

No. ~~505~~/CT-TCKT

Ho Chi Minh, August ~~14~~ 2025

V/v: Periodic disclosure of audited interim
financial statements for 2025.

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 2025 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 2025

☒ 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, 2025 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

No. ~~504~~/CT-TCKT

Ho Chi Minh, August ~~14~~, 2025

*Regarding: Explanation of the difference in profit
after corporate income tax of the audited 2025
Interim Business Performance Report compared
to the same period last year*

Respectfully To: **Hanoi Stock Exchange**

Company Name: **IDICO INVESTMENT CONSTRUCTION OIL AND NATURAL
GAS JOINT STOCK COMPANY**

Head Office: 326 Nguyen An Ninh Street, Tam Thang Ward, Hồ Chí Minh City

Telephone: 02543.838423 - 02543.838426

Website: idicoconac.vn

Email: vanthu.idicoconac@gmail.com

Pursuant to Circular No. 96/2020/TT-BTC dated 16/11/2020 of the Ministry
of Finance on guidelines for information disclosure on the stock market;

Based on the audited 2025 Interim Financial Statements, IDICO
Investment Construction Oil and Natural Gas Joint Stock Company would like
to explain the changes in profit after tax on the 2025 interim financial report has
been reviewed compared to the same period last year, specifically as follows:

- Profit after tax in the audited 2025 Mid-Year Business Performance
Report of IDICO Petroleum Construction Investment Joint Stock Company
increased compared to the same period last year: 59,670 million VND (143,535
million VND – 83,865 million VND), in which:

Profit after tax for the first 6 months of 2024: 83,865 million VND

Profit after tax for the first 6 months of 2025: 143,535 million VND

Reason: The increase in profit after tax is due to the revenue generated from
leasing infrastructure in My Xuan B1 Industrial Park, which meets the
conditions for one-time revenue recognition, and the real estate business revenue
of the Project of Investment and Construction of the Commercial Center,
Service and Residential Area in Bac Chau Giang Urban Area.

The above is the explanation of IDICO Investment Construction and
Petroleum Joint Stock Company on the change in profit after tax in the Audited
interim financial statements for 2025 compared to the same period last year.

We look forward to the attention and approval of the Hanoi Stock
Exchange.

Receiver: 

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

PERSON AUTHORIZED TO DISCLOSE INFORMATION



**KT. GIÁM ĐỐC
PHÓ GIÁM ĐỐC**
Vũ Anh Tuấn

IDICO Investment Construction Oil and Natural Gas Joint Stock Company

Interim financial statements

For the six-month period ended 30 June 2025



**Shape the future
with confidence**



IDICO Investment Construction Oil and Natural Gas Joint Stock Company

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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 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 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, Viet Nam.

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 Vo Tan Dung	Member
Mr Vu Anh Tuan	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	
Mr Pham Ngoc Dung	Deputy Director	
Ms Lam Thi Phuong Trang	Deputy Director	appointed on 1 April 2025

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

Management of IDICO Investment Construction Oil and Natural Gas Joint Stock Company ("the Company") is pleased to present this report and the Company's interim financial statements for the six-month period ended 30 June 2025.

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, 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 2025 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:



Le Thanh Tung
Director

Ho Chi Minh City, Vietnam

14 August 2025



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

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Website (EN): ey.com/en_vn
Website (VN): ey.com/vi_vn

Reference: 13689507/68656153-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 2025 and as set out on pages 5 to 43 which comprise the interim balance sheet as at 30 June 2025, the interim income statement and the interim cash flow statement for the six-month period then ended and the notes thereto.

Management's responsibility

The Company's management is responsible for the preparation and presentation of the interim financial statements that give a true and fair view 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.



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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 2025, 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.

Ernst & Young Vietnam Limited




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

Ho Chi Minh City, Vietnam

14 August 2025

IDICO Investment Construction Oil and Natural Gas
Joint Stock Company

B01a-DN

INTERIM BALANCE SHEET
as at 30 June 2025

VND

Code	ASSETS	Notes	30 June 2025	31 December 2024
100	A. CURRENT ASSETS		909,367,077,115	906,722,791,473
110	I. Cash and cash equivalents	4	84,387,258,978	199,506,918,457
111	1. Cash		9,090,458,978	12,674,498,457
112	2. Cash equivalents		75,296,800,000	186,832,420,000
120	II. Short-term investments	5	507,176,000,000	295,676,000,000
121	1. Held-for-trading securities		10,676,000,000	10,676,000,000
123	2. Held-to-maturity investments		496,500,000,000	285,000,000,000
130	III. Current accounts receivable		115,370,552,417	115,301,843,608
131	1. Short-term trade receivables	6	56,490,027,574	50,928,740,158
132	2. Short-term advance to suppliers	7	17,857,040,939	25,531,816,103
136	3. Other short-term receivables	8	42,503,152,706	40,320,956,149
137	4. Provision for doubtful short-term receivables	9	(1,479,668,802)	(1,479,668,802)
140	IV. Inventory		198,775,964,335	282,356,074,327
141	1. Inventories	10	198,775,964,335	282,356,074,327
150	V. Other current assets		3,657,301,385	13,881,955,081
151	1. Short-term prepaid expenses	11	1,216,242,271	9,205,110,436
152	2. Value-added tax deductible	12	2,077,159,672	4,312,945,203
153	3. Tax and other receivables from the States	12	363,899,442	363,899,442
200	B. NON-CURRENT ASSETS		378,043,492,211	438,195,925,559
220	I. Fixed assets		60,193,698,124	57,929,376,185
221	1. Tangible fixed assets	13	9,045,129,565	6,777,730,112
222	Cost		44,832,918,614	41,982,460,196
223	Accumulated depreciation		(35,787,789,049)	(35,204,730,084)
227	2. Intangible fixed assets	14	51,148,568,559	51,151,646,073
228	Cost		51,268,597,454	51,268,597,454
229	Accumulated amortisation		(120,028,895)	(116,951,381)
230	II. Investment properties	15	211,674,328,641	234,773,407,992
231	1. Cost		463,521,647,355	461,249,454,169
232	2. Accumulated depreciation		(251,847,318,714)	(226,476,046,177)
240	III. Long-term asset in progress	16	50,581,339,773	49,801,604,441
242	1. Construction in progress		50,581,339,773	49,801,604,441
250	IV. Long-term investments	5	53,000,000,000	90,000,000,000
255	1. Held-to-maturity investments		53,000,000,000	90,000,000,000
260	V. Other long-term asset		2,594,125,673	5,691,536,941
261	1. Long-term prepaid expenses	11	1,015,632,819	3,267,622,754
262	2. Deferred tax assets	30.3	1,578,492,854	2,423,914,187
270	TOTAL ASSETS		1,287,410,569,326	1,344,918,717,032

IDICO Investment Construction Oil and Natural Gas
Joint Stock Company

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INTERIM BALANCE SHEET (continued)
as at 30 June 2025

VND

Code	RESOURCES	Notes	30 June 2025	31 December 2024
300	C. LIABILITIES		756,853,772,568	934,472,166,048
310	I. Current liabilities		153,221,319,057	321,799,940,517
311	1. Short-term trade payables	17	13,788,056,705	9,464,071,956
312	2. Short-term advances from customers	18	45,051,795,708	198,340,642,787
313	3. Statutory obligations	12	45,921,558,588	42,755,930,824
314	4. Payables to employees		1,571,958,655	594,152,795
315	5. Short-term accrued expenses	19	8,076,293,333	8,196,630,935
318	6. Short-term unearned revenues	20	32,643,747,846	18,079,544,046
319	7. Other short-term payables	22	1,844,410,284	42,205,696,885
321	8. Short-term provisions		357,402,649	-
322	9. Bonus and welfare fund	21	3,966,095,289	2,163,270,289
330	II. Non-current liabilities		603,632,453,511	612,672,225,531
336	1. Long-term unearned revenues	20	603,282,453,511	612,322,225,531
337	2. Other long-term liabilities		350,000,000	350,000,000
400	D. OWNERS' EQUITY		530,556,796,758	410,446,550,984
410	I. Owners' equity	23	530,556,796,758	410,446,550,984
411	1. Share capital		203,999,600,000	203,999,600,000
411a	- Ordinary shares with voting rights		203,999,600,000	203,999,600,000
412	2. Share premium		290,000	290,000
421	3. Undistributed earnings		326,556,906,758	206,446,660,984
421a	- Undistributed earnings by the end of prior period		183,021,700,984	4,669,168,441
421b	- Undistributed earnings of current period		143,535,205,774	201,777,492,543
440	TOTAL LIABILITIES AND OWNERS' EQUITY		1,287,410,569,326	1,344,918,717,032

Ho Chi Minh City, Viet Nam

14 August 2025

Nguyen Thi Luu
Preparer

Nguyen Thi Hong Hanh
Chief Accountant



Le Thanh Tung
Director

IDICO Investment Construction Oil and Natural Gas
Joint Stock Company

B02a-DN

INTERIM INCOME STATEMENT
for the six-month period ended 30 June 2025

VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2025	For the six-month period ended 30 June 2024
10	1. Net revenues from sale of goods and rendering of services	24.1	368,215,275,396	229,743,343,411
11	2. Cost of goods sold and services rendered	25	(179,301,068,991)	(121,170,592,125)
20	3. Gross profit from sale of goods and rendering of services		188,914,206,405	108,572,751,286
21	4. Finance income	24.2	17,751,105,235	9,268,152,864
22	5. Finance expenses	26	(4,089,251,279)	(3,291,653,027)
23	In which: Interest expenses		(48,777,279)	(2,044,253,027)
25	6. Selling expenses	27	(13,511,577,225)	(3,626,848,150)
26	7. General and administrative expenses	28	(9,545,031,169)	(7,473,474,566)
30	8. Operating profit		179,519,451,967	103,448,928,407
31	9. Other income		11,181,818	972,782,000
40	10. Other profit		11,181,818	972,782,000
50	11. Accounting profit before tax		179,530,633,785	104,421,710,407
51	12. Current corporate income tax expense	30.1	(35,150,006,678)	(20,556,606,935)
52	13. Deferred tax expense	30.3	(845,421,333)	-
60	14. Net profit after tax		143,535,205,774	83,865,103,472
70	15. Basic earnings per share	23.4	4,691	2,691
71	16. Diluted earnings per share	23.4	4,691	2,691

Nguyen Thi Luu
Preparer

Nguyen Thi Hong Hanh
Chief Accountant



Ho Chi Minh City, Viet Nam

14 August 2025

Le Thanh Tung
Director

IDICO Investment Construction Oil and Natural Gas
Joint Stock Company

B03a-DN

INTERIM CASH FLOW STATEMENT
for the six-month period ended 30 June 2025

VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2025	For the six-month period ended 30 June 2024
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		179,530,633,785	104,421,710,407
	<i>Adjustments for:</i>			
02	Depreciation and amortisation	13,14,15	25,957,409,016	14,050,179,517
03	Provisions (reversal of provision)		357,402,649	(972,782,000)
04	Foreign exchange gains arising from revaluation of monetary accounts denominated in monetary currency		(40,964,216)	(85,538,269)
05	Profits from investing activities		(17,710,141,019)	(9,182,614,595)
06	Interest expenses		48,777,279	2,044,253,027
08	Operating profit before changes in working capital		188,143,117,494	110,275,208,087
09	Decrease in receivables		4,062,588,606	438,573,307
10	Decrease (increase) in inventories		83,580,109,992	(17,445,155,832)
11	(Decrease) increase in payables		(134,137,369,486)	45,333,280,938
12	Decrease (increase) in prepaid expenses		10,240,858,100	(5,057,435,839)
14	Interest paid		(48,777,279)	(8,020,689,680)
15	Corporate income tax paid	12	(40,202,682,321)	(12,853,873,344)
17	Other cash outflows for operating activities	21	(1,222,175,000)	(1,415,320,000)
20	Net cash flows from operating activities		110,415,670,106	111,254,587,637
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets		(5,902,386,936)	(1,380,127,403)
23	Payment for bank deposits and bonds		(209,500,000,000)	(50,000,000,000)
24	Collections from bank deposits and bonds		35,000,000,000	30,000,000,000
27	Interest received		15,814,629,135	11,454,946,734
30	Net cash flows used in investing activities		(164,587,757,801)	(9,925,180,669)
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Drawdown of borrowings		26,498,904,031	45,899,512,356
34	Repayment of borrowings		(26,498,904,031)	(159,852,512,356)
36	Dividend paid		(60,988,536,000)	(30,578,292,000)
40	Net cash flows used in financing activities		(60,988,536,000)	(144,531,292,000)

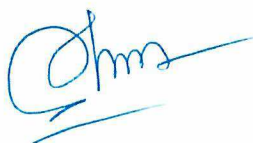
IDICO Investment Construction Oil and Natural Gas
Joint Stock Company

B03a-DN

INTERIM CASH FLOW STATEMENT (continued)
for the six-month period ended 30 June 2025

VND

Code	ITEMS	Notes	For the six-month period ended 30 June 2025	For the six-month period ended 30 June 2024
50	Net decrease in cash for the period		(115,160,623,695)	(43,201,885,032)
60	Cash and cash equivalents at beginning of period		199,506,918,457	124,124,145,438
61	Impact of exchange rate fluctuation		40,964,216	85,538,269
70	Cash and cash equivalents at end of period	4	84,387,258,978	81,007,798,675



Nguyen Thi Luu
Preparer



Nguyen Thi Hong Hanh
Chief Accountant



Ho Chi Minh City, Viet Nam

14 August 2025

Le Thanh Tung
Director

NOTES TO THE INTERIM FINANCIAL STATEMENTS
as at 30 June 2025 and for 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 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 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, Viet Nam.

The number of the Company's employees as at 30 June 2025 was 92 (31 December 2024: 96).

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 accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard No. 27 - Interim Financial Reporting 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, including their utilization are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the interim financial position and the interim results of operations and the interim 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 Fiscal year

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

2.4 Accounting currency

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

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *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.

3.2 *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 perpetual method is used to record inventories, which are valued 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 obsolete inventories

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

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

3.3 *Receivables*

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

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date 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 writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the interim income statement.

3.4 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises of its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 Tangible fixed assets (continued)

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 interim 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.

3.5 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

The net investment under finance lease contracts is included as a receivable in the interim balance sheet. The interest amount of the leased payments is recognised in the interim income statement over the period of the lease contracts to achieve a constant rate of interest on the net investment outstanding.

Assets subject to operating leases are included as the Company's tangible fixed assets in the interim balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the interim income statement as incurred/added to the carrying value of the leased asset for amortisation to the interim income statement over the lease term.

For lease of assets under an operating lease that satisfies all conditions of rental income to be recognised in full one time as presented in *Note 3.16*, rental income is recognised one time at the entire rental value.

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

3.6 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 interim income statement.

Land use rights

Land use rights are recorded as intangible fixed assets, included the value of the land use rights that Company purchased or leased. The useful lives of land use rights are assessed as either finite or indefinite. Accordingly, land use rights with finite lives are leased land use rights and are amortized to the interim income statement over the term of lease, while land use rights with indefinite lives are not amortized.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 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

3.8 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
Buildings	6 - 54 years

For long-term lease of investment properties which the Company receives rental fee in advance for many periods and rental income is recognised one time at the entire rental amount received in advance as presented in *Note 3.17*, depreciation and amortisation of these investment properties are recognised with entire amount at the point of revenue recognition.

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.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 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.

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.

3.10 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses on the interim balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

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

- Tools and consumables with large value issued into production and can be used for more than one year;
- Substantial expenditure on fixed asset overhaul incurred one time.

3.11 Investments

Investments in associates

Investments in associates over which the Company has significant influence are carried at cost.

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 balance sheet date.

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.

3.12 Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company.

3.13 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.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 Foreign currency transactions

Transactions in currencies other than the Company's reporting currency of (VND/USD) are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- ▶ Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment.

At the end of period, monetary balances denominated in foreign currencies are translated at the actual exchange rates at that date which are determined as follows:

- ▶ Monetary assets are translated at buying exchange rate of the commercial bank where the Company conducts transactions regularly; and
- ▶ Monetary liabilities are translated at selling exchange rate of the commercial bank where the Company conducts transactions regularly.

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

3.15 Share capital

Ordinary shares

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

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual expenses incurred for the issuance of the shares.

3.16 Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval by the appropriate level in the Annual General Meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

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.

Bonus and welfare fund

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability on the interim balance sheet.

Dividends

Dividends are proposed by the Company's Board of Directors and are classified as a distribution of retained earnings within the equity section of the balance sheet until approved by shareholders at the Annual General Meeting. At that time, dividends are recognised as a liability in the interim balance sheet.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Revenue recognition

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:

Sale of goods

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.

Sale of inventory property

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.

Rental income

Periodic rental income

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

Rental income recognised one time

For lease of assets which the Company receives rental fee in advance for many periods and the lease periods cover more than 90% of the useful life of the assets, rental income is recognised one time at the entire rental amount received in advance when all these conditions are met:

- The lessee is not entitled to cancel the lease contract and the Company has no obligation to repay the amount received in advance in all cases and in all forms;
- The amount received in advance from the lease is not less than 90% of the total rental amount expected to be fulfilled under the contract during the lease term and the lessee must pay the entire amount of lease within 12 months from the beginning of the lease;
- Almost all the risks and benefits associated with ownership of the leased asset are transferred to the lessee; and
- The Company must estimate relatively the full cost 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 balance sheet date which is accepted by the customers and reflected in the sales invoices. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

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

Interest

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

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 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 balance sheet date.

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 balance sheet date 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 each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at each balance sheet date 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 the balance sheet date.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 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.

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.

3.19 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.

3.20 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 is derived mainly from 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.

3.21 Related parties

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

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

4. CASH AND CASH EQUIVALENTS

	VND	
	30 June 2025	31 December 2024
Cash on hand	455,458,373	652,119,584
Cash at banks	8,635,000,605	12,022,378,873
Cash equivalents (*)	75,296,800,000	186,832,420,000
TOTAL	84,387,258,978	199,506,918,457

(*) The ending balance represents 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

	30 June 2025		31 December 2024	
	Cost	Fair value (*)	Cost	Fair value
Shares of IDICO Infrastructure Development Investment Joint Stock Company ("IDICO-IDI")	10,676,000,000	19,323,560,000	10,676,000,000	17,508,640,000

(*) 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 2025 at closing price.

5.2. Held-to-maturity securities

	30 June 2025		31 December 2024	
	Cost	Fair value	Cost	Fair value
Short-term	496,500,000,000	496,500,000,000	285,000,000,000	285,000,000,000
Term deposit (i)	456,500,000,000	456,500,000,000	275,000,000,000	275,000,000,000
Bond (ii)	40,000,000,000	40,000,000,000	10,000,000,000	10,000,000,000
Long-term	53,000,000,000	53,000,000,000	90,000,000,000	90,000,000,000
Bond (iii)	50,000,000,000	50,000,000,000	90,000,000,000	90,000,000,000
Term deposit	3,000,000,000	3,000,000,000	-	-
TOTAL	549,500,000,000	549,500,000,000	375,000,000,000	375,000,000,000

(i) The ending balance 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.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

5. HELD-TO-MATURITY INVESTMENTS (continued)

5.2. Held-to-maturity securities (continued)

- (ii) The ending balance represents the investment in 400 AHCCH2426001 bonds of An Hoa Construction Inspection Joint Stock Company, a related party of the Company, with a par value of VND 100,000,000 per bond, the maturity date is from 27 December 2025 to 27 June 2026 and interest rate is 11% per year.
- (iii) 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, 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.

These bonds have secured by asset of related parties.

6. SHORT-TERM TRADE RECEIVABLES

	VND	
	30 June 2025	31 December 2024
Other parties	40,342,430,197	32,458,160,142
- Project Management Board of Infrastructure Construction and Investment Ho Chi Minh City	10,730,984,463	10,730,984,463
- Project Management Board of Traffic Construction and Investment Ho Chi Minh City	6,194,623,263	6,194,623,263
- Project Management Board of Investment and Construction Thu Duc City	3,793,258,978	3,793,258,978
- Other customers	19,623,563,493	11,739,293,438
Related parties (Note 31)	16,147,597,377	18,470,580,016
TOTAL	56,490,027,574	50,928,740,158
Provision for doubtful short-term receivables	(908,177,305)	(908,177,305)
NET	55,581,850,269	50,020,562,853

7. SHORT-TERM ADVANCES TO SUPPLIERS

	VND	
	30 June 2025	31 December 2024
Due from related parties (Note 31)	16,545,028,742	23,313,484,400
Due from other parties	1,312,012,197	2,218,331,703
TOTAL	17,857,040,939	25,531,816,103
Provision for doubtful short-term receivables	(395,437,600)	(395,437,600)
NET	17,461,603,339	25,136,378,503

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

8. OTHER SHORT-TERM RECEIVABLES

	VND	
	30 June 2025	31 December 2024
Advance to employees	27,064,950,140	22,946,577,813
Bank and bond interest	8,095,025,267	6,199,513,383
Payment on behalf	6,675,349,521	10,263,841,340
Deposit	345,131,628	345,131,628
Others	322,696,150	565,891,985
TOTAL	42,503,152,706	40,320,956,149
Provision for doubtful short-term receivables	(176,053,897)	(176,053,897)
NET	42,327,098,809	40,144,902,252
<i>In which:</i>		
<i>Other parties</i>	35,791,638,801	29,966,703,850
<i>Related parties (Note 31)</i>	6,711,513,905	10,354,252,299

9. PROVISION FOR DOUBTFUL SHORT-TERM RECEIVABLES

9.1 Details of the increase and decrease in the provision for short-term doubtful receivables during the period

	VND	
	For the six-month period ended 30 June 2025	For the six-month period ended 30 June 2024
Beginning and ending balance	1,479,668,802	1,103,231,202

9.2 Overdue debt

	30 June 2025			31 December 2024		
	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	1,479,668,802	1,479,668,802	-	1,479,668,802	1,479,668,802	-

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

10. INVENTORIES

	VND	
	30 June 2025	31 December 2024
Real estate properties (*)	173,304,828,220	259,444,614,285
Construction works (**)	25,462,642,858	22,905,854,091
Others	8,493,257	5,605,951
TOTAL	198,775,964,335	282,356,074,327

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

(**) Details of costs of on-going construction works of the construction contract are presented as follows:

	VND	
	30 June 2025	31 December 2024
Wastewater Treatment Plant of Thu Thua Industrial Park	4,844,928,739	-
DT 818 Street Project	4,720,249,839	-
La Xuan Oai Expansion Street Project	4,475,295,916	4,475,295,916
Tan Buu Bridge, Ben Luc District Project	2,810,858,627	7,515,779,390
DT 830E Street Project	2,715,981,208	2,230,670,453
Others	5,895,328,529	8,684,108,332
TOTAL	25,462,642,858	22,905,854,091

11. PREPAID EXPENSES

	VND	
	30 June 2025	31 December 2024
Short-term	1,216,242,271	9,205,110,436
Tools and supplies	47,230,854	23,959,623
Brokerage fee	-	9,076,553,262
Others	1,169,011,417	104,597,551
Long-term	1,015,632,819	3,267,622,754
Tools and supplies	291,905,523	144,933,688
Repair costs	271,897,243	371,864,855
Others	451,830,053	2,750,824,211
TOTAL	2,231,875,090	12,472,733,190

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

12. STATUTORY OBLIGATIONS

				VND
	31 December 2024	Increase	Decrease	30 June 2025
Payable	42,755,930,824	62,310,895,840	(59,145,268,076)	45,921,558,588
Corporate income tax	40,122,682,321	35,150,006,678	(40,202,682,321)	35,070,006,678
Value-added tax	1,962,557,636	24,906,637,861	(17,522,194,016)	9,347,001,481
Personal income tax	670,690,867	632,143,560	(1,278,955,470)	23,878,957
Other taxes	-	1,622,107,741	(141,436,269)	1,480,671,472
Receivable	4,676,844,645	10,043,472,732	(12,279,258,263)	2,441,059,114
Value-added tax deductible	4,312,945,203	10,043,472,732	(12,279,258,263)	2,077,159,672
Other taxes	363,899,442	-	-	363,899,442

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

13. TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Others	VND Total
Cost:						
As at 31 December 2024	30,219,726,723	3,013,409,402	7,078,935,914	275,983,547	1,394,404,610	41,982,460,196
New purchase	2,850,458,418	-	-	-	-	2,850,458,418
As at 30 June 2025	33,070,185,141	3,013,409,402	7,078,935,914	275,983,547	1,394,404,610	44,832,918,614
<i>In which:</i>						
Fully depreciated	26,122,991,542	2,004,618,493	1,585,909,673	275,983,547	1,237,404,610	31,226,907,865
Accumulated depreciation:						
As at 31 December 2024	(27,040,053,536)	(2,747,758,605)	(3,815,217,289)	(275,983,547)	(1,325,717,107)	(35,204,730,084)
Depreciation during the period	(129,852,593)	(50,502,831)	(383,078,540)	-	(19,625,001)	(583,058,965)
As at 30 June 2025	(27,169,906,129)	(2,798,261,436)	(4,198,295,829)	(275,983,547)	(1,345,342,108)	(35,787,789,049)
Net carrying amount:						
As at 31 December 2024	3,179,673,187	265,650,797	3,263,718,625	-	68,687,503	6,777,730,112
As at 30 June 2025	5,900,279,012	215,147,966	2,880,640,085	-	49,062,502	9,045,129,565

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

14. INTANGIBLE FIXED ASSETS

	VND
	<i>Land use rights</i>
Cost:	
As at 31 December 2024 and 30 June 2025	<u>51,268,597,454</u>
Accumulated amortisation:	
As at 31 December 2024	(116,951,381)
Amortisation during the period	<u>(3,077,514)</u>
As at 30 June 2025	<u>(120,028,895)</u>
Net carrying amount:	
As at 31 December 2024	<u>51,151,646,073</u>
As at 30 June 2025	<u>51,148,568,559</u>

15. INVESTMENT PROPERTIES

	Land use rights	Infrastructure	VND Total
Cost:			
As at 31 December 2024	299,975,189,365	161,274,264,804	461,249,454,169
Transfer from construction in progress	<u>-</u>	<u>2,272,193,186</u>	<u>2,272,193,186</u>
As at 30 June 2025	<u>299,975,189,365</u>	<u>163,546,457,990</u>	<u>463,521,647,355</u>
Accumulated depreciation:			
As at 31 December 2024	(134,748,862,787)	(91,727,183,390)	(226,476,046,177)
Depreciation during the period	<u>(22,041,120,915)</u>	<u>(3,330,151,622)</u>	<u>(25,371,272,537)</u>
As at 30 June 2025	<u>(156,789,983,702)</u>	<u>(95,057,335,012)</u>	<u>(251,847,318,714)</u>
Net carrying amount:			
As at 31 December 2024	<u>165,226,326,578</u>	<u>69,547,081,414</u>	<u>234,773,407,992</u>
As at 30 June 2025	<u>143,185,205,663</u>	<u>68,489,122,978</u>	<u>211,674,328,641</u>

The operating revenues and expenses related to investment properties are presented in Notes 24.1 and 25.

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16. CONSTRUCTION IN PROGRESS

	VND	
	30 June 2025	31 December 2024
My Xuan B1 Social Housing Project	27,965,575,051	27,965,575,051
326 Nguyen An Ninh Building Project	17,507,179,505	17,507,179,505
Others	5,108,585,217	4,328,849,885
TOTAL	50,581,339,773	49,801,604,441

17. SHORT-TERM TRADE PAYABLES

	VND	
	30 June 2025	31 December 2024
Other parties	8,676,142,740	9,382,355,647
- Toc Tien Water Supply Co., Ltd	1,370,875,800	-
- Duy Minh Construction and Trading Co., Ltd	826,809,584	1,910,807,524
- Construction and Investment 492 JSC	719,628,200	1,773,766,332
- Others	5,758,829,156	5,697,781,791
Related parties (Note 31)	5,111,913,965	81,716,309
TOTAL	13,788,056,705	9,464,071,956

18. SHORT-TERM ADVANCE FROM CUSTOMERS

	VND	
	30 June 2025	31 December 2024
Project Management Board of Traffic Construction and Investment Ho Chi Minh City	16,178,154,600	16,743,225,600
Project Management Board of Investment Long An	14,065,047,000	21,112,860,000
Project Management Board of Construction and Investment Ring Road 3 Ho Chi Minh City,		
Section through Long An Province	-	6,134,159,000
Others (*)	14,808,594,108	154,350,398,187
TOTAL	45,051,795,708	198,340,642,787

(*) 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 9,280,726,574.

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19. ACCRUED EXPENSES

	VND	
	30 June 2025	31 December 2024
Maintenance costs	7,451,829,880	5,157,118,621
Construction costs	10,369,808	2,839,186,944
Others	614,093,645	200,325,370
TOTAL	8,076,293,333	8,196,630,935

20. UNEARNED REVENUE

	VND	
	30 June 2025	31 December 2024
Short-term	32,643,747,846	18,079,544,046
Revenue received in advance for land lease and infrastructure usage at My Xuan Industrial Park	32,643,747,846	18,079,544,046
Long-term	603,282,453,511	612,322,225,531
Revenue received in advance for land lease and infrastructure usage at My Xuan Industrial Park	603,282,453,511	612,322,225,531
TOTAL	635,926,201,357	630,401,769,577

21. BONUS AND WELFARE FUND

	VND	
	For the six-month period ended 30 June 2025	For the six-month period ended 30 June 2024
Beginning balance	2,163,270,289	3,811,483,623
Appropriation of funds (Note 23.1)	3,025,000,000	1,145,771,586
Utilization of funds	(1,222,175,000)	(1,415,320,000)
Ending balance	3,966,095,289	3,541,935,209

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22. OTHER SHORT-TERM PAYABLES

	VND	
	30 June 2025	31 December 2024
Dividends	1,332,777,564	41,921,353,564
Deposit	286,000,000	86,000,000
Others	225,632,720	198,343,321
TOTAL	1,844,410,284	42,205,696,885
<i>In which:</i>		
<i>Other parties</i>	1,844,410,284	5,373,228,885
<i>Related parties (Note 31)</i>	-	36,832,468,000

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23. OWNERS' EQUITY

23.1 Increase and decrease in owners' equity

	Share capital	Share premium	Undistributed earnings	VND TOTAL
For the six-month period ended 30 June 2024:				
As at 31 December 2023	203,999,600,000	290,000	67,014,820,027	271,014,710,027
Net profit for the period	-	-	83,865,103,472	83,865,103,472
Dividends declared	-	-	(30,599,940,000)	(30,599,940,000)
Appropriation for bonus and welfare fund	-	-	(1,145,771,586)	(1,145,771,586)
As at 30 June 2024	203,999,600,000	290,000	119,134,211,913	323,134,101,913
For the six-month period ended 30 June 2025:				
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

(*) In accordance with the Resolution of the Annual General Meeting of Shareholders dated 22 April 2025 and the Resolution of the Board of Directors No. 4/NQ-CT dated 23 April 2025, shareholders and the Board of Directors ("BOD") of the Company and have approved the remaining dividend payment for financial year 2024 by cash at the rate of 10% of the par value of ordinary shares. Additionally, according to the such Resolution, the Company's shareholders have approved the issuance of shares to pay dividend with a ratio 2:1 from undistributed earnings and this issuance was completed on 17 July 2025 as presented in Note 34.

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23. OWNERS' EQUITY (continued)

23.2 Capital transactions with shareholders and dividend distribution

	VND	
	<i>For the six-month period ended 30 June 2025</i>	<i>For the six-month period ended 30 June 2024</i>
Contributed capital		
Beginning and ending balance	203,999,600,000	203,999,600,000
Dividends		
Dividends declared and paid during the period	20,399,960,000	30,599,940,000
Dividends by cash	20,399,960,000	30,599,940,000
<i>Dividends by cash during the period</i>	<i>20,399,960,000</i>	<i>30,599,940,000</i>

23.3 Shares

	<i>30 June 2025</i>	<i>31 December 2024</i>
	<i>Number of shares</i>	<i>Number of shares</i>
Authorized shares	20,399,960	20,399,960
Issued shares	20,399,960	20,399,960
Ordinary shares	20,399,960	20,399,960
Shares in circulation	20,399,960	20,399,960
Ordinary shares	20,399,960	20,399,960

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 STATEMENTS (continued)
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23. OWNERS' EQUITY (continued)

23.4 Earnings per share

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

	VND	
	For the six-month period ended 30 June 2025	For the six-month period ended 30 June 2024 (as restated)
Net profit after corporate income tax attributable to common stockholders (VND)	143,535,205,774	83,865,103,472
Less: Bonus and welfare fund (*)	-	(1,512,500,000)
Net profit after corporate income tax attributable to ordinary shareholders (VND)	143,535,205,774	82,352,603,472
Weighted average of ordinary shares outstanding (**)	30,599,923	30,599,923
Basic earnings per share	4,691	2,691
Diluted earnings per share	4,691	2,691

(*) Net profit used to compute earnings per share for the six-month period ended 30 June 2024 as presented in the financial statements for the year 2024 was restated to reflect the actual allocation to bonus and welfare fund from 2024 retained earnings following the Resolution of the Annual General Meeting of Shareholders dated 22 April 2025.

Net profit used to compute earnings per share for the six-month period ended 30 June 2025 was not adjusted for the allocation to bonus and welfare fund from 2025 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 and 30 June 2024 was restated to reflect the change in number of ordinary shares due to the issuance of shares to pay dividends from undistributed earnings as presented in Note 34.

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

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24. REVENUES

24.1 Revenue from sale of goods and rendering of services

	VND	
	<i>For the six-month period ended 30 June 2025</i>	<i>For the six-month period ended 30 June 2024</i>
Net revenue from real estate business	198,813,784,953	73,179,824,883
Net revenue from lands and infrastructures business recognized one time (*)	97,175,582,527	50,526,011,013
Net revenue from construction contracts	47,501,446,493	69,829,617,537
Net revenue from lands and infrastructures business recognized overtime and related services	23,411,544,335	34,548,895,609
Net revenue from sale of goods and rendering of services	1,312,917,088	1,658,994,369
TOTAL	368,215,275,396	229,743,343,411
<i>In which:</i>		
Net revenue with other parties	364,210,209,857	226,590,414,341
Net revenue with related parties (Note 31)	4,005,065,539	3,152,929,070

- (*) Net revenue from sublease at the industrial parks included rental revenue recognised one time at the entire received amount for assets which have long-term lease of many periods and the leased periods cover more than 90% of useful life of the assets, following the accounting policy as presented in Note 3.17. If the revenue from these leases is allocated on a straight-line basis over the lease term, the impact to revenue, cost of goods sold and services rendered, and gross profit are as follows:

	VND			
	<i>For the six-month period ended 30 June 2025</i>		<i>For the six-month period ended 30 June 2024</i>	
	<i>Revenue recognized in full</i>	<i>Revenue is amortized over the lease term</i>	<i>Revenue recognized in full</i>	<i>Revenue is amortized over the lease term</i>
Net revenue	97,175,582,527	891,064,944	50,526,011,013	327,682,907
Cost of lease	(24,500,409,162)	(224,659,890)	(3,839,929,057)	(22,926,861)
Gross profit	72,675,173,365	666,405,054	46,686,081,956	304,756,046

24.2 Finance income

	VND	
	<i>For the six-month period ended 30 June 2025</i>	<i>For the six-month period ended 30 June 2024</i>
Bank and bond interest	15,788,461,019	7,474,454,595
Dividends	1,921,680,000	1,708,160,000
Foreign exchange gains	40,964,216	85,538,269
TOTAL	17,751,105,235	9,268,152,864

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
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25. COST OF GOODS SOLD AND SERVICES RENDERED

	VND	
	<i>For the six-month period ended 30 June 2025</i>	<i>For the six-month period ended 30 June 2024</i>
Cost of real estate sold	93,323,451,060	28,067,944,304
Cost of lands and infrastructures subleased recognized one time	24,500,409,162	3,839,929,057
Cost of construction contracts	45,041,462,980	67,307,592,872
Cost of lands and infrastructures subleased recognized overtime and related services	12,992,553,648	18,477,193,414
Cost of sale of goods and rendering of service	3,443,192,141	3,477,932,478
TOTAL	<u>179,301,068,991</u>	<u>121,170,592,125</u>

26. FINANCE EXPENSES

	VND	
	<i>For the six-month period ended 30 June 2025</i>	<i>For the six-month period ended 30 June 2024</i>
Payment discount	4,040,474,000	1,247,400,000
Interest expenses	48,777,279	2,044,253,027
TOTAL	<u>4,089,251,279</u>	<u>3,291,653,027</u>

27. SELLING EXPENSES

	VND	
	<i>For the six-month period ended 30 June 2025</i>	<i>For the six-month period ended 30 June 2024</i>
Brokerage fees	12,307,816,273	2,659,745,454
Labour costs	591,942,274	239,477,272
Expenses for external services	111,850,907	111,551,792
Others	499,967,771	616,073,632
TOTAL	<u>13,511,577,225</u>	<u>3,626,848,150</u>

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
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28. GENERAL AND ADMINISTRATIVE EXPENSES

	VND	
	<i>For the six-month period ended 30 June 2025</i>	<i>For the six-month period ended 30 June 2024</i>
Labour costs	6,147,600,400	4,690,636,696
Depreciation	408,036,825	512,541,500
Expenses for external services	406,982,283	966,172,706
Others	2,582,411,661	1,304,123,664
TOTAL	<u>9,545,031,169</u>	<u>7,473,474,566</u>

29. PRODUCTION AND OPERATING COSTS

	VND	
	<i>For the six-month period ended 30 June 2025</i>	<i>For the six-month period ended 30 June 2024</i>
Expenses for external services	49,240,420,185	64,192,216,967
Depreciation and amortisation (Note 13, 14 and 15)	25,957,409,016	14,050,179,517
Raw materials	21,694,111,217	54,873,245,649
Labour costs	12,122,347,718	9,605,231,852
Others	7,768,099,456	4,833,639,410
TOTAL	<u>116,782,387,592</u>	<u>147,554,513,395</u>

30. CORPORATE INCOME TAX

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

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

30.1 CIT expenses

	VND	
	<i>For the six-month period ended 30 June 2025</i>	<i>For the six-month period ended 30 June 2024</i>
CIT expense	35,150,006,678	20,556,606,935
Deferred tax expense	845,421,333	-
TOTAL	<u>35,995,428,011</u>	<u>20,556,606,935</u>

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
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30. CORPORATE INCOME TAX (continued)

30.1 CIT expenses (continued)

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

	VND	
	For the six-month period ended 30 June 2025	For the six-month period ended 30 June 2024
Accounting profit before tax	179,530,633,785	104,421,710,407
At CIT rate of 20% applicable to the Company	35,906,126,757	20,884,342,081
<i>Adjustment</i>		
Non-deductible expenses	481,830,097	31,004,507
Non-taxable income	(384,336,000)	(341,632,000)
Unrealized exchange difference	(8,192,843)	(17,107,653)
CIT expenses	35,995,428,011	20,556,606,935

30.2 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 income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted by the balance sheet date.

30.3 Deferred tax

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

	Interim balance sheet		Interim income statement	
	30 June 2025	31 December 2024	For the six-month period ended 30 June 2025	For the six-month period ended 30 June 2024
Accrual expenses	1,490,365,976	1,031,423,724	458,942,252	-
Others	88,126,878	1,392,490,463	(1,304,363,585)	-
Net deferred tax asset	1,578,492,854	2,423,914,187		
Net deferred tax charge to interim income statement			(845,421,333)	-

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31. TRANSACTIONS WITH RELATED PARTIES

List of related parties with the Company have significant transactions and balances during the period and as at 30 June 2025 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 cum Deputy Director
Mr Vu Anh Tuan	Member of BOD cum Deputy Director
Ms Lam Thi Phuong Trang (appointed on 1 April 2025)	Deputy Director
Mr Vo Tan Dung	Member of BOD
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>VND</i>	
		<i>For the six-month period ended 30 June 2025</i>	<i>For the six-month period ended 30 June 2024</i>
An Hoa Construction Inspection JSC	Purchase of construction services	26,316,356,653	39,895,037,338
	Bonds collection	10,000,000,000	-
	Rendering of construction services	3,755,913,160	2,911,113,831
	Purchase of construction materials	2,829,015,556	10,868,937,419
	Bonds interests	2,703,287,672	60,273,973
	Dividends paid	238,410,000	51,255,000
	Dividends declared	88,270,000	51,255,000
	Rendering of other services	22,714,912	139,619,866
	Payment on behalf	1,371,133,955	1,496,412,139
	Purchase of bonds	-	50,000,000,000
IDICO Corporation - JSC	Dividends paid	31,212,000,000	15,606,000,000
	Dividends declared	10,404,000,000	15,606,000,000

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
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31. TRANSACTIONS WITH RELATED PARTIES (continued)

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

Related parties	Transactions	VND	
		For the six-month period ended 30 June 2025	For the six-month period ended 30 June 2024
Hayat Vietnam Group JSC	Dividends paid	13,932,792,000	6,966,396,000
	Dividends declared	4,644,264,000	6,966,396,000
Thu Thua Industrial Zone and Urban Development Joint Stock Company	Purchase of construction materials	12,854,171,172	24,455,700,856
	Bond interests	2,727,397,261	2,479,451,737
	Rendering of services	218,187,466	102,195,373
Vietnam Construction Development Investment Company Limited	Dividends paid	9,651,600,000	4,896,000,000
	Dividends declared	3,123,600,000	4,896,000,000
IDICO Infrastructure Development Investment JSC	Dividends declared	1,921,680,000	1,708,160,000
Long An IDICO Construction Investment JSC	Purchase of construction materials	935,412,778	-
Lesco Resort Company Limited	Dividends paid	86,700,000	43,350,000
	Dividends declared	28,900,000	43,350,000
	Rendering of services	8,250,001	-

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. 18/NQ-CT dated 31 December 2024 and other relevant Resolutions and Decisions.

Amounts due to and due from related parties at the interim balance sheet dates were as follows:

Related parties	Transactions	VND	
		30 June 2025	31 December 2024
Investments (Note 5)			
Thu Thua Industrial Zone and Urban Development Joint Stock Company	Bonds	50,000,000,000	50,000,000,000
An Hoa Construction Inspection JSC	Bonds	40,000,000,000	50,000,000,000
IDICO-IDI	Held-for-trading securities	10,676,000,000	10,676,000,000
		100,676,000,000	110,676,000,000

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31. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties at the interim balance sheet dates were as follows: (continued)

		VND	
Related parties	Transactions	30 June 2025	31 December 2024
Short-term trade receivables (Note 6)			
Thu Thua Industrial Zone and Urban Development Joint Stock Company	Rendering of services	12,026,947,079	16,050,872,079
An Hoa Construction Inspection JSC	Rendering of services	4,120,650,298	2,419,707,937
		16,147,597,377	18,470,580,016
Short-term advance to suppliers (Note 7)			
An Hoa Construction Inspection JSC	Rendering of services	16,545,028,742	19,275,428,493
Thu Thua Industrial Zone and Urban Development Joint Stock Company	Rendering of services	-	4,038,055,907
		16,545,028,742	23,313,484,400
Other short-term receivables (Note 8)			
An Hoa Construction Inspection JSC	Payment on behalf and bond interests	6,711,513,905	10,339,183,806
Thu Thua Industrial Zone and Urban Development Joint Stock Company	Bond interests	-	15,068,493
		6,711,513,905	10,354,252,299
Short-term trade payables (Note 17)			
Thu Thua Industrial Zone and Urban Development Joint Stock Company	Purchase of materials	2,676,508,688	-
An Hoa Construction Inspection JSC	Purchase of services	2,435,405,277	-
Long An IDICO Construction Investment JSC	Purchase of materials	-	81,716,309
		5,111,913,965	81,716,309

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31. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties at the interim balance sheet dates were as follows: (continued)

Related parties	Transactions	VND	
		30 June 2025	31 December 2024
Other short-term payables (Note 22)			
IDICO Corporation - JSC	Dividend	-	20,808,000,000
Hayat Vietnam Group JSC	Dividend	-	9,288,528,000
Vietnam Construction Development Investment JSC	Dividend	-	6,528,000,000
An Hoa Construction Inspection JSC	Dividend	-	150,140,000
Lesco Resort Co., Ltd	Dividend	-	57,800,000
		-	36,832,468,000

Transactions with other related parties

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

		VND	
		For the six-month period ended 30 June 2025	For the six-month period ended 30 June 2024
Remuneration of Board of Directors			
Mr Dang Chinh Trung	Chairman	345,000,000	254,000,000
Mr Le Thanh Tung	Member	102,000,000	74,000,000
Mr Vo Tan Dung	Member	91,000,000	79,000,000
Mr Pham Ngoc Dung	Member	87,000,000	74,000,000
Mr Vu Anh Tuan	Member	87,000,000	74,000,000
TOTAL		712,000,000	555,000,000
Remuneration of members of Management			
Mr Le Thanh Tung	Director	382,060,509	370,472,872
Mr Vu Anh Tuan	Deputy Director	371,333,236	365,495,527
Mr Pham Ngoc Dung	Deputy Director	360,068,182	370,861,257
Ms Lam Thi Phuong Trang (appointed on 1 April 2025)	Deputy Director	173,345,455	-
Ms Nguyen Thi Hong Hanh	Chief Accountant	346,424,182	293,645,546
TOTAL		1,633,231,564	1,400,475,202

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

31. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with other related parties (continued)

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

	VND	
	<i>For the six-month period ended 30 June 2025</i>	<i>For the six-month period ended 30 June 2024</i>
Salary and operating expenses of Board of Supervision	<u>159,500,000</u>	<u>158,000,000</u>

32. 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 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 consolidated 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 Joint Stock Company

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NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

32. 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	TOTAL	VND
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 income					(9,383,572,620)	
Net profit before tax					179,530,633,785	
Deferred tax income					(845,421,333)	
Corporate income tax expense					(35,150,006,678)	
Net profit after tax					143,535,205,774	
Assets and liabilities as at 30 June 2025						
Segment Assets	225,988,426,336	83,784,333,130	225,401,041,642	1,783,393,008	536,957,194,116	
Unallocated Assets					750,453,375,210	
Total assets					1,287,410,569,326	
Segment liabilities	643,515,687,808	46,865,790,523	12,743,900,285	710,371,136	703,835,749,752	
Unallocated liabilities					53,018,022,816	
Total assets and liabilities					756,853,772,568	

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

32. SEGMENT INFORMATION (continued)

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

	<i>Industrial park rental and service</i>	<i>Construction</i>	<i>Real estate business</i>	<i>Other segments</i>	<i>TOTAL</i>	<i>VND</i>
For the six-month period then ended 30 June 2024						
Revenue	85,074,906,622	69,829,617,537	73,179,824,883	1,658,994,369	229,743,343,411	
Cost of goods sold	(22,317,122,471)	(67,307,592,872)	(28,067,944,304)	(3,477,932,478)	(121,170,592,125)	
Result						
Segment net profit before tax	62,757,784,151	2,522,024,665	45,111,880,579	(1,818,938,109)	108,572,751,286	
Unallocated income					(4,151,040,879)	
Net profit before tax					104,421,710,407	
Corporate income tax expense					(20,556,606,935)	
Net profit after tax					83,865,103,472	
Assets and liabilities as at 31 December 2024						
Segment Assets	240,010,832,803	94,912,660,990	318,435,480,232	1,533,136,445	654,892,110,470	
Unallocated Assets					690,026,606,562	
Total assets					1,344,918,717,032	
Segment liabilities	644,902,986,246	60,211,925,570	141,032,735,690	889,811,070	847,037,458,576	
Unallocated liabilities					87,434,707,472	
Total liabilities					934,472,166,048	

NOTES TO THE INTERIM FINANCIAL STATEMENTS (continued)
as at 30 June 2025 and for the six-month period then ended

33. 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	
	30 June 2025	31 December 2024
Less than 1 year	22,545,702,582	88,118,571,175
From 1 – 5 years	9,244,624,754	8,293,059,271
More than 5 years	25,691,710,630	28,441,626,392
TOTAL	57,482,037,966	124,853,256,838

34. EVENTS AFTER THE BALANCE SHEET DATE

According to the Resolution of the Annual General Meeting of Shareholders No. 03/NQĐHĐCĐ dated 22 April 2025 and the Resolution of the Board of Directors No. 05/NQ-HĐQT dated 12 May 2025, the shareholders and the Board of Directors of the Company approved the issuance of shares with a ratio 2:1 to pay dividends from undistributed earnings.

On 17 July 2025, the Company completed the issuance of 10,199,963 shares with a par value of 10,000 VND per share. Consequently, the contributed capital of the Company increased from 203,999,600,000 VND to 305,999,230,000 VND and the Company is in the process of change the ERC to reflect the aforementioned capital increase.

Except for the aboved event, there is no matter or circumstance that has arisen since the interim balance sheet date that requires adjustment or disclosure in the interim financial statements of the Company.

Ho Chi Minh City, Viet Nam

14 August 2025



Nguyen Thi Luu
Preparer



Nguyen Thi Hong Hanh
Chief Accountant



Le Thanh Tung
Director