

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

Số: 105/2025/CBTT-DTD  
No: 105/2025/CBTT-DTD

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

Hà Nam, ngày 30 tháng 07 năm 2025  
Ha Nam, July 30<sup>rd</sup> 2025

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

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

Thực hiện quy định tại Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty cổ phần Đầu tư phát triển Thành Đạt thực hiện công bố thông tin báo cáo tài chính (BCTC) quý 02 năm 2025 với Sở Giao dịch Chứng khoán Hà Nội như sau/ *In accordance with the regulations stipulated in Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding the disclosure of information on the securities market, Thanh Dat Investment Development Joint Stock Company discloses the financial statements (FS) for the second Quarter of 2025 to the Hanoi Stock Exchange as follows:*

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

- Mã chứng khoán/ *Stock Code*: DTD
- Địa chỉ/ *Address*: Đường Nguyễn Thị Định, Phường Thanh Châu, Thành phố Phủ Lý, Tỉnh Hà Nam, Việt Nam
- Điện thoại liên hệ/Tel: 02263.883.136
- Email: hoadonthanhhdathn2010@gmail.com
- Website: <http://thanhhdathanam.vn>
- Nội dung thông tin công bố/ *Content of disclosure*:
- BCTC quý 02 năm 2025 / *Financial Statements for Q2/2025*

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

☐ BCTC hợp nhất (TCNY có công ty con)/ *Consolidated Financial Statements (for listed companies with subsidiaries);*

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

- Các trường hợp thuộc diện phải giải trình nguyên nhân/ *Cases requiring explanation of reasons:*

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

Có/ Yes ☐

Không/No ☐

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

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 (đối với BCTC được kiểm toán năm 2022)/ *Profit after tax in the reporting period has a discrepancy of 5% or more before and after the audit, shifting from loss to profit or vice versa (for audited financial statements in 2022):*

Có/ Yes ☐

Không/No ☐

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

Có/ Yes ☐

Không/No ☐

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

Có/ Yes ☒

Không/No ☐

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

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 in the reporting period is a loss, shifting from profit in the same period of the previous year to a loss in this period or vice versa.:*

Có/ Yes ☐

Không/No ☐



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

Có/ Yes ☐

Không/No ☐

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày: 30/07/2025 tại đường dẫn: <http://thanhdathanam.vn/> This information was published on the company's website on 30/07/2025 (date), as in the link <http://thanhdathanam.vn/>.

**Tài liệu đính kèm:**

**Attached documents:**

- BCTC riêng Quý II năm 2025/  
*Separate Financial Statements for Q2 2025,*
- BCTC hợp nhất Quý II năm 2025/  
*Consolidated Financial Statements for Q2 2025 ,*
- Văn bản giải trình chênh lệch LNST tại Báo cáo tài chính Quý II năm 2025/ *Explanation document for the discrepancy in profit after tax in the Financial Statements for Q2 2025 .*

**Đại diện tổ chức/ Representative of the organization**  
**NGƯỜI ĐẠI DIỆN THEO PHÁP LUẬT**  
**/ LEGAL REPRESENTATIVE**  
**TỔNG GIÁM ĐỐC/ DIRECTOR**



**Trần Việt Đức**

**SEPARATE FINANCIAL STATEMENTS QUARTER II OF 2025**

**THANH DAT INVESTMENT DEVELOPMENT JOINT  
STOCK COMPANY**





**THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

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

**SEPERATE BALANCE SHEET**

As of 30 June 2025

Form B 01a-DN

Currency unit: VND

ASSETS	Codes	Notes	30/06/2025	01/01/2025
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>428.516.596.847</b>	<b>416.121.828.172</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>5.1</b>	<b>52.705.340.763</b>	<b>212.681.770.479</b>
1. Cash	111		31.878.031.840	192.276.809.588
2. Cash equivalents	112		20.827.308.923	20.404.960.891
<b>II. Short-term financial investments</b>	<b>120</b>	<b>5.9</b>	<b>106.967.905.628</b>	<b>6.014.255.412</b>
1. Held-to-maturity investments	123		106.967.905.628	6.014.255.412
<b>III. Short-term receivables</b>	<b>130</b>		<b>159.959.970.839</b>	<b>67.379.443.137</b>
1. Short-term trade receivables	131	5.2	123.555.968.180	80.618.523.341
2. Short-term advances to suppliers	132	5.3	13.563.891.867	15.709.651.936
3. Other short-term receivables	136	5.4.	51.800.754.972	-
4. Provision for short-term doubtful debts	137	5.8	(28.960.644.180)	(28.948.732.140)
<b>IV. Inventories</b>	<b>140</b>	<b>5.5.</b>	<b>94.178.046.160</b>	<b>110.212.487.135</b>
1. Inventories	141		94.178.046.160	110.212.487.135
<b>V. Other short-term assets</b>	<b>150</b>		<b>14.705.333.457</b>	<b>19.833.872.009</b>
1. Short- term prepayments	151	5.6.	926.217.498	997.790.614
2. Value added tax deductibles	152		13.488.104.924	17.905.318.997
3. Taxes and other receivables from the State budget	153	5.14	291.011.035	930.762.398
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>661.847.303.921</b>	<b>673.937.710.249</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>55.908.707.155</b>	<b>53.082.015.955</b>
1. Other long-term receivables	216	5.4.	55.908.707.155	53.082.015.955
<b>ASSETS</b>	<b>Codes</b>	<b>Notes</b>	<b>30/06/2025</b>	<b>01/01/2025</b>
<b>II. Fixed assets</b>	<b>220</b>		<b>313.745.384.158</b>	<b>325.903.654.350</b>
1. Tangible fixed assets	221	5.10.	313.745.384.158	325.903.654.350
- Cost	222		413.233.590.727	448.053.715.371
- Accumulated depreciation	223		(99.488.206.569)	(122.150.061.021)
<b>IV. Long-term assets in progress</b>	<b>240</b>	<b>5.7.</b>	<b>46.756.583.183</b>	<b>49.550.056.432</b>
1. Construction in progress	242		46.756.583.183	49.550.056.432
<b>V. Long-term financial investments</b>	<b>250</b>	<b>5.9.</b>	<b>245.401.983.512</b>	<b>245.401.983.512</b>
1. Investment in subsidiaries	251		227.674.900.000	227.674.900.000
2. Investments in associates and joint-ventures	252		39.000.000.000	39.000.000.000
3. Provision for impairment of long-term financial investments	254		(21.272.916.488)	(21.272.916.488)
<b>V. Other long-term assets</b>	<b>260</b>		<b>34.645.913</b>	<b>-</b>
<b>TOTAL ASSETS</b>	<b>270</b>		<b>1.090.363.900.768</b>	<b>1.090.059.538.421</b>

SEPERATE BALANCE SHEET (continued)  
As of 30 June 2025

Form B 01a-DN


Currency unit: VND

RESOURCES	Codes	Notes	30/06/2025	01/01/2025
<b>C. LIABILITIES</b>	<b>300</b>		<b>165.399.611.188</b>	<b>238.659.098.029</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>106.969.016.664</b>	<b>173.025.218.862</b>
1. Short-term trade payable	311	5.12.	8.542.582.705	7.000.853.738
2. Short-term advances from customers	312	5.13.	81.368.425.527	113.294.786.152
3. Taxes and amounts payable to the State budget	313	5.14.	5.771.455.593	2.846.213.734
4. Payable to employees	314		601.540.839	2.715.041.664
5. Short-term accrued expenses	315	5.15.	135.000.000	127.222.222
6. Short-term unearned revenue	318		1.066.012.000	1.012.349.091
7. Other current payables	319	5.16.	84.000.000	-
8. Short-term loans and obligations under	320	5.11.	9.400.000.000	46.028.752.261
<b>II. Non-current liabilities</b>	<b>330</b>		<b>58.430.594.524</b>	<b>65.633.879.167</b>
1. Other long-term payables	337	5.16.	22.057.684.017	22.029.184.017
2. Long-term borrowings and financial leases	338	5.11.	36.372.910.507	43.604.695.150
<b>D. EQUITY</b>	<b>400</b>		<b>924.964.289.580</b>	<b>851.400.440.392</b>
<b>I. Owner's equity</b>	<b>410</b>	<b>5.17.</b>	<b>924.964.289.580</b>	<b>851.400.440.392</b>
1. Owner's contributed capital	411		666.860.550.000	574.887.850.000
- Ordinary shares carrying voting rights	411a		666.860.550.000	574.887.850.000
2. Retained earnings	421		258.103.739.580	276.512.590.392
- Retained earnings accumulated to the prior year end	421a		184.539.890.392	98.276.676.838
- Retained earnings of the current year	421b		73.563.849.188	178.235.913.554
<b>II. Other resources and funds</b>	<b>430</b>		-	-
<b>TOTAL RESOURCES</b>	<b>440</b>		<b>1.090.363.900.768</b>	<b>1.090.059.538.421</b>

PREPARER

  
Dinh Thi Phuong Thao

CHIEF ACCOUNTANT

  
Duong Thi Thu Hien

GENERAL DIRECTOR

  
Tran Viet Duc

Ninh Binh, 29 July 2025



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

SEPARATE INTERIM STATEMENT OF INCOME

Quarter II of 2025

Form B 02a-DN

Currency unit: VND

ITEMS	Codes	Notes	Quarter II		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Prior year	Current year	Prior year
1. Revenue from goods sold and services rendered	01	6.1	146.629.997.852	44.853.975.752	222.037.211.321	120.077.397.256
2. Deductions	02		-	-	-	-
3. Net revenue from goods sold and services rendered	10		146.629.997.852	44.853.975.752	222.037.211.321	120.077.397.256
4. Cost of sales	11	6.2	128.271.386.071	37.945.634.893	189.295.619.322	96.910.327.007
5. Gross profit from goods sold and services rendered	20		18.358.611.781	6.908.340.859	32.741.591.999	23.167.070.249
6. Financial income	21	6.3	53.674.385.601	158.772.215.847	54.051.341.858	158.778.779.756
7. Financial expenses	22	6.4	470.961.543	1.357.904.769	1.940.964.806	2.585.801.080
8. Selling expenses	25		-	-	-	1.210.061.439
9. General and administration expenses	26	6.5	2.802.533.597	2.836.525.487	4.365.689.092	10.047.072.058
10. Operating profit	30		68.759.502.242	161.486.126.450	80.486.279.959	168.102.915.428
11. Other income	31	6.6	5.994	200	271.470.994	200
12. Other expenses	32	6.7	308.173.833	32.194.839	309.319.087	77.302.106
13. Profit from other activities	40		(308.167.839)	(32.194.639)	(37.848.093)	(77.301.906)
14. Accounting profit before tax	50		68.451.334.403	161.453.931.811	80.448.431.866	168.025.613.522
15. Current corporate income tax expense	51	6.8	4.484.957.475	(82.663.732)	6.884.582.678	1.435.567.979
16. Deferred corporate income tax	52		-	173.672.249	-	-
17. Net profit after corporate income tax	60		63.966.376.928	161.362.923.294	73.563.849.188	166.590.045.543

PREPARER



Dinh Thi Phuong Thao

CHIEF ACCOUNTANT



Duong Thi Thu Hien

GENERAL DIRECTOR



**THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

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

**SEPARATE STATEMENT OF CASH FLOWS**
**Form B 03a-DN**
*Indirect method*

Quarter II of 2025

Currency unit: VND

ITEMS	Codes	Notes	Current period	Prior period
<b>I. Cash flows from operating activities</b>				
<b>1. Net profit before tax</b>	<b>01</b>		<b>80.448.431.866</b>	<b>168.025.613.522</b>
<b>2. Adjustments for:</b>				
- Depreciation of fixed assets	02		9.379.764.005	8.041.469.883
- Provisions	03		11.912.040	4.830.016.752
- Foreign exchange gains or losses from the revaluation of monetary items denominated in foreign currencies	04		1.654.767.357	-
- (Gains)/losses from investing activities	05		(54.230.519.829)	(158.778.779.756)
- Interest expense	06		286.197.449	2.585.801.080
<b>3. Operating profit before movements in working capital</b>	<b>08</b>		<b>37.550.552.888</b>	<b>24.704.121.481</b>
- (Increase)/decrease in receivables	09		(34.115.910.534)	(35.561.124.030)
- (Increase)/decrease in inventories	10		16.034.440.975	(1.034.326.880)
- Increase/decrease in payables (excluding accrued loan interest and corporate income tax payable)	11		(31.720.606.718)	(1.053.539.133)
- Increase/decrease in prepaid expenses	12		36.927.203	3.476.837.942
- Interest paid	14		(286.197.449)	(2.585.801.080)
- Corporate income tax paid	15		(3.841.867.274)	-
<b>Net cash generated by operating activities</b>	<b>20</b>		<b>(16.342.660.909)</b>	<b>(12.053.831.700)</b>
<b>II. Cash flows from investing activities</b>				
1. Acquisition and construction of fixed assets and other long-term assets	21		(709.901.216)	(14.823.237.116)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22		1.294.500.000	-
3. Cash outflow for lending, buying debt instruments of other entities	23		(251.303.650.216)	(100.342.454.061)
4. Cash recovered from lending, selling debt instruments of other entities	24		150.350.000.000	-
5. Equity investments in other entities	25		-	-
6. Cash recovered from equity investment in other entities	26		-	-
7. Interest earned, dividends and profits received	27		2.250.586.886	158.778.779.756
<b>Net cash generated by investing activities</b>	<b>30</b>		<b>(98.118.464.546)</b>	<b>43.613.088.579</b>



SEPARATE STATEMENT OF CASH FLOWS (Continued)

Form B 03a-DN

Indirect method

Quarter II of 2025

ITEMS	Codes	Notes	Current period	Prior period
<b>III. Cash flow from financing activities</b>				
1. Proceeds from share issue and owners' contributed capital	31		-	-
2. Capital withdrawals, buy-back of issued shares	32		-	-
3. Proceeds from borrowings	33		-	6.269.899.857
4. Repayment of borrowings	34		(45.515.304.261)	(3.751.278.000)
5. Repayment of obligations under finance leases	35		-	-
6. Dividends and profits paid	36		-	-
<b>Net cash generated by financing activities</b>	<b>40</b>		<b>(45.515.304.261)</b>	<b>2.518.621.857</b>
<b>Net increase/decrease in cash</b>	<b>50</b>		<b>(159.976.429.716)</b>	<b>34.077.878.736</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>60</b>		<b>212.681.770.479</b>	<b>22.284.589.848</b>
Effects of changes in foreign exchange rates	61		-	-
<b>Cash and cash equivalents at the end of the period</b>	<b>70</b>		<b>52.705.340.763</b>	<b>56.362.468.584</b>

Ninh Binh, 29 July 2025

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Dinh Thi Phuong Thao



Duong Thi Thu Hien



Tran Viet Duc

**NOTES TO THE INTERIM SEPERATE FINANCIAL STATEMENTS**  
Quarter II of 2025

**Form No. B09A-DN**

**1 BUSINESS OPERATION CHARACTERISTICS**

**Structure of ownership:**

Thanh Dat Investment Development Joint Stock Company was established in Vietnam under Business Registration Certificate No. 0700194008, first issued on May 7, 2001. The company was converted from a limited liability company to a joint stock company under the 13th revised Business Registration Certificate, dated November 27, 2015, issued by the Department of Planning and Investment of Ha Nam Province. Currently, the company operates under the 30th revised Business Registration Certificate, dated June 26, 2025.

The charter capital, as stated in the 30th revised Business Registration Certificate No. 0700194008, dated June 26, 2025, is VND 666.860.550.000 (in words: Six hundred sixty-six billion, eight hundred sixty million, five hundred fifty thousand Vietnam dong).

**Oprating industry and principal activities**

The Company's main operations include the construction of civil and transportation projects, clean water supply, and sale of ready-mixed concrete.

Business lines are as follows:

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

**Normal production and business cycle:**

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

**The Company Structure:**

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



**THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Address: Nguyen Thi Dinh Street, Thanh Chau Ward, Phu Ly City, Ha Nam Province

**NOTES TO THE INTERIM SEPERATE FINANCIAL STATEMENTS**  
Quarter II of 2025**Form No. B09A-DN**

NAME	ADDRESS
<b>The Company has the following branch:</b>	
Thanh Dat Investment Development JSC - Duy Tien Branch	Duy Tan Village, Ninh Binh Province
<b>The Company has the following subsidiary:</b>	
Dong Van III Industrial Park Infrastructure Development Investment JSC, Ha Nam Province	N1 Street, Operations Center of Dong Van III Supporting Industrial Park, Dong Van Ward, Ninh Binh Province
<b>The Company has the following associate company:</b>	
Tan Cang - Dong Van Ha Nam JSC	Dong Van III Industrial Park, Dong Van Ward, Ninh Binh Province

**2 BASIS OF PREPARATION OF FINANCIAL STATEMENTS****Accounting Standards and Accounting Regime**

The Company applies the Vietnamese Accounting Standards and the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, by the Ministry of Finance, Circular No. 75/2015/TT-BTC dated May 18, 2015, and Circular No. 53/2016/TT-BTC dated March 21, 2016, which amends and supplements certain provisions of Circular No. 200/2014/TT-BTC, providing guidance on the enterprise accounting regime.

**3 FINANCIAL YEAR, CURRENCY USED IN ACCOUNTING**

The Company's financial year starts on January 1st and ends on December 31st of the calendar year.

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

**4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****4.1. Accounting Estimates**

The preparation and presentation of the Company's separate financial statements for the period ended June 30, 2025 in accordance with Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting Regime require the Board of Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets and the disclosure of contingent liabilities and assets at the end of the financial period as well as the reported amounts of revenue and expenses during the financial period. Actual business results may differ from the estimates and assumptions made.

**4.2. Cash and Cash Equivalents**

Cash comprises cash on hand and bank deposits.



**4.3. Receivables**

Receivables are presented in the financial statements at the carrying amount of receivables from the Company's customers and other receivables plus the allowance for doubtful debts. At the reporting date, if:

- Receivables with a collection or payment period of less than 1 year (or within one business production cycle) are classified as Current Assets;
- Receivables with a collection or payment period of more than 1 year (or more than one business production cycle) are classified as Long-term Assets.

The allowance for doubtful debts represents the estimated loss due to non-payment of receivables arising from the balance of receivables at the end of the financial period.

Provision for doubtful debts is made for receivables that are overdue for six months or more or receivables that are unlikely to be paid by the debtor due to liquidation, bankruptcy or similar difficulties (excluding overdue customers who are making payments or have committed to making payments in the near future).

**4.4. Inventories**

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

The cost of inventories includes purchase costs, processing costs, and other directly related costs incurred to bring the inventories to their present location and condition for their intended use.

The net realizable value of inventories is determined by the estimated selling price less the estimated costs necessary to make the sale.

The Company uses the perpetual inventory method to record inventories with the value determined as follows:

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

**4.5. Tangible fixed assets and depreciation**

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

***Tangible Fixed Assets***

The original cost of tangible fixed assets includes the purchase price and any costs directly related to bringing the asset to a condition and location ready for use. The cost of tangible fixed assets by self-construction or self-production includes the construction cost, actual manufacturing cost incurred, plus installation and testing costs. Costs for upgrading tangible fixed assets are capitalized and added to the original cost of the asset, maintenance and repair costs are charged to the operating results for the period. When tangible fixed assets are sold or disposed of, the cost and accumulated depreciation are written off and any gains or losses arising from the disposal of tangible fixed assets are included in the income statement.

Depreciation of tangible fixed assets is calculated using the straight-line method, applied to all assets at rates determined to allocate the original cost over the estimated useful life, in accordance with legal regulations.

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

Buildings and structures	15 - 30 years
Machinery and equipment	03 - 08 years
Transportation vehicles	06 - 10 years
Office equipment	05 years
Other assets	02 - 05 years

#### **4.6. Financial Investments**

The value of investments in subsidiaries is determined based on the original cost. The parent company only records in the income statement the amount distributed from the accumulated net profit of the investee arising after the date of investment. Other amounts that the parent company receives in addition to the distributed profit are considered as the recovery of investments and are recorded as a reduction in the original cost of the investment.

##### ***Long-term Financial Investments:***

An associated company is a company in which the Company has significant influence but is not a subsidiary or joint venture. Significant influence is evidenced by the right to participate in the decisions regarding the policies and operations of the investee, but without control or joint control over those policies.

#### **4.7. Prepayments**

Prepaid expenses include tools and equipment, the value of assets that do not qualify as fixed assets, exploration rights, and other prepaid expenses. Prepaid expenses will be gradually allocated to production and business expenses over a reasonable period of time from the time they arise.

#### **4.8. Payables**

Payables are presented in the financial statements at the book value of amounts owed by the Company to customers and other payables, detailed by each creditor. At the reporting date, if:

- The payable is due within one year (or within one production cycle), it is classified as a current liability;
- The payable is due after one year (or more than one production cycle), it is classified as a non-current liability.

#### **4.9. Accrued Expenses**

Accrued expenses include the value of expenses that have been recognized in the business operating costs for the financial period but have not been actually paid by the end of the financial period, including auditing expenses and construction expenses. When these expenses are actually incurred, if there is any difference from the amount previously accrued, the accountant will record additional expenses or reduce the expenses corresponding to the difference.

#### **4.10. Owners' Equity**

Principles for Recognizing Owners' Capital Contributions:

The owner's investment is recognized based on the actual capital contributed by the owners.

Undistributed profit after tax is the profit from the business's activities after deducting (-) adjustments due to retroactive application of changes in accounting policies and retroactive adjustment of material errors of previous years.



**4.11. Revenue**

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

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

**4.12. Accounting Principles for Cost of Goods Sold**

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

**4.13. Accounting Principles for Administrative Expenses**

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

**4.14. Taxation*****Value Added Tax (VAT):***

- VAT rate for construction contracts, commercial concrete: 10%;
- VAT rate for clean water supply services: 5%.

***Corporate Income Tax (CIT):***

The Company must pay CIT at a rate of 20%

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

**4.15. Offsetting of Financial Instruments****Initial Recognition**



**Financial Assets:** At the initial recognition date, financial assets are recorded at cost plus any directly attributable transaction costs. The Company's financial assets include cash, cash equivalents, trade receivables, other receivables, deposits, financial investments, and derivative financial instruments.

**Financial Liabilities:** At the initial recognition date, financial liabilities are recorded at cost plus transaction costs that are directly attributable to the issuance of the financial liabilities. The Company's financial liabilities include trade payables, other payables, accrued expenses, finance lease liabilities, loans and derivative financial instruments.

**Re-evaluation after initial recognition**

Currently, there are no regulations on re-evaluation of financial instruments after initial recognition.

**4.16. Related Parties**

The disclosure of relationships with related parties and transactions between the Company and its related parties complies with Vietnamese Accounting Standard No. 26, *"Related Party Disclosures,"* issued and published under Decision No. 234/2003/QĐ-BTC dated December 30, 2003, by the Minister of Finance, and Circular No. 161/2007/TT-BTC, *"Guidelines for Implementing Sixteen (16) Accounting Standards Issued under Decision No. 149/2001/QĐ-BTC dated December 31, 2001, Decision No. 165/2002/QĐ-BTC dated December 31, 2002, and Decision No. 234/2003/QĐ-BTC dated December 30, 2003, by the Minister of Finance,"* issued on December 31, 2007. Specifically:

Related parties are considered to be related if one party has the ability to control or exercise significant influence over the other party in making financial and operating decisions. Cases considered to be related parties: Enterprises - including parent companies, subsidiaries, and associates - individuals that directly or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with, the Company. Associated parties, individuals who directly or indirectly own an interest in the voting power of the Company that gives them significant influence over the Company, key management personnel such as directors, officers of the Company, close members of the family of these individuals or these associates, or companies associated with these individuals are also considered related parties.

In considering each related party relationship, attention is paid to the substance of the relationship, not merely the legal form.

Transactions with related parties during the period are presented in Note 7.6 to the Interim Separate Financial Statements.

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENT (Continued)

Form B 09a-DN

For the period ended June 30, 2025

Currency unit: VND

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

5.1. Cash and cash equivalents

	30/06/2025	01/01/2025
Cash on hand	1.967.021.787	3.930.651.220
Cash in banks	29.911.010.053	188.346.158.368
Cash equivalents(*)	20.827.308.923	20.404.960.891
<b>Total</b>	<b>52.705.340.763</b>	<b>212.681.770.479</b>

(\*) Term deposits of 01 month at commercial banks.

5.2. Trade receivables

	30/06/2025	01/01/2025
<b>a) Short-term trade receivables</b>	<b>123.555.968.180</b>	<b>80.618.523.341</b>
Accounts receivable from domestic customers (details accounting for a large proportion of total receivables)	89.192.240.427	48.409.782.993
- Hancorp Joint Stock Company	5.472.555.416	5.469.766.781
- Project Management Board for Construction Investment No. II, Phu Ly City	7.624.553.000	7.624.553.000
- Hawee Industrial Construction Joint Stock Company	3.859.468.427	3.859.468.427
- PLC Construction Joint Stock Company	31.738.883.013	31.455.994.785
- Dong Van III - Ha Nam Industrial Zone Infrastructure Development & Investment Joint Stock Company	40.496.780.571	
Other receivables	34.363.727.753	32.208.740.348
<b>Total</b>	<b>123.555.968.180</b>	<b>80.618.523.341</b>
<b>b) Long-term receivables from customers</b>		
<b>c) Trade receivables from related parties</b>		
- Dong Van III - Ha Nam Industrial zone Infrastructure Development & Investment	40.496.780.571	-
<b>Total</b>	<b>40.496.780.571</b>	<b>-</b>

5.3. Short-term advances to suppliers

	30/06/2025	01/01/2025
- Vina 68 - Two-phase Asphalt Concrete Construction Joint Stock Company	1.000.000.000	-
- Hoai Thanh Trung Development Trading Company Limited	1.448.460.908	2.940.112.200
- Dinh Huong Trading and Construction Company Limited	6.501.056	2.342.296.662
- ACO Vietnam Company Limited	-	1.861.368.012
- Phat An Construction Trading and Services Joint Stock Company	1.271.000.000	1.271.000.000
- Huyen Quy Manufacturing and Trading Limited Liability Company	1.221.019.000	1.023.679.000
- An Thinh Building Engineering Solution Joint Stock Company	1.000.403.580	1.000.403.580
- Tan Sang Construction Investment and Trading Company Limited	-	1.902.800.000
- Other companies	7.616.507.323	3.367.992.482
<b>Total</b>	<b>13.563.891.867</b>	<b>15.709.651.936</b>

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENT (Continued)

Form B 09a-DN

For the period ended June 30, 2025

Currency unit: VND

5.4. Other receivables

	30/06/2025		01/01/2025	
	Value	Allowance	Value	Allowance
<b>a) Short-term</b>	<b>51.800.754.972</b>	-	-	-
- Dividends receivables	51.800.754.972	-	-	-
<b>b) Long-term</b>	<b>55.908.707.155</b>	-	<b>53.082.015.955</b>	-
- Other long-term receivables	55.908.707.155	-	53.082.015.955	-
+ Ha Noi South Housing and Urban Development Corporation	34.536.358.800	-	31.709.667.600	-
+ Phu Ly City Land Development Center (ii)	14.083.094.355	-	14.083.094.355	-
+ Duy Tien Town Land Development Center (iii)	7.289.254.000	-	7.289.254.000	-
<b>Total</b>	<b>107.709.462.127</b>		<b>53.082.015.955</b>	

c) Other receivables are related parties.

(i) Consortium Agreement dated July 5, 2018, between Thanh Dat Investment and Development Joint Stock Company and Nam Ha Noi Housing and Urban Development Corporation regarding the implementation of the investment and construction project for the road connecting from the Hoa Mac intersection to DH-05 road (from Km0+00 to Km2+560.41).

(ii) This is an advance payment to the Land Development Center of Phu Ly City for compensation and site clearance support for the project "Investment in the construction of technical infrastructure for Thanh Dat commercial, service, and residential area in Liem Tuyen and Liem Tiet communes, Phu Ly City, Ha Nam Province."

(iii) This is an advance payment to the Land Development Center of Duy Tien Town for compensation and site clearance for the project "Investment in the construction of Yen Lenh Bac Port in Chuyen Ngoai Commune, Duy Tien Town, Ha Nam Province."

5.5. Inventories

	30/06/2025		01/01/2025	
	Value	Allowance	Value	Allowance
Raw materials	929.977.975	-	9.884.166.520	-
Work in progress	92.892.327.844	-	99.724.855.120	-
Merchandise	355.740.341	-	603.465.495	-
<b>Total</b>	<b>94.178.046.160</b>		<b>110.212.487.135</b>	

5.6. Prepayments

	30/06/2025	01/01/2025
<b>a) Short-term</b>	<b>926.217.498</b>	<b>997.790.614</b>
- Tool and equipment usage costs	571.174.998	997.790.614
- Other prepayments	355.042.500	-
<b>b) Long-term</b>	<b>34.645.913</b>	-
- Tool and equipment usage costs	34.645.913	-
<b>Total</b>	<b>960.863.411</b>	<b>997.790.614</b>

5.7. Long-term work in progress

	30/06/2025	01/01/2025
<b>Construction in progress</b>	<b>46.756.583.183</b>	<b>49.550.056.432</b>
- Yen Lenh Port Project	45.228.586.733	47.096.035.517
- Liem Tuyen Commercial Center Project	1.527.996.450	1.158.476.450
- Automobile Garage Construction Project	-	1.032.901.199
- Bus Station Commercial Center	-	262.643.266
<b>Total</b>	<b>46.756.583.183</b>	<b>49.550.056.432</b>



NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENT (Continued)

For the period ended 30 June 2025

5.8 . BAD DEBT

Form B 09a-DN

Currency unit: VND

	30/06/2025		01/01/2025	
	Cost	Recoverable amount	Provision	Cost
			Recoverable amount	Provision
<b>- Short-term receivables</b>	<b>29,782,769,940</b>	<b>822,125,760</b>	<b>(28,960,644,180)</b>	<b>28,962,605,640</b>
+ Tasco Trung Phat Joint Stock Company	200,001,840	-	(200,001,840)	200,001,840
+ Ha An Trade Construction Joint Stock Company	174,182,500	-	(174,182,500)	174,182,500
+ Lam Phuong Investment Build & Development Joint Stock Company	239,159,000	-	(239,159,000)	239,159,000
+ Phu Ly B High School	103,454,000	-	(103,454,000)	103,454,000
+ Kien Khe Town People's Committee	41,676,000	-	(41,676,000)	41,676,000
+ Ha Nam Provincial People's Procuracy	125,184,000	-	(125,184,000)	125,184,000
+ Duc Phat Mineral Mining Joint Stock Company	50,006,030	-	(50,006,030)	50,006,030
+ Western Development Joint Stock Company	24,700,000	-	(24,700,000)	24,700,000
+ Incosys Company Limited	57,300,000	-	(57,300,000)	57,300,000
+ Song Hong Mechanization and Construction One Member Company Limited	57,800,001	-	(57,800,001)	57,800,001
+ Thien Thanh Phat Vietnam Trading and Construction Co., Ltd.	20,389,998	-	(20,389,998)	20,389,998
+ Nam Phuc Trading and Construction Company Limited	61,245,000	-	(61,245,000)	61,245,000
+ Infrastructure Construction Enterprise - Viglacera Mechanical Execution Company	33,214,400	-	(33,214,400)	33,214,400
+ Global Construction Services and Trading Joint Stock Company	50,600,000	-	(50,600,000)	50,600,000
+ 492 Construction and Investment Joint Stock Company	657,610,000	-	(657,610,000)	657,610,000
+ Khanh Dat Investment and Construction Joint Stock Company	553,862,500	-	(553,862,500)	553,862,500
+ Hancorp Joint Stock Company	5,469,766,781	-	(5,469,766,781)	5,469,766,781
+ Hawee Industrial Construction Joint Stock Company	3,859,468,427	-	(3,859,468,427)	3,859,468,427
+ Kim Bang Industrial Zone Company Limited	-	-	-	649,852,500
+ No4 Investment and Construction Joint Stock Company	1,085,543,625	-	(1,085,543,625)	1,085,543,625
+ Vinaconex 25 Joint Stock Company	896,072,364	-	(896,072,364)	896,072,364

**THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**  
Address: Nguyen Thi Dinh Street, Thanh Chau Ward, Phu Ly City, Ha Nam Province

**NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENT (Continued)**

For the period ended 30 June 2025

**5.8 . BAD DEBT**

**Form B 09a-DN**

Currency unit: VND

	30/06/2025			01/01/2025		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
+ Hong Ha Vietnam Joint Stock Company	634.098.195	-	(634.098.195)	634.098.195	-	(634.098.195)
+ Quang Minh Construction Joint Stock Company	371.550.000	-	(371.550.000)	371.550.000	-	(371.550.000)
+ Ha Nam Construction and Technical Consultancy Co., Ltd.	202.180.000	-	(202.180.000)	202.180.000	-	(202.180.000)
+ CSC Construction Solution Company Limited	127.500.000	-	(127.500.000)	127.500.000	-	(127.500.000)
+ Khanh Hung Construction and Trading Company Limited	48.060.000	-	(48.060.000)	48.060.000	-	(48.060.000)
+ Bac Nam Viet Development and Construction Investment Joint Stock Company	235.878.599	-	(235.878.599)	235.878.599	-	(235.878.599)
+ Project Management Board No. II of Phu Ly City - Phu Van Embankment Construction	7.624.553.000	-	(7.624.553.000)	7.624.553.000	-	(7.624.553.000)
+ Urban Development Management Board - High-Quality Healthcare Center in Ha Nam Province	1.287.184.300	-	(1.287.184.300)	1.287.184.300	-	(1.287.184.300)
+ Duy Tien Land Clearance and Resettlement Council - Infrastructure and Technical Construction of Lot E	1.331.789.000	-	(1.331.789.000)	1.331.789.000	-	(1.331.789.000)
+ Thanh Liem Land Clearance Board - 7% Grading of Kien Khe Industrial Cluster	1.151.566.000	-	(1.151.566.000)	1.151.566.000	-	(1.151.566.000)
+ Minh Hung Construction and Engineering Joint Stock Company	46.245.000	-	(46.245.000)	46.245.000	13.873.500	(32.371.500)
+ Dong Hoa Investment and Contruction Joint Stock Company	50.963.000	-	(50.963.000)	50.963.000	-	(50.963.000)
+ Duy Tien Land Clearance and Resettlement Board - Trung Hoa A Village Power Line	172.688.000	-	(172.688.000)	172.688.000	-	(172.688.000)
+ Tan A Ha Nam International Joint Stock Company - showroom stone embankment	30.100.000	-	(30.100.000)	30.100.000	-	(30.100.000)
+ Kien Khe Town People's Committee - Office Building	106.271.000	-	(106.271.000)	106.271.000	-	(106.271.000)
+ Ha Nam Investment and Construction Project Management Board - N1-D2 Road	238.344.017	-	(238.344.017)	238.344.017	-	(238.344.017)

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENT (Continued)

For the period ended 30 June 2025

5.8 . BAD DEBT

Form B 09a-DN

Currency unit: VND

	30/06/2025		01/01/2025	
	Cost	Recoverable amount	Provision	Cost
			Recoverable amount	Provision
+ Ha Nam Investment and Construction Project Management Board - Technical Infrastructure of DVI Industrial Park, Land Recovery Section	662.546.563	-	(662.546.563)	662.546.563
+ TKD Investment Construction and Consultation Installation Joint Stock Company	230.000.000	-	(230.000.000)	230.000.000
+ Quang Thanh Ha Nam Trading Company Limited	1.034.430.000	517.215.000	(517.215.000)	-
+ Hoang Gia Construction Company Limited	435.586.800	304.910.760	(130.676.040)	-
<b>Total</b>	<b>29.782.769.940</b>	<b>822.125.760</b>	<b>(28.960.644.180)</b>	<b>28.962.605.640</b>
			<b>13.873.500</b>	<b>(28.948.732.140)</b>



NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENT (Continued)

For the period ended 30 June 2025

5.9. Financial investments

		30/06/2025		01/01/2025		Unit: VND
		Cost	Fair value (*)	Provision	Cost	Fair value (*)
a)	Trading securities					
b)	Held-to-maturity investments	106.967.905.628	106.967.905.628	-	6.014.255.412	6.014.255.412
	Term deposits (i)	106.967.905.628	106.967.905.628	-	6.014.255.412	6.014.255.412
	- Vietnam Bank for Industry and Trade - Ha Nam Branch	5.916.053.712	5.916.053.712	-	5.677.594.733	5.677.594.733
	- Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Nam Branch	351.851.916	351.851.916	-	336.660.679	336.660.679
	- VPS Securities Joint Stock Company	100.700.000.000	100.700.000.000	-	-	-
c)	Investments in other entities	266.674.900.000	(*)	(21.272.916.488)	266.674.900.000	(*)
	- Investments in subsidiaries	227.674.900.000	(*)	-	227.674.900.000	(*)
	+ Dong Van III - Ha Nam Industrial zone Infrastructure Development & Investment Joint Stock Company - Ownership Ratio: 65% (ii)	227.674.900.000	(*)	-	227.674.900.000	(*)
	- Investments in associates	39.000.000.000	(*)	(21.272.916.488)	39.000.000.000	(*)
	+ Tan Cang - Dong Van Ha Nam Joint Stock Company - Ownership Ratio: 39%	39.000.000.000	(*)	(21.272.916.488)	39.000.000.000	(*)
	<b>Total</b>	<b>373.642.805.628</b>	<b>(*)</b>	<b>(21.272.916.488)</b>	<b>272.689.155.412</b>	<b>(*)</b>

(i) Term deposits with a maturity of less than 12 months at banks and financial institutions

**Summary of the subsidiary's business performance during the period:**

- Dong Van III - Ha Nam Industrial zone Infrastructure Development & Investment Joint Stock Company, is primarily engaged in: leasing industrial park infrastructure and providing industrial park infrastructure management services.

**Summary of the associate's business performance during the period:**

(iii) Tan Cang - Dong Van Ha Nam Joint Stock Company is primarily engaged in: road transportation business, customs services, and domestic shipping freight services.

**Transactions between the Company and its subsidiaries during the period:**

In quarter I, Thanh Dat Investment Development Joint Stock Company carried out infrastructure construction for Dong Van III - Ha Nam Industrial zone Infrastructure Development & Investment Joint Stock Company.

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENT (Continued)

For the period ended 30 June 2025

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5.10. INCREASE, DECREASE IN TANGIBLE FIXED ASSETS

Currency unit: VND

Items	Building and structure	Machinery and equipment	Motor vehicles	Office equipments	Others	Total
<b>I. Cost</b>						
Opening balance	263.898.772.584	142.907.141.204	32.409.742.915	848.685.454	7.989.373.214	448.053.715.371
Additions	2.628.625.842	153.690.000	-	-	-	2.782.315.842
- <i>Purchasing</i>	-	-	-	-	-	-
- <i>Finished construction investment</i>	2.628.625.842	153.690.000	-	-	-	2.782.315.842
Decreasing in year	-	(29.686.785.940)	(7.915.654.546)	-	-	(37.602.440.486)
- <i>Liquidation, disposal</i>	-	(29.686.785.940)	(7.915.654.546)	-	-	(37.602.440.486)
Closing balance	266.527.398.426	113.374.045.264	24.494.088.369	848.685.454	7.989.373.214	413.233.590.727
<b>II. Accumulated depreciation</b>						
Opening balance	23.683.326.658	70.038.987.881	23.073.775.155	848.167.777	4.505.803.550	122.150.061.021
Charge for the year	3.680.527.717	4.151.687.134	1.314.684.732	517.677	232.346.745	9.379.764.005
- <i>Depreciation</i>	3.680.527.717	4.151.687.134	1.314.684.732	517.677	232.346.745	9.379.764.005
Decreasing in year	-	(24.619.051.022)	(7.422.567.435)	-	-	(32.041.618.457)
- <i>Liquidation, disposal</i>	-	(24.619.051.022)	(7.422.567.435)	-	-	(32.041.618.457)
Closing balance	27.363.854.375	49.571.623.993	16.965.892.452	848.685.454	4.738.150.295	99.488.206.569
<b>III. Net book value</b>						
1. Opening balance	240.215.445.926	72.868.153.323	9.335.967.760	517.677	3.483.569.664	325.903.654.350
2. Closing balance	239.163.544.051	63.802.421.271	7.528.195.917	-	3.251.222.919	313.745.384.158



Address: Nguyen Thi Dinh Street, Thanh Chau Ward, Phu Ly City, Ha Nam Province

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Currency unit: VND

Currency unit: VND  
01/01/2025

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENT (Continued)

Form B 09a-DN

For the period ended June 30, 2025

Currency unit: VND

5.12. Trade payables

	30/06/2025		01/01/2025	
	Value	Amount able to be paid off	Value	Amount able to be paid off
<b>a) Short-term trade payables</b>	<b>8.542.582.705</b>	<b>8.542.582.705</b>	<b>7.000.853.738</b>	<b>7.000.853.738</b>
Accounts payable to suppliers constitute a significant portion.	2.939.916.991	2.939.916.991	1.421.852.005	1.421.852.005
- Tan Sang Investment, Construction and Trading Company Limited	1.212.080.991	1.212.080.991	-	-
- Thanh Nam Trading Joint Stock Company	-	-	1.421.852.005	1.421.852.005
- Luxsen International Paint Development Joint Stock Company	1.727.836.000	1.727.836.000	-	-
Other trade payables	5.602.665.714	5.602.665.714	5.579.001.733	5.579.001.733
<b>Total</b>	<b>8.542.582.705</b>	<b>8.542.582.705</b>	<b>7.000.853.738</b>	<b>7.000.853.738</b>

5.13. Advances from customers

	30/06/2025	01/01/2025
<b>a) Short-term advances from customers</b>		
- Branch II of Bach Mai Hospital - HTKT	28.618.399.800	28.618.399.800
- Branch II of Viet Duc Friendship Hospital - HTKT	50.798.017.600	50.798.017.600
- Dong Van III- Ha Nam Industrial Zone Infrastructure Development & Investment Joint Stock Company	-	31.841.896.800
- Other advances from customers	1.952.008.127	2.036.471.952
<b>Total</b>	<b>81.368.425.527</b>	<b>113.294.786.152</b>
<b>b) Advance payments from related parties.</b>		
- Dong Van III- Ha Nam Industrial Zone Infrastructure Development & Investment Joint Stock Company	-	31.841.896.800

5.14. Taxes and other payables to the State budget

a) Payables	01/01/2025	Incurred	Paid	30/06/2025
- Corporate income tax	2.573.971.941	6.884.582.678	3.841.867.274	5.616.687.345
- Environmental protection fees and other taxes	176.241.793	173.412.960	194.886.505	154.768.248
- Natural resource consumption tax	96.000.000	1.227.195.600	1.323.195.600	-
<b>Total</b>	<b>2.846.213.734</b>	<b>8.285.191.238</b>	<b>5.359.949.379</b>	<b>5.771.455.593</b>
<b>b) Receivables</b>				
- Excess value-added tax paid	930.633.966	639.751.363	-	290.882.603
- Personal income tax	128.432	-	-	128.432
<b>Total</b>	<b>930.762.398</b>	<b>639.751.363</b>	<b>-</b>	<b>291.011.035</b>

The Company's tax finalization will be subject to examination by tax authorities. As the application of tax laws and regulations to various types of transactions can be interpreted in different ways, the amount of tax presented in the Financial Statements may be subject to adjustments based on the decisions of the tax authorities.



NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENT (Continued)

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Currency unit: VND

5.15. Accrued expenses

a) Short-term

- Accrued audit fees

b) Long-term

Total

	30/06/2025	01/01/2025
	135.000.000	127.222.222
	135.000.000	127.222.222
	-	-
	135.000.000	127.222.222

5.16. Other payables

a) Short-term

- Remuneration of the Board of Directors and Supervisory Board

Total

b) Long-term

Other long-term payables

- Deposits received

- People's Committee of Ha Nam Province (\*)

Total

	30/06/2025	01/01/2025
	84.000.000	-
	84.000.000	-
	22.057.684.017	22.029.184.017
	171.908.017	143.408.017
	21.885.776.000	21.885.776.000
	22.057.684.017	22.029.184.017

(\*) Decision No. 295/QĐ-UBND of the People's Committee of Ha Nam Province dated January 31, 2019, approving the adjustment of the final investment settlement for the subproject: Construction of the clean water supply system for Liem Tuyen and Liem Tiet communes, Thanh Liem district, Ha Nam province, under the water supply component of the clean water and environmental sanitation program based on the results of Ha Nam province

5.17. Owners' equity

a) Movement in owner's equity contributed

Curre

	Owner's Investment Capital	Other owner's capital	Retained earnings	Total
Prior year's opening balance as previously reported	493.444.160.000	-	179.720.366.838	673.164.526.838
Increase in previous period	81.443.690.000	-	-	81.443.690.000
Profit in the previous period	-	-	178.235.913.554	178.235.913.554
Profit distribution	-	-	(81.443.690.000)	(81.443.690.000)
Current year's opening balance	574.887.850.000	-	276.512.590.392	851.400.440.392
Capital increase for the year	91.972.700.000	-	-	91.972.700.000
Profit in the period	-	-	73.563.849.188	73.563.849.188
Dividend paid in shares	-	-	(91.972.700.000)	(91.972.700.000)
Current period's closing balance	666.860.550.000	-	258.103.739.580	924.964.289.580

Details of Owner's Capital Contribution	Ownership ratio 31/03/2025	30/06/2025	01/01/2025
Capital contributions from other parties			
- Mr. Nguyen Huy Cuong	29,22%	194.831.980.000	167.958.610.000
- Mrs. Nguyen Thanh Tam	5,83%	38.893.660.000	33.529.030.000
- Mr. Nguyen Quang Tri	5,27%	35.164.760.000	30.314.460.000
- Others	59,68%	397.970.150.000	343.085.750.000
Total	100%	666.860.550.000	574.887.850.000

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

Owner's Investment Capital	Current period	Prior period
- Opening Capital	574.887.850.000	493.444.160.000
- Capital increase during the period	91.972.700.000	-
- Capital decrease during the period	-	-
- Closing Capital	666.860.550.000	493.444.160.000

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENT (Continued)

Form B 09a-DN

For the period ended June 30, 2025

Currency unit: VND

Shares	30/06/2025	01/01/2025
<b>Number of Shares Registered for Issuance</b>	<b>66.686.055</b>	<b>49.344.416</b>
<b>Number of Shares Issued to the Public</b>	66.686.055	49.344.416
- Ordinary Shares	66.686.055	49.344.416
- Preference Shares	-	-
<b>Number of Outstanding Shares in circulation</b>	<b>66.686.055</b>	<b>49.344.416</b>
- Ordinary Shares	66.686.055	49.344.416
- Preference Shares	-	-
* Par Value of an Outstanding Share: VND 10,000 per share		

6. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE SEPARATE INTERIM STATEMENT OF PROFIT OR LOSS

6.1. Total Revenue from Sales and Service provisions	Current period	Prior period
- Revenue from Concrete Sales	-	11.530.681.458
- Revenue from Construction	108.200.576.939	2.778.169.775
- Port Loading and Unloading Revenue	10.917.532.107	-
- Revenue from Oil and Gas Sales	19.029.323.897	19.944.752.788
- Others	8.482.564.909	10.600.371.731
<b>Total</b>	<b>146.629.997.852</b>	<b>44.853.975.752</b>
6.2. Cost of sales and service rendered	Current period	Prior period
- Cost of Concrete Goods Sold	-	11.097.767.494
- Cost of Construction	95.068.721.015	1.678.415.981
- Cost of Port Loading and Unloading Services	4.884.561.184	-
- Cost of Oil and Gas Sales	17.944.260.588	14.705.480.624
- Cost of Other Goods Sold	2.548.557.734	10.463.970.794
<b>Total</b>	<b>120.446.100.521</b>	<b>37.945.634.893</b>
6.3. Financial Income	Current period	Prior period
Interest Income	1.873.630.629	353.525.663
Profit from investments	51.800.754.972	158.418.690.184
<b>Total</b>	<b>53.674.385.601</b>	<b>158.772.215.847</b>
6.4. Financial Expenses	Current period	Prior period
Interest on Loans	470.961.543	1.357.904.769
<b>Total</b>	<b>470.961.543</b>	<b>1.357.904.769</b>
6.5. General and Administration Expenses	Current period	Prior period
Details of major items in total administrative expenses	1.901.072.329	874.713.035
Labor costs	1.429.284.395	587.190.467
Depreciation of fixed assets	459.875.894	209.948.133
Provision expense for doubtful debts	(649.852.500)	(78.315.498)
Provision for doubtful debts	661.764.540	155.889.933
Other administrative expenses	901.461.268	1.961.812.452
<b>Total</b>	<b>2.802.533.597</b>	<b>2.836.525.487</b>



NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENT (Continued)

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For the period ended June 30, 2025

Currency unit: VND

	Current period	Prior period
<b>6.6. Other income</b>		
Other income	5.994	200
<b>Total</b>	<b>5.994</b>	<b>200</b>
<b>6.7. Other Expenses</b>		
Administrative penalty	262.351.804	32.194.839
Loss on disposal of fixed assets	45.822.029	-
<b>Total</b>	<b>308.173.833</b>	<b>32.194.839</b>
<b>6.8. Current corporate income tax expense</b>		
Profit before tax	68.451.334.403	161.453.931.811
- Adjustments for taxable profit	1.588.310.942	138.203.172
+ Non-Deductible Expenses	-	138.203.172
+ Branch Losses Not Subject to Tax	1.588.310.942	-
- Adjustments decreasing accounting profit before tax	51.800.754.972	161.137.092.401
+ Profit from investments distributed during the period	-	158.418.690.184
+ Losses of branches from previous years	51.800.754.972	2.718.402.217
Taxable Income	18.238.890.373	455.042.582
Corporate Income Tax rate	20%	20%
Adjustment of prior year corporate income tax into the current year corporate income tax as per the State Audit.	837.179.400	
<b>Corporate Income Tax expense based on taxable profit in the current period</b>	<b>4.484.957.475</b>	<b>91.008.516</b>

**7. OTHER INFORMATION**

**7.1. Contingent liabilities, commitments and other financial information**

**7.2. Events after the Reporting Period**

**7.3. Segment report**

**7.4. Significant events occurring during the financial period**

**7.5. Financial instruments**

The Company is exposed to the following risks when using financial instruments:

- Market Risk
- Credit risk
- Liquidity Risk

The Board of Directors has overall responsibility for the establishment and oversight of financial risk management. The Board of Directors establishes policies to identify and analyze the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to risk limits. The risk management system and policies are reviewed periodically to reflect changes in market conditions and the Company's operations.

The Board of Directors reviews and agrees to apply management policies for the above risks as follows:

(i) Market Risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. There are four types of market risk: interest rate risk, currency risk, commodity price risk and other price risk.

*Interest rate risk*

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to market risk due to changes in interest rates relates primarily to the Company's cash, short-term deposits and borrowings.

The Company manages interest rate risk by analyzing the competitive market situation to obtain interest rates that are favorable to the Company's purposes and still within its risk management limits.

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENT (Continued)

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For the period ended June 30, 2025

Currency unit: VND

*Foreign exchange risk*

Foreign exchange risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company is exposed to risks due to changes in foreign exchange rates that are directly related to the Company's business operations.

(ii) Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or transaction contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities and from its financing activities, including bank deposits, loans and other financial instruments.

*Accounts receivable*

The Company regularly monitors its outstanding receivables from customers. For major customers, the Company reviews each customer's credit quality at the reporting date for deterioration. The Company seeks to maintain close control over outstanding receivables and has a credit control staff to minimize credit risk.

The Company will establish an impairment allowance to reflect the estimated impairment loss for trade receivables, other receivables and investments. The main component of this impairment allowance is the specific loss related to the specific impairment loss for each customer.

*Bank deposit*

The Company mainly maintains its deposits with well-known banks in Vietnam. Credit risk from deposits with banks is managed by the Company's treasury department in accordance with the Company's policy. The Company's maximum exposure to credit risk for items on the balance sheet at the end of the financial year is the carrying amount as disclosed in Note 5.1. The Company considers that the concentration of credit risk in respect of bank deposits is low.

(iii) Liquidity Risk

Liquidity risk is the risk that the Company will have difficulty in fulfilling its financial obligations due to lack of funds. The Company's liquidity risk arises mainly from the fact that financial assets and financial liabilities have different maturities.

The Company minimizes liquidity risk by maintaining a level of cash and cash equivalents and bank borrowings that the Board of Directors believes is adequate to finance the Company's operations and minimize the risk of fluctuations in cash flows.

The table below analyses non-derivative financial assets and financial liabilities into relevant maturity groups based on the remaining period from the balance sheet date to the contractual maturity date. The amounts presented in the table are undiscounted contractual cash flows. The presentation of information on non-derivative financial assets is necessary for an understanding of the Company's liquidity risk management as liquidity is managed on a net asset and liability basis

	Under 1 year	1 year or more	Total
<b>30/06/2025</b>			
Cash and cash equivalents	52.705.340.763	-	52.705.340.763
Accounts receivable	123.555.968.180	-	123.555.968.180
Investment	106.967.905.628	266.674.900.000	373.642.805.628
Other receivables	51.800.754.972	55.908.707.155	107.709.462.127
<b>Subtract:</b>			-
Provision for doubtful debts	(28.960.644.180)	-	(28.960.644.180)
Provision for impairment of investments		(21.272.916.488)	(21.272.916.488)
<b>Total</b>	<b>306.069.325.363</b>	<b>301.310.690.667</b>	<b>607.380.016.030</b>
Borrowings and lease	9.400.000.000	36.372.910.507	45.772.910.507
Payable to suppliers	8.542.582.705	-	8.542.582.705
Other payables and accrued expenses	219.000.000	22.057.684.017	22.276.684.017
<b>Total</b>	<b>18.161.582.705</b>	<b>58.430.594.524</b>	<b>76.592.177.229</b>
<b>Net liquidity gap</b>	<b>287.907.742.658</b>	<b>242.880.096.143</b>	<b>530.787.838.801</b>



NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENT (Continued)

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For the period ended June 30, 2025

Currency unit: VND

	Under 1 year	1 year or more	Total
<b>01/01/2025</b>			
Cash and cash equivalents	212.681.770.479	-	212.681.770.479
Accounts receivable	80.618.523.341	-	80.618.523.341
Investment	6.014.255.412	266.674.900.000	272.689.155.412
Other receivables	-	53.082.015.955	53.082.015.955
Other financial assets	-	-	-
<b>Subtract:</b>			
Provision for doubtful debts	(28.948.732.140)	-	(28.948.732.140)
Provision for impairment of investments	-	(21.272.916.488)	(21.272.916.488)
<b>Total</b>	<b>270.365.817.092</b>	<b>298.483.999.467</b>	<b>568.849.816.559</b>
Borrowings and lease	46.028.752.261	43.604.695.150	89.633.447.411
Payable to suppliers	7.000.853.738	-	7.000.853.738
Other payables and accrued expenses	127.222.222	22.029.184.017	22.156.406.239
<b>Total</b>	<b>53.156.828.221</b>	<b>65.633.879.167</b>	<b>118.790.707.388</b>
<b>Net liquidity gap</b>	<b>217.208.988.871</b>	<b>232.850.120.300</b>	<b>450.059.109.171</b>

The Company believes that the concentration of risk with respect to debt repayment is low. The Company is able to pay its debts when due from cash flows from operating activities and proceeds from maturing financial assets.

iv) Fair value

The carrying amount calculated as the cost less provisions for short-term receivables, bank deposits and trade and other payables is approximately equal to their fair value.

	Book Value		Fair Value	
	30/06/2025	01/01/2025	30/06/2025	01/01/2025
<b>Financial Assets</b>				
Trade receivables and other receivables	175.356.723.152	80.618.523.341	146.396.078.972	51.669.791.201
Other assets	61.461.916.640	69.383.928.441	61.461.916.640	69.383.928.441
Financial assets available for sale	245.401.983.512	245.401.983.512	(*)	(*)
Cash and cash equivalents	52.705.340.763	212.681.770.479	52.705.340.763	212.681.770.479
<b>Total</b>	<b>534.925.964.067</b>	<b>608.086.205.773</b>	<b>(*)</b>	<b>(*)</b>
<b>Financial liabilities</b>				
Borrowings and lease	45.772.910.507	89.633.447.411	45.772.910.507	89.633.447.411
Payable to suppliers	8.542.582.705	7.000.853.738	8.542.582.705	7.000.853.738
Other	22.141.684.017	22.029.184.017	22.141.684.017	22.029.184.017
<b>Total</b>	<b>76.457.177.229</b>	<b>118.663.485.166</b>	<b>76.457.177.229</b>	<b>118.663.485.166</b>

(\*) Regarding the determination of fair value of these financial assets and liabilities for disclosure purposes as prescribed in Article 28 of Circular 201/2009/TT-BTC dated November 6, 2009 of the Ministry of Finance, because there is no listed market value for these financial assets and liabilities and Vietnamese Accounting Standards, Vietnamese Accounting System does not have guidance on how to calculate fair value in case there is no listed market value, the Company has not determined the fair value of these financial assets and liabilities for disclosure purposes.

The fair value of financial assets and liabilities was not formally assessed and determined as at 31/12/2024 and 01/01/2024. However, the Board of Directors assessed that the fair value of these financial assets and liabilities did not differ materially from their carrying value at the end of the financial period.



NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENT (Continued)

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For the period ended June 30, 2025

Currency unit: VND

7.6. Information about related parties

Related parties:

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

Related party	Address	Relationship
Mr. Nguyen Huy Cuong	Ha Nam	Chairman of the Board
Mr. Nguyen Huu Thuyet	Ha Noi	Member Of The Board Of Management
Mr. Tran Van Thang	Ha Nam	Independent Member Of The Board Of Management
Mrs. Nguyen Thanh Tam	Ha Nam	Member Of The Board Of Management
Mr. Tran Viet Duc	Ha Nam	General Director
Mr. Nguyen Quang Tri	Ha Nam	Deputy General Directors
Mr. Pham Van Ha	Ha Nam	Head of the Supervisory Board
Mr. Nguyen Duc Du	Ha Nam	Member of Supervisory Board.
Mrs. Nguyen Thi Thuy Van	Ha Nam	Member of Supervisory Board.
Tan Cang - Dong Van Ha Nam Joint Stock Company	Ha Nam	Associated company
Dong Van III - Ha Nam Industrial zone Infrastructure Development & Investment Joint Stock Company	Ha Nam	Subsidiary company
Tri Dung Construction and Trading Joint Stock Company	Ha Nam	Key members with close relationships
Quang Anh Company Limited	Ha Nam	Key members with close relationships

During the accounting period, the Company had transactions with related parties as follows:

Related party	Content	Current period (VND)	Prior period (VND)
Quang Anh Company Limited	Selling petroleum products	12.700.069	22.953.620
	Collecting payment for fuel sales	12.700.069	22.953.620
Dong Van III - Ha Nam Industrial zone Infrastructure Development & Investment Joint Stock Company	Sale of goods and services	123.159.834.979	2.473.489.600
	Collection of proceeds from sales of goods and services	50.821.157.608	2.076.376.502
	Receive dividends	51.800.754.972	158.418.690.184

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

Name	Position	Current period (VND)	Prior period (VND)
Mr. Nguyen Huy Cuong	Chairman of the Board	34.411.716	30.516.085
Mr. Tran Viet Duc	General Director	35.932.457	18.511.553
Mr Nguyen Quang Tri	Deputy General Director	25.761.450	22.904.616
Mr. Tran Duc Dung	Deputy General Director	27.025.489	-
Mr. Nguyen Manh Hai	Member Of The Board Of Management	28.838.372	-
Mr. Tran Van Thang	Member Of The Board Of Management	6.000.000	-
Mr. Nguyen Huu Thuyet	Member Of The Board Of Management	6.000.000	-
Mrs. Nguyen Thanh Tam	Member Of The Board Of Management	-	21.130.962
Mr. Nguyen Duc Du	Member of Supervisory Board.	-	25.767.307
Mr. Pham Van Ha	Head of the Supervisory Board	31.327.406	25.765.769
Mr. Nguyen Dinh Thuan	Member of Supervisory Board	30.471.465	-
Mrs. Nguyen Thi Thuy Van	Member of Supervisory Board	25.272.558	20.385.577
<b>Total</b>		<b>251.040.913</b>	<b>164.981.869</b>

7.7. Comparative information

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENT (Continued)

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For the period ended June 30, 2025

Currency unit: VND

The comparative figures are derived from the separate financial statements for the fiscal year ended December 31, 2024, of Thanh Dat Investment and Development Joint Stock Company, audited by international auditing and valuation Company Limited., and the quarter I of 2024 financial statements of Thanh Dat Investment and Development Joint Stock Company, which were self-prepared and have not been reviewed.

7.8. Going concern information

These separate financial statements are prepared on a going concern basis.

7.9. Other information

Apart from the information already presented, there were no significant events during the year that require disclosure or presentation in the separate financial statements.

PREPARER



Dinh Thi Phuong Thao

CHIEF ACCOUNTANT



Duong Thi Thu Hien

Ninh Binh, 29 July 2025

GENERAL DIRECTOR



Tran Viet Duc

**THANH DAT INVESTMENT  
DEVELOPMENT JOINT STOCK COMPANY**

No:106/2025/CV-DTD

Re: Explanation for the fluctuation of profit  
after tax in the Q2/2025 Financial Statement

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom – Happiness**

*Ha Nam, July 30<sup>th</sup> 2025*

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

*Pursuant to:*

- *Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding disclosure of information in the securities market;*
- *The separate financial statements and consolidated financial statements for Q2/2025 of the Company.*

Thanh Dat Investment Development Joint Stock Company (“the company”) would like to explain the discrepancy in after-tax profit in the separate financial statements and consolidated financial statements for Q2/2025 compared to the same period last year, as follows:

**For the Separate Financial Statements for Q2/2025:**

Profit after corporate income tax on the financial statements is VND 63,966,376,928, compared to VND 161,362,923,294 in the same period last year, a decrease of VND 97,396,546,366 or 60.37%.

**For the Consolidated Financial Statements for Q2/2025:**

The net profit after corporate income tax reported in the financial statements is VND 153,701,416,777, an increase of VND 133,475,484,542 compared to the same period last year (VND 20,225,932,235), equivalent to a 660% increase.

**Reasons:**

- **For the Separate Financial Statements for Q2/2025:**

Although revenue from sales of goods and provision of services increased by VND 101,776,022,100 compared to the previous year, the reason for the decrease in profit after corporate income tax in the separate financial statements for Q2/2025 compared to the same period last year is mainly due to the following Financial income for the period was VND 53,674,385,601, a decrease of VND 105,097,830,246 compared to VND 158,772,215,847 in the same period last year; and Cost of goods sold this year amounted to VND 128,271,386,071, an increase of VND 90,325,751,178 compared to the previous year.

- **For the Consolidated Financial Statements for Q2/2025:**

The net profit after tax on the consolidated financial statements for Q2/2025 increased by VND 133,475,484,542 compared to the same period last year, mainly due to a significant





increase in revenue from goods sold and services rendered. In particular, revenue from infrastructure leasing and management services rose sharply from VND 23,927,191,313 (in the same period last year) to VND 228,722,702,144 (in the current period).

The above is the explanation of Thanh Dat Investment Development Joint Stock Company regarding the fluctuation in after-tax profit in the separate financial statements and consolidated financial statements for Q2/2025, where the difference exceeds 10% compared to the same period in 2024.

Sincerely!

**Recipients:**

- As stated above;
- Kept at Archive.

**LEGAL REPRESENTATIVE DIRECTOR**



**TỔNG GIÁM ĐỐC**  
*Trần Việt Đức*

