the interim income statement.

Warranty provisions for product and goods are recognised as selling expenses. In cases where warranty provisions are reversed, they are recorded as a reduction in selling expenses.

The warranty provisions are established based on estimates derived from historical statistical warranty data associated with similar products, goods, services, and construction projects

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NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 *Foreign currency transactions*

Transactions denominated in currencies other than the accounting currency of the Company (VND/USD) are initially recorded using the actual transaction exchange rates or carrying exchange rates, depending on the nature and substance of the underlying transactions and the principles for determining exchange rates at the transaction date, as follows:

Actual transaction exchange rates

Transactions denominated in currencies other than the accounting currency of the Company are recorded at the actual exchange rates at the transaction dates, being the average buying and selling transfer exchange rates of the commercial bank with which the entity frequently conducts transactions, or at an exchange rate approximating such average transfer exchange rates at the transaction dates (hereinafter referred to as the "approximated exchange rates").

Approximated exchange rates are required to differ by no more than $\pm 1\%$ from the corresponding average buying and selling transfer exchange rates at the transaction dates. The average buying and selling transfer exchange rates are determined on a monthly basis as the arithmetic average of the bank's daily buying and selling transfer exchange rates. The application of approximate exchange rates must not result in any material impact on the financial position and results of operations of the Company for the relevant accounting period.

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

Carrying exchange rates

Carrying exchange rates include either specific actual carrying exchange rates or weighted-average carrying exchange rates. The application of specific actual carrying exchange rates or weighted-average carrying exchange rates depends on the characteristics and management requirements of foreign currency-denominated monetary items of the Company.

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

3.18 *Contributed capital*

Ordinary shares

Ordinary shares with voting right are recognised at par value.

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual expenses incurred corresponding to the number of shares successfully issued. Issuance expense related to unsuccessful share are recognised as financial expenses.

As at 30 June 2026 and for the six-month period then ended

3.19 Appropriation of net profits

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

This fund is set aside for employee reward, incentives, common benefits and welfare improvement of the employees' benefits, and presented as a liability on the interim statement of financial position.

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

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

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

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.20 *Revenue recognition* (continued)

Rental income

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

Sales of services

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

Construction contract

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

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

Interest

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

3.21 *Selling expenses*

Selling expenses reflect actual costs incurred in connection with the sale of goods and the provision of services.

3.22 *General and administrative expenses*

General and administrative expenses reflect actual costs incurred in the course of the general management of the Company.

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month 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 period 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 interim statements of financial position.

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

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

Deferred tax

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

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

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

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.23 Taxation (continued)

Deferred tax (continued)

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

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

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

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

3.24 Earnings per share

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

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Company by the weighted average number of ordinary shares outstanding during the 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 Segment information

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

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

3.26 Related parties

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

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

4. CASH AND CASH EQUIVALENTS

	VND	
	Ending balance	Beginning balance
Cash and cash equivalents held by the Company that are not restricted as to use		
Cash on hand	1,012,787,405	1,016,933,335
Cash at banks	14,780,456,214	12,712,720,525
Cash equivalents (*)	30,110,253,424	55,462,219,178
TOTAL	45,903,497,043	69,191,873,038

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

5. FINANCIAL INVESTMENTS

5.1. Held-for-trading securities

	VND			
	Ending balance		Beginning balance	
	Cost	Fair value (*)	Cost	Fair value
Shares of IDICO Infrastructure Development Investment Joint Stock Company ("IDICO-IDI") (Note 29)	10,676,000,000	26,209,580,000	10,676,000,000	24,981,840,000

(*) The fair value of shares at IDICO-IDI is stated based on the listed price on the Ho Chi Minh Stock Exchange as of 30 June 2026 at closing price.

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

5. FINANCIAL INVESTMENTS (continued)

5.2. Held-to-maturity investments

	VND	
	Ending balance	Beginning balance
Short-term	435,335,161,644	498,654,235,620
Term deposit (i)	383,066,668,493	416,334,509,592
Bond (ii)	50,000,000,000	80,000,000,000
Accrued interest from bond	2,268,493,151	2,319,726,028
Long-term	101,000,657,534	100,000,000,000
Bond (iii)	100,000,000,000	100,000,000,000
Term deposit (iv)	1,000,657,534	-
TOTAL	536,335,819,178	598,654,235,620

(i) The ending balance represents represents term deposits at commercial banks with an original term of more than three (3) months and a remaining term of less than twelve (12) months and earn interest at the applicable rate. The company pledged bank deposits to secure its short-term loans (Note 21).

(ii) The ending balance represents the investment in 500 IDTCH2426002 bonds of Thu Thua IDICO Urban and Industrial Park Development Joint Stock Company (formerly IDTT Joint Stock Company), a related party of the Company (note 29), with the par value of each bond being VND 100,000,000, the maturity date is 30 December 2026 and the interest rate is 11% per year.

(iii) The ending balance represents the investment in 1.000 IDT12501 bonds of Thu Thua IDICO Urban and Industrial Park Development Joint Stock Company, a related party of the Company (note 29), with the par value of each bond being VND 100,000,000, the maturity date is 30 September 2027 and the interest rate is 9% per year.

These bonds have secured by asset of related parties.

(iv) The ending balance represents represents term deposits at commercial banks with an original term of more than twelve (12) months and a remaining term of more than twelve (12) months and earn interest at the applicable rate.

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NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

6. SHORT-TERM TRADE RECEIVABLES

	VND	
	Ending balance	Beginning balance
Other parties	22,415,077,676	34,942,534,075
- Project Management Board of Investment and Traffic Construction Tay Ninh Province D	6,346,892,000	7,926,028,000
- Project Management Board of Investment and Construction Thu Duc City	5,092,382,246	4,967,292,591
- Project Management Board of Traffic Construction and Investment Ho Chi Minh City	4,674,649,263	6,194,623,263
- Project Management Board of Infrastructure Construction and Investment Ho Chi Minh City	-	10,781,307,375
- Other customers	6,301,154,167	5,073,282,846
Related parties (Note 29)	3,024,416,295	8,369,218,988
TOTAL	25,439,493,971	43,311,753,063
Provision for doubtful short-term receivables	(908,177,305)	(908,177,305)
NET	24,531,316,666	42,403,575,758

7. SHORT-TERM ADVANCES TO SUPPLIERS

	VND	
	Ending balance	Beginning balance
Due from related parties (Note 29)	37,372,193,388	16,347,021,783
Due from other parties	1,456,403,425	765,034,118
TOTAL	38,828,596,813	17,112,055,901
Provision for doubtful short-term receivables	(395,437,600)	(395,437,600)
NET	38,433,159,213	16,716,618,301

8. OTHER SHORT-TERM RECEIVABLES

	VND	
	Ending balance	Beginning balance
Staff advances	25,460,778,834	21,340,216,322
Payment on behalf	5,250,861,787	6,460,291,934
Deposit	245,131,628	245,131,628
Others	528,670,561	241,872,140
TOTAL	31,485,442,810	28,287,512,024
Provision for doubtful short-term receivables	(176,053,897)	(176,053,897)
NET	31,309,388,913	28,111,458,127
In which:		
Other parties	26,234,581,023	21,827,220,090
Related parties (Note 29)	5,250,861,787	6,460,291,934

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

9. PROVISION FOR DOUBTFUL SHORT-TERM RECEIVABLES

9.1 Details of the movement of provision for short-term doubtful receivables during the period

	VND	
	Current period	Previous period
Beginning and ending balances	1,479,668,802	1,479,668,802
Add: Provision made during the period	-	-
Ending balance	<u>1,479,668,802</u>	<u>1,479,668,802</u>

9.2 Overdue debt

	VND					
	Ending balance			Beginning balance		
	Cost	Provision	Recoverable amount	Cost	Provision	Recoverable amount
Nam Anh Technology Construction Equipment Co., Ltd	376,437,600	376,437,600	-	376,437,600	376,437,600	-
Thien Kim Garment Co., Ltd	223,332,497	223,332,497	-	223,332,497	223,332,497	-
Other entities	879,898,705	879,898,705	-	879,898,705	879,898,705	-
TOTAL	<u>1,479,668,802</u>	<u>1,479,668,802</u>	<u>-</u>	<u>1,479,668,802</u>	<u>1,479,668,802</u>	<u>-</u>

10. INVENTORIES

	VND	
	Ending balance	Beginning balance
Bac Chau Giang Project (i)	185,705,772,310	175,542,919,055
My Xuan B1 Social Housing Project (ii)	32,366,103,520	30,580,270,133
326 Nguyen An Ninh Building Project (iii)	17,887,179,505	17,507,179,505
Construction works (iv)	13,490,404,898	14,344,781,621
Others	6,637,226,479	6,248,738,371
TOTAL	<u>256,086,686,712</u>	<u>244,223,888,685</u>

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

(ii) My Xuan B1 Social Housing Project in Phu My Ward, Ho Chi Minh City.

(iii) Office and apartment complex project at No. 326 Nguyen An Ninh Street, Tam Thang Ward, Ho Chi Minh City.

(iv) Costs of on-going construction works are cost of on-going construction projects.

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

11. DEFERRED EXPENSES

	VND	
	Ending balance	Beginning balance
Short-term	1,052,380,076	133,863,982
Tools and supplies	38,324,670	19,771,659
Others	1,014,055,406	114,092,323
Long-term	531,233,299	868,346,785
Tools and supplies	121,974,960	187,114,551
Repair costs	90,646,270	174,638,377
Others	318,612,069	506,593,857
TOTAL	1,583,613,375	1,002,210,767

12. STATUTORY OBLIGATIONS

	VND			
	Beginning balance	Increase in period	Decrease in period	Ending balance
Payables				
Corporate income tax	25,681,052,873	5,217,709,819	(26,923,621,597)	3,975,141,095
Personal income tax	15,068,568	1,405,649,313	(960,234,672)	460,483,209
Value-added tax	357,463,201	2,985,410,590	(3,342,873,791)	-
Other taxes	-	1,671,164,612	(1,671,164,612)	-
TOTAL	26,053,584,642	11,279,934,334	(32,897,894,672)	4,435,624,304
Receivables				
Value-added tax deductible	1,292,361,255	3,560,354,697	(2,422,637,092)	2,430,078,860
Other taxes	1,022,538,525	1	-	1,022,538,526
TOTAL	2,314,899,780	3,560,354,698	(2,422,637,092)	3,452,617,386

IDICO Investment Construction Oil and Natural Gas
Joint Stock Company

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NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

13. TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Others	Total	VND
Cost:							
Beginning and ending balances	33,099,079,031	3,013,409,402	7,078,935,914	420,972,436	1,394,404,610	45,006,801,393	
<i>In which:</i>							
<i>Fully depreciated</i>	26,209,891,542	2,004,618,493	1,585,909,673	275,983,547	1,237,404,610	31,313,807,865	
Accumulated depreciation:							
Beginning balance	(27,528,457,839)	(2,843,659,043)	(4,581,374,367)	(280,642,127)	(1,364,967,106)	(36,599,100,482)	
Depreciation during the period	(355,343,645)	(47,950,217)	(383,078,537)	(16,591,482)	(19,625,006)	(822,588,887)	
Ending balance	(27,883,801,484)	(2,891,609,260)	(4,964,452,904)	(297,233,609)	(1,384,592,112)	(37,421,689,369)	
Net carrying amount:							
Beginning balance	5,570,621,192	169,750,359	2,497,561,547	140,330,309	29,437,504	8,407,700,911	
Ending balance	5,215,277,547	121,800,142	2,114,483,010	123,738,827	9,812,498	7,585,112,024	

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

14. INTANGIBLE FIXED ASSETS

	VND
	<i>Land use rights</i>
Cost:	
Beginning and ending balances	<u>51,268,597,454</u>
Accumulated amortisation:	
Beginning balance	(123,106,409)
Amortisation during the period	<u>(3,077,514)</u>
Ending balance	<u>(126,183,923)</u>
Net carrying amount:	
Beginning balance	<u>51,145,491,045</u>
Ending balance	<u>51,142,413,531</u>

15. INVESTMENT PROPERTIES

			VND
	<i>Development costs of My Xuan B1 Industrial Park</i>	<i>Commercial properties</i>	<i>Total</i>
Cost:			
Beginning and ending balances	<u>341,778,100,842</u>	<u>302,888,700</u>	<u>342,080,989,542</u>
Accumulated depreciation:			
Beginning balance	(133,330,479,262)	-	(133,330,479,262)
Depreciation during the period	<u>(3,586,619,588)</u>	-	<u>(3,586,619,588)</u>
Ending balance	<u>(136,917,098,850)</u>	-	<u>(136,917,098,850)</u>
Net carrying amount:			
Beginning balance	<u>208,447,621,580</u>	<u>302,888,700</u>	<u>208,750,510,280</u>
Ending balance	<u>204,861,001,992</u>	<u>302,888,700</u>	<u>205,163,890,692</u>

The operating revenues and expenses related to investment properties are presented in Notes 23.1 and 24.

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

16. SHORT-TERM TRADE PAYABLES

	VND	
	Ending balance	Beginning balance
Other parties	5,314,694,193	6,439,061,709
- Toc Tien Water Supply Co., Ltd	986,955,060	580,952,400
- Construction and Investment 492 JSC	719,628,200	719,628,200
- Duy Minh Construction and Trading Co., Ltd	-	431,590,012
- Others	3,608,110,933	4,706,891,097
Related parties (Note 29)	6,985,901,992	6,666,269,790
TOTAL	12,300,596,185	13,105,331,499

17. SHORT-TERM ADVANCE FROM CUSTOMERS

	VND	
	Ending balance	Beginning balance
Project Management Board of Traffic Construction and Investment Ho Chi Minh City	15,754,027,600	15,754,027,600
Project Management Board of Investment and Traffic Construction Tay Ninh Province	14,463,663,000	15,226,814,000
Others (*)	9,831,618,385	14,333,756,369
TOTAL	40,049,308,985	45,314,597,969

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

18. ACCRUED EXPENSES

	VND	
	Ending balance	Beginning balance
Maintenance costs	8,312,809,294	7,860,256,183
Construction costs	2,751,386,550	1,424,333,172
TOTAL	11,064,195,844	9,284,589,355

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

19. UNEARNED REVENUE

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term	24,929,362,535	20,222,612,476
Revenue received in advance for land lease and infrastructure usage at My Xuan Industrial Park	24,929,362,535	20,222,612,476
Long-term	610,309,055,958	622,116,540,724
Revenue received in advance for land lease and infrastructure usage at My Xuan Industrial Park	610,309,055,958	622,116,540,724
TOTAL	<u>635,238,418,493</u>	<u>642,339,153,200</u>

20. BONUS AND WELFARE FUND

	VND	
	<i>Current period</i>	<i>Previous period</i>
Beginning balance	3,449,298,889	2,163,270,289
Appropriation of funds (Note 22.1)	600,000,000	3,025,000,000
Utilization of funds	(818,371,552)	(1,222,175,000)
Ending balance	<u>3,230,927,337</u>	<u>3,966,095,289</u>

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

21. SHORT-TERM LOAN

	Beginning balance	Increase	Decrease	VND Ending balance
Loans from banks	<u>15,329,003,763</u>	<u>25,481,949,640</u>	<u>(16,674,984,131)</u>	<u>24,135,969,272</u>

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

Lender	Ending balance VND	Maturity date	Interest rate (% p.a.)	Description of collateral
Joint Stock Commercial Bank for Investment and Development of Vietnam – Ba Ria – Vung Tau Branch	<u>24,135,969,272</u>	From 20 August 2026 to 28 December 2026	From 7.0% to 8.4%	Deposit contract which valued at VND 80,000,000,000 (Note 5.2)

IDICO Investment Construction Oil and Natural Gas Joint Stock Company

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NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

22. OWNERS' EQUITY					VND
22.1	<i>Increase and decrease in owners' equity</i>				TOTAL
		Share capital	Share premium	Undistributed earnings	
Previous period					
	Beginning balance	203,999,600,000	290,000	206,446,660,984	410,446,550,984
	Net profit for the period	-	-	143,535,205,774	143,535,205,774
	Dividends declared	-	-	(20,399,960,000)	(20,399,960,000)
	Appropriation for bonus and welfare fund	-	-	(3,025,000,000)	(3,025,000,000)
	Ending balance	203,999,600,000	290,000	326,556,906,758	530,556,796,758
Current period					
	Beginning balance	305,999,230,000	290,000	218,023,727,108	524,023,247,108
	Net profit for the period	-	-	22,331,812,408	22,331,812,408
	Dividends declared (*)	-	-	(67,319,830,600)	(67,319,830,600)
	Appropriation for bonus and welfare fund	-	-	(600,000,000)	(600,000,000)
	Ending balance	305,999,230,000	290,000	172,435,708,916	478,435,228,916

(*) Pursuant to the Annual General Meeting of Shareholders ("AGM") Resolution No. 03/NQ-CT dated 22 April 2025, the shareholders approved a cash dividend plan for 2025 for existing shareholders at a rate of 20% of the charter capital. Subsequently, pursuant to the Extraordinary General Meeting of Shareholders Resolution No. 11/NQ-CT dated 26 September 2025, the shareholders approved an amendment to the 2025 cash dividend plan, increasing the dividend rate to 25% of the charter capital.

Accordingly, on 19 September 2025, the Board of Directors ("BOD") approved Resolution No. 10/NQ-HDQT regarding an interim cash dividend payment for 2025 to existing shareholders at a rate of 8% of the charter capital, equivalent to VND 24,479,938,400.

On 8 January 2026, the BOD approved Resolution No. 01/NQ-HDQT regarding a further interim cash dividend payment for 2025 to existing shareholders at a rate of 10% of the charter capital, equivalent to VND 30,599,923,000.

Pursuant to the Annual General Meeting of Shareholders Resolution No. 08/2026/NQ-DHDCD dated 22 April 2026, the AGM approved the final cash dividend for 2025 at a rate of 30% of the charter capital, equivalent to VND 91,799,769,000.

On 5 May 2026, the BOD approved Resolution No. 09/NQ-HDQT regarding the payment of the remaining cash dividend for 2025 to existing shareholders at a rate of 12% of the charter capital, equivalent to VND 36,719,907,600.



NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

22. OWNERS' EQUITY (continued)

22.2 Capital transactions with shareholders and dividend distribution

	VND	
	Current period	Previous period
Contributed capital		
Beginning and ending balances	305,999,230,000	203,999,600,000
Dividends		
Dividends declared and paid during the period	67,319,830,600	20,399,960,000
Dividends by cash	67,319,830,600	20,399,960,000
Dividends paid during the period	67,311,752,200	20,399,960,000

22.3 Shares

	Ending balance	Beginning balance
	Number of shares	Number of shares
Authorized shares	30,599,923	30,599,923
Issued shares	30,599,923	30,599,923
Ordinary shares	30,599,923	30,599,923
Shares in circulation	30,599,923	30,599,923
Ordinary shares	30,599,923	30,599,923

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

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

22. OWNERS' EQUITY (continued)

22.4 Earnings per share

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

		VND
	Current period	Previous period (restated)
Net profit after corporate income tax attributable to common stockholders (VND)	22,331,812,408	143,535,205,774
Less: Bonus and welfare fund (*)	-	(300,000,000)
Net profit after corporate income tax attributable to ordinary shareholders (VND)	22,331,812,408	143,235,205,774
Weighted average of ordinary shares outstanding (**)	30,599,923	30,599,923
Basic earnings per share	730	4,681
Diluted earnings per share	730	4,681

(*) Net profit used to compute earnings per share for the six-month period ended 30 June 2025 as presented in the financial statements for the year 2025 was restated to reflect the actual allocation to bonus and welfare fund from 2025 retained earnings following the Resolution of the Annual General Meeting of Shareholders dated 22 April 2026.

In addition, net profit used to compute earnings per share for the six-month period ended 30 June 2026 was not adjusted for the allocation to bonus and welfare fund from 2026 profit as the Resolution of the Annual General Meeting of Shareholders on such distribution of profit of the current year is not yet available.

(**) Weighted average of ordinary shares outstanding for the six-month period ended 30 June 2025 was restated to reflect the change in number of ordinary shares due to the issuance of shares to pay dividends from undistributed earnings.

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

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

23. REVENUES

23.1 Revenue from sale of goods and rendering of services

	VND	
	Current period	Previous period
Net revenue from lands and infrastructures business recognized overtime and related services	25,744,927,269	23,411,544,335
Net revenue from construction contracts	25,643,320,557	47,501,446,493
Net revenue from real estate business	4,480,918,325	198,813,784,953
Net revenue from sale of goods and rendering of services	2,683,365,554	1,312,917,088
Net revenue from lands and infrastructures business recognized one time	-	97,175,582,527
TOTAL	58,552,531,705	368,215,275,396
<i>In which:</i>		
Net revenue with other parties	48,681,537,060	364,210,209,857
Net revenue with related parties (Note 29)	9,870,994,645	4,005,065,539

23.2 Finance income

	VND	
	Current period	Previous period
Bank and bond interest	21,153,667,484	15,788,461,019
Dividends	2,135,200,000	1,921,680,000
Foreign exchange gains	6,110,450	40,964,216
TOTAL	23,294,977,934	17,751,105,235

24. COST OF GOODS SOLD AND SERVICES RENDERED

	VND	
	Current period	Previous period
Cost of lands and infrastructures subleased recognized overtime and related services	12,379,087,134	12,992,553,648
Cost of construction contracts	23,005,103,771	45,041,462,980
Cost of real estate sold	1,686,318,236	93,323,451,060
Cost of sale of goods and rendering of service	3,936,654,326	3,443,192,141
Cost of lands and infrastructures subleased recognized one time	-	24,500,409,162
TOTAL	41,007,163,467	179,301,068,991

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

25. FINANCE EXPENSES

	VND	
	<i>Current period</i>	<i>Previous period</i>
Interest expenses	974,879,194	48,777,279
Payment discount	-	4,040,474,000
TOTAL	974,879,194	4,089,251,279

26. GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	<i>Current period</i>	<i>Previous period</i>
Labour costs	7,722,778,392	6,147,600,400
Depreciation	785,041,175	408,036,825
Expenses for external services	827,360,103	406,982,283
Others	2,625,041,386	2,582,411,661
TOTAL	11,960,221,056	9,545,031,169

27. PRODUCTION AND OPERATING COSTS

	VND	
	<i>Current period</i>	<i>Previous period</i>
Expenses for external services	24,642,908,745	75,093,061,244
Labour costs	10,726,483,883	10,209,393,554
Raw materials	6,771,540,245	11,846,685,132
Depreciation and amortisation (Note 13, 14 and 15)	4,412,285,989	4,798,200,967
Others	6,806,552,532	100,410,336,488
TOTAL	53,359,771,394	202,357,677,385

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

28. CORPORATE INCOME TAX

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

The tax returns filed by the Company 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 financial statements could change at a later date upon final determination by the tax authorities.

28.1 CIT expenses

	VND	
	Current period	Previous period
Current tax expense	5,217,709,819	35,150,006,678
Deferred tax (income) expense	(90,615,622)	845,421,333
TOTAL	5,127,094,197	35,995,428,011

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

	VND	
	Current period	Previous period
Accounting profit before tax	27,458,906,605	179,530,633,785
At CIT rate of 20% applicable to the Company	5,491,781,321	35,906,126,757
Adjustment		
Non-deductible expenses	62,352,876	481,830,097
Non-taxable income	(427,040,000)	(384,336,000)
Unrealized exchange difference	-	(8,192,843)
CIT expenses	5,127,094,197	35,995,428,011

28.2 Current tax

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

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

28. CORPORATE INCOME TAX (continued)

28.3 *Deferred tax*

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

VND

	<i>Interim statement of financial position</i>		<i>Interim income statement</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>	<i>Current period</i>	<i>Previous period</i>
Accrual expenses	1,662,666,859	1,572,051,237	90,615,622	458,942,252
Others	88,126,878	88,126,878	-	(1,304,363,585)
Net deferred tax asset	1,750,793,737	1,660,178,115		
Net deferred tax credit (charged) to interim income statement			90,615,622	(845,421,333)

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

29. TRANSACTIONS WITH RELATED PARTIES

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

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

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

<i>Related parties</i>	<i>Transactions</i>	<i>Current period</i>	<i>Previous period</i>	<i>VND</i>
IDICO Corporation - JSC	Dividends paid	34,333,200,000	31,212,000,000	
	Dividends declared	34,333,200,000	10,404,000,000	
Hayat Vietnam Group JSC	Dividends paid	15,429,031,200	13,932,792,000	
	Dividends declared	15,429,031,200	4,644,264,000	

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

29. TRANSACTIONS WITH RELATED PARTIES (continued)

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

Related parties	Transactions	VND	
		Current period	Previous period
An Hoa Construction Inspection JSC	Cash collection from matured bonds	30,000,000,000	10,000,000,000
	Purchase of construction services	18,666,307,764	26,316,356,653
	Bonds interests	1,609,315,216	2,703,287,672
	Dividends paid	757,691,000	238,410,000
	Dividends declared	757,691,000	88,270,000
	Purchase of construction materials	619,279,782	2,829,015,556
	Payment on behalf	547,374,968	1,371,133,955
	Rendering of other services	87,485,270	22,714,912
	Rendering of construction services	-	3,755,913,160
Thu Thua Industrial Zone and Urban Development Joint Stock Company	Rendering of construction services	9,449,599,261	-
	Bond interests	7,190,410,960	2,727,397,261
	Purchase of construction materials	3,180,284,196	12,854,171,172
	Rendering of other services	333,910,114	218,187,466
IDICO Infrastructure Development Investment JSC	Dividends declared	2,135,200,000	1,921,680,000
Lesco Resort Company Limited	Dividends paid	125,400,000	86,700,000
	Dividends declared	125,400,000	28,900,000
	Rendering of services	-	8,250,001
Vietnam Construction Development Investment Company Limited (to 25 June 2025)	Dividends declared	-	3,123,600,000
	Dividends paid	-	9,651,600,000
Long An IDICO Construction Investment JSC	Purchase of construction materials	-	935,412,778

Terms and conditions of transactions with related parties

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

Transactions with related parties during the period were approved by the Company's Board of Directors in accordance with Resolution No. 02A/NQ-CT dated 19 January 2026 and other relevant Resolutions and Decisions.

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

29. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties at the interim statement of financial position dates were as follows:

		VND	
Related parties	Transactions	Ending balance	Beginning balance
Investments (Note 5)			
Thu Thua Industrial Zone and Urban Development Joint Stock Company	Bonds	152,268,493,151	152,283,561,644
An Hoa Construction Inspection JSC	Bonds	-	30,036,164,384
IDICO-IDI	Held-for-trading securities	10,676,000,000	10,676,000,000
		162,944,493,151	192,995,726,028
Short-term trade receivables (Note 6)			
An Hoa Construction Inspection JSC	Rendering of services	1,796,466,648	2,452,784,648
Thu Thua Industrial Zone and Urban Development Joint Stock Company	Rendering of services	1,227,949,647	5,916,434,340
		3,024,416,295	8,369,218,988
Short-term advance to suppliers (Note 7)			
An Hoa Construction Inspection JSC	Rendering of services	37,372,193,388	16,347,021,783
Other short-term receivables (Note 8)			
An Hoa Construction Inspection JSC	Payment on behalf	5,250,861,787	6,460,291,934
Short-term trade payables (Note 16)			
An Hoa Construction Inspection JSC	Purchase of services	4,069,810,398	3,978,287,958
Thu Thua Industrial Zone and Urban Development Joint Stock Company	Purchase of materials	2,916,091,594	2,687,981,832
		6,985,901,992	6,666,269,790

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

29. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with other related parties

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

		VND	
		Current period	Previous period
Remuneration of Board of Directors			
Mr Dang Chinh Trung	Chairman	448,000,000	345,000,000
Mr Pham Ngoc Dung	Member	353,272,727	87,000,000
Mr Nguyen Vu Hung (appointed on 26 September 2025)	Member	131,000,000	-
Mr Le Thanh Tung	Member	113,000,000	102,000,000
Mr Vu Anh Tuan	Member	93,000,000	87,000,000
Mr Vo Tan Dung (resigned on 26 September 2025)	Member	-	91,000,000
TOTAL		1,138,272,727	712,000,000
Remuneration of members of Management			
Mr Le Thanh Tung	Director	421,672,509	382,060,509
Mr Vu Anh Tuan	Deputy Director	421,945,236	371,333,236
Ms Lam Thi Phuong Trang (appointed on 1 April 2025)	Deputy Director	484,522,727	173,345,455
Ms Nguyen Thi Hong Hanh	Chief Accountant	372,409,091	346,424,182
Mr Pham Ngoc Dung (resigned on 1 September 2025)	Deputy Director	-	360,068,182
TOTAL		1,700,549,563	1,633,231,564

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

		VND	
		Current period	Previous period
Salary and operating expenses of Board of Supervision		160,500,000	159,500,000

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

30. SEGMENT INFORMATION

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

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

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

IDICO Investment Construction Oil and Natural Gas
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NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

30. SEGMENT INFORMATION (continued)

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

	Industrial park rental and service	Construction	Real estate business	Other segments	VND TOTAL
For the six-month period then ended 30 June 2026					
Revenue	25,744,927,269	25,643,320,557	4,480,918,325	2,683,365,554	58,552,531,705
Cost of goods sold	(12,379,087,134)	(23,005,103,771)	(1,686,318,236)	(3,936,654,326)	(41,007,163,467)
Result					
Segment net profit before tax	13,365,840,135	2,638,216,786	2,794,600,089	(1,253,288,772)	17,545,368,238
Unallocated income					9,913,538,367
Net profit before tax					27,458,906,605
Deferred tax income					90,615,622
Current corporate income tax expense					(5,217,709,819)
Net profit after tax					22,331,812,408
Assets and liabilities as at 30 June 2026					
Segment Assets	207,386,037,761	130,401,846,154	186,107,169,610	2,108,159,481	526,003,213,006
Unallocated Assets					688,435,640,282
Total assets					1,214,438,853,288
Segment liabilities	644,005,481,476	43,790,634,430	10,750,282,087	1,363,190,186	699,909,588,179
Unallocated liabilities					36,094,036,193
Total assets and liabilities					736,003,624,372

IDICO Investment Construction Oil and Natural Gas
Joint Stock Company

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NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

30. SEGMENT INFORMATION (continued)

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

	Industrial park rental and service	Construction	Real estate business	Other segments	VND TOTAL
For the six-month period then ended 30 June 2025					
Revenue	120,587,126,862	47,501,446,493	198,813,784,953	1,312,917,088	368,215,275,396
Cost of goods sold	(37,492,962,810)	(45,041,462,980)	(93,323,451,060)	(3,443,192,141)	(179,301,068,991)
Result					
Segment net profit before tax	83,094,164,052	2,459,983,513	105,490,333,893	(2,130,275,053)	188,914,206,405
Unallocated expenses					(9,383,572,620)
Net profit before tax					179,530,633,785
Deferred tax expenses					(845,421,333)
Current corporate income tax expense					(35,150,006,678)
Net profit after tax					143,535,205,774
Assets and liabilities as at 31 December 2025					
Segment Assets	217,841,491,769	72,043,844,079	224,577,319,359	1,080,275,655	515,542,930,862
Unallocated Assets					768,200,254,383
Total assets					1,283,743,185,245
Segment liabilities					711,273,353,824
Unallocated liabilities	649,503,230,599	48,944,587,802	12,023,385,198	802,150,225	48,446,584,313
Total liabilities					759,719,938,137

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

31. COMMITMENTS AND CONTINGENCIES

Operating lease commitment

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

	VND	
	Ending balance	Beginning balance
Less than 1 year	1,714,772,526	1,712,867,662
From 1 – 5 years	8,573,862,632	8,564,338,308
More than 5 years	27,436,360,423	27,662,812,733
TOTAL	37,724,995,581	37,940,018,703

32. RECLASSIFICATION OF THE CORRESPONDING FIGURES IN ACCORDANCE WITH REQUIREMENTS OF CIRCULAR 99

Certain corresponding figures in the financial statements have been reclassified to conform with the presentation requirements under Circular 99 due to first time adoption (Note 3.1) for the current period's interim financial statements. The details are as follows

	VND		
	Beginning balance (as previously stated)	Restated	Beginning balance (as restated)
INTERIM STATEMENT OF FINANCIAL POSITION			
Cash equivalents	55,000,000,000	462,219,178	55,462,219,178
Held-to-maturity investments	486,000,000,000	12,654,235,620	498,654,235,620
Other short-term receivables	41,403,966,822	(13,116,454,798)	28,287,512,024
Inventories	189,896,915,074	54,326,973,611	244,223,888,685
Construction in progress	54,811,518,429	(54,326,973,611)	484,544,818
Investment properties - Cost	463,719,527,130	(121,638,537,588)	342,080,989,542
Investment properties - Accumulated depreciation	(254,969,016,850)	121,638,537,588	(133,330,479,262)
Dividends and profits payables	-	1,250,073,564	1,250,073,564
Other short-term payables	1,782,247,019	(1,250,073,564)	532,173,455
INTERIM CASH FLOW STATEMENT			
Depreciation and amortisation	25,957,409,016	(21,159,208,049)	4,798,200,967
Increase, decrease in inventories	83,580,109,992	20,379,472,717	103,959,582,709
Purchase and construction of fixed assets	(5,902,386,936)	779,735,332	(5,122,651,604)

NOTES TO THE INTERIM FINANCIAL STATEMENT (continued)

As at 30 June 2026 and for the six-month period then ended

33. EVENTS AFTER THE INTERIM BALANCE SHEET DATE

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

Approved, 14 August 2026

PREPARER

CHIEF ACCOUNTANT

LEGAL REPRESENTATIVES



Nguyen Thi Luu



Nguyen Thi Hong Hanh



Le Thanh Tung



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