



**CÔNG TY CỔ PHẦN
XÂY DỰNG 1369**

**1369 CONSTRUCTION
JOINT STOCK COMPANY**

Số: 36/CBTT-C69.2025
No: 36/CBTT-C69.2025

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
THE SOCIALIST REPUBLIC OF VIETNAM**

**Độc lập - Tự do - Hạnh phúc
Independence - Freedom - Happiness**

Hải Dương, ngày 29 tháng 08 năm 2025
Hai Duong, August 29, 2025

**CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS**

Kính gửi: - Ủy ban Chứng khoán Nhà nước;
- Sở Giao dịch Chứng khoán Hà Nội.

To: - The State Securities Commission;
- Hanoi Stock Exchange.

Thực hiện quy định tại khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty Cổ phần Xây dựng 1369 thực hiện công bố thông tin báo cáo tài chính (BCTC) soát xét giữa niên độ 2025 như sau:

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the securities market, 1369 Construction Joint Stock Company hereby discloses the reviewed interim financial statements for 2025 as follows

**1. Tên công ty/ Name of company: Công ty Cổ phần Xây dựng 1369/ 1369
CONSTRUCTION JOINT STOCK COMPANY**

- Mã chứng khoán/ Stock symbol: C69.
- Địa chỉ trụ sở chính/ Address of headoffice: Số 37, 38 Dã Tượng, phường Lê Thanh Nghị, TP Hải Phòng, Việt Nam/ No 37, 38 Da Tuong street, Le Thanh Nghi Ward, Hai Phong city, Viet Nam

- Điện thoại/ Telephone: 0220.3891.898



- Email: cpxd1369@1369.vn
- Website: <https://cpxd1369.com.vn/>

2. Nội dung thông tin công bố/ Disclosed information

- **BCTC hợp nhất giữa niên độ năm 2025/ Interim Consolidated financial statements 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 for 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 maintain separate accounting systems)

- **Các trường hợp thuộc diện phải giải trình nguyên nhân/ Circumstances requiring clarification:**

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC được kiểm toán năm 2025)/ *The audit firm issues an opinion other than an unqualified opinion on the financial statements (for the 2025 audited financial statements):*

☐ **Có/Yes**

☐ **Không/No**

Văn bản giải trình trong trường hợp tích có:/ Explanatory Report (if applicable):

☐ **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 2025):/ *Net profit after tax for the reporting period shows a difference of 5% or more between pre-audit and post-audit figures, or changes from loss to profit or vice versa (for the 2025 audited financial statements):*

☐ **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:/ *Net profit after tax for the reporting period increases or decreases 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:/ Explanatory Report (if applicable):

☒ **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:/ *Net profit after tax for the reporting period changes from a profit in the same period of the previous year to a loss, or vice versa.*

☐ **Có/Yes**

☐ **Không/No**

Văn bản giải trình trong trường hợp tích có:/ Explanatory Report (if applicable):

☐ **Có/Yes**

☐ **Không/No**



Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 29/08/2025 tại đường dẫn: <https://cpxd1369.com.vn/tai-lieu/bao-cao-tai-chinh/>. This information has been published on the company's website on 29/08/2025 at the link: <https://cpxd1369.com.vn/tai-lieu/bao-cao-tai-chinh/>

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin công bố. / We hereby certify that the disclosed information is true and take full legal responsibility for the content of the disclosed information.

Tài liệu đính kèm:

- BCTC hợp nhất giữa niên độ năm 2025/Interim Consolidated financial statements 2025
- Văn bản giải trình số: 57/CVGT-C69.25/
Explanation document No.:57/CVGT-C69.25

PHÓ TỔNG GIÁM ĐỐC
DEPUTY GENERAL DIRECTOR



NGUYỄN THỊ THUÝ
NGUYEN THI THUY





**CÔNG TY CỔ PHẦN
XÂY DỰNG 1369
1369 CONSTRUCTION
JOINT STOCK COMPANY**
Số: 57/ CVGT-C69.25
No: 57/ CVGT-C69.25

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
THE SOCIALIST REPUBLIC OF VIETNAM**

**Độc lập - Tự do - Hạnh phúc
Independence - Freedom - Happiness**

Hải Phòng, ngày 28 tháng 08 năm 2025
Hai Phong, August 28, 2025

Kính gửi: - Ủy ban Chứng khoán Nhà nước;
- Sở Giao dịch Chứng khoán Hà Nội;
- Quý cổ đông.
To: - *The State Securities Commission;*
- *HaNoi Stock Exchange;*
- *Dear shareholders.*

1. Tên tổ chức: Công ty Cổ phần Xây dựng 1369/ *Name of company :1369 CONSTRUCTION
JOINT STOCK COMPANY*

2. Mã chứng khoán: C69/ *Stock symbol: C69*

3. Địa chỉ trụ sở chính: Số 37, 38 Dã Tượng, phường Lê Thanh Nghi, TP Hải Phòng, Việt Nam/ *Address of headoffice: No 37, 38 Dã Tượng street, Le Thanh Nghi Ward, Hai Phong city, Viet Nam*

4. Điện thoại: 0220.3891.898/ *Telephone: 0220.3891.898*

5. Người thực hiện công bố thông tin: Bà Nguyễn Thị Thuý – Phó Tổng Giám đốc /*Nguyen Thi Thuy - Deputy General Director*

6. Loại thông tin công bố: định kỳ/*Type of disclosed information: Periodic.*

7. Nội dung công bố thông tin/*Disclosed information content:*

7.1 Báo cáo tài chính hợp nhất giữa niên độ năm 2025 của Công ty Cổ phần Xây dựng 1369 được lập ngày 25/08/2025 bao gồm Bảng cân đối kế toán, Báo cáo kết quả hoạt động kinh doanh, Báo cáo lưu chuyển tiền tệ và thuyết minh Báo cáo tài chính./ *The consolidated Interim Financial Statements for 2025 of Construction Joint Stock Company 1369 were prepared on 25/08/2025, including the Balance Sheet, Income Statement, Cash Flow Statement, and Notes to the Financial Statements.*

7.2 Nội dung giải trình: Giải trình chênh lệch lợi nhuận sau thuế TNDN tại Kỳ báo cáo 30/06/2025 so với kỳ báo cáo 30/06/2024/ *Explanation content: Explanation of the difference in profit after corporate income tax in the June 30,2025 reporting period compared to the June 30,2024 reporting period*



ĐV: VNĐ

STT	Các chỉ tiêu <i>Indicators</i>	30/06/2024 30 June 2024	30/06/2025 30 June 2025	Biến động <i>Change</i>	
				Giá trị <i>Value</i>	Tỷ lệ <i>Percentage</i>
1	Doanh thu bán hàng và cung cấp dịch vụ/ <i>Revenue from sales and service provision</i>	400.875.942.960	429.271.311.869	28.395.368.909	7,08%
2	Lợi nhuận sau thuế hợp nhất <i>/Consolidated profit after tax</i>	10.273.015.219	31.940.939.611	21.667.924.392	210,92%

Nguyên nhân/Reasons:

- Doanh thu tăng trưởng: 28,3 tỷ đồng, tương ứng tỷ lệ tăng 7,08%;
- Lợi nhuận sau thuế tăng đột biến: 21,7 tỷ đồng, tương ứng tỷ lệ tăng 210,92%.

Nguyên nhân chính: Trong kỳ, công ty mẹ đã ghi nhận doanh thu từ hoạt động chuyển nhượng bất động sản với lợi nhuận gộp đạt 16,9 tỷ đồng, tăng 350,5% so với cùng kỳ năm 2024. Bên cạnh đó, lợi nhuận tăng thêm do ghi nhận lãi từ hoạt động đầu tư vốn chiếm trên 56% trong tổng lợi nhuận đạt được của kỳ báo cáo.

Kết quả kinh doanh của các công ty con, công ty liên kết đảm bảo ổn định.

- Revenue growth: VND 28.3 billion, equivalent to an increase of 7.08%.
- Post-tax profit surged: VND 21.7 billion, equivalent to an increase of 210.92%.

Main reasons:

- During the period, the parent company recorded revenue from real estate transfer activities, with gross profit reaching VND 16.9 billion, up 350.5% compared to the same period in 2024. In addition, profit further increased due to recognized gains from capital investment activities, which accounted for over 56% of the total profit achieved during the reporting period.
- The business performance of subsidiaries and associates remained stable.

Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày 29/08/2025 tại đường dẫn: [http://www.cpxd1369.com.vn./](http://www.cpxd1369.com.vn/) This information has been published on the company's website on 29/08/2025 at the link: <http://www.cpxd1369.com.vn.>



Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố. /We hereby certify that the disclosed information is true and take full legal responsibility for the content of the disclosed information. *th*

Nơi nhận: / Recipients:

- Như kính gửi /As stated above
- Lưu VT /Filed in the archives

PHÓ TỔNG GIÁM ĐỐC *thue*
DEPUTY GENERAL DIRECTOR



NGUYỄN THỊ THUÝ
NGUYEN THI THUY



**INTERIM CONSOLIDATED
FINANCIAL STATEMENTS**
FOR THE FIRST 6 MONTHS OF THE FISCAL YEAR
ENDED 31 DECEMBER 2025

**1369 CONSTRUCTION
JOINT STOCK COMPANY**

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of 1369 Construction Joint Stock Company (hereinafter referred to as “the Company”) presents this statement together with the Interim Consolidated Financial Statements for the first 6 months of the fiscal year ended 31 December 2025, including the Interim Combined Financial Statements of the Company and its subsidiaries (hereinafter collectively referred to as “the Group”).

Business highlights

1369 Construction Joint Stock Company is a joint stock company operating under Business Registration Certificate No. 0800282385, initially granted on 15 August 2003 by the Department of Planning and Investment of Hai Duong Province.

During its operation, the Company has been granted 21 amendments to its Business Registration Certificate by the Department of Planning and Investment of Hai Duong Province, in which, the 21st amendment dated 4 June 2025 regarded the change in legal representative.

Head office

- Address : No. 37, 38 Da Tuong Street, Le Thanh Nghi Ward, Hai Phong City
- Tel. : 0220 389 1898

Principal business activities of the Company:

- Construction of industrial and irrigation works;
- Wholesale of processed mineral stones;
- Lease of construction machinery and equipment;
- Trading of real estate, investment properties for lease; and
- Import - export.

Board of Directors and Executive Officers

The members of the Board of Directors, the Board of Supervisors, the Board of Management and the Chief Accountant of the Company during the period and as of the date of this statement include:

Board of Directors

Full name	Position	Date of appointment/re-appointment/ resignation
Ms. Tieu Thi Bach Duong	Chairwoman	Appointed on 26 April 2025
Mr. Le Minh Tan	Chairman	Resigned on 25 April 2025
Mr. Le Tuan Nghia	Member	Re-appointed on 27 April 2024
Ms. Vu Thu Hien	Member	Re-appointed on 27 April 2024
Mr. Tran Xuan Ban	Member	Appointed on 25 April 2025
Mr. Gu Yi	Independent Member	Appointed on 25 April 2025
Ms. Vu Le Hoa	Independent Member	Resigned on 25 April 2025

Board of Supervisors (“BOS”)

Full name	Position	Date of re-appointment
Ms. Lai Thi Ly	Head of BOS	27 April 2024
Ms. Nguyen Thi Hong Nhung	Member	27 April 2024
Ms. Pham Thi Doan	Member	27 April 2024

Board of Management and Chief Accountant

Full name	Position	Date of appointment/resignation
Mr. Le Tuan Nghia	General Director	Appointed on 1 June 2025
Mr. Tran Xuan Ban	General Director	Resigned on 1 June 2025
	Standing Deputy General Director	Appointed on 5 June 2025
Ms. Nguyen Thi Thuy	Deputy General Director	Appointed on 15 September 2018
Mr. Pham Tien Quynh	Deputy General Director	Appointed on 31 March 2020

1369 CONSTRUCTION JOINT STOCK COMPANY
STATEMENT OF THE BOARD OF MANAGEMENT (CONT.)

Full name	Position	Date of appointment/resignation
Mr. Pham Van Tung	Deputy General Director	Appointed on 1 October 2021
Ms. Tran Thi Tuyet	Chief Accountant	Appointed on 15 June 2019

Legal representative

The legal representatives of the Company during the period and as of the date of this statement are Mr. Tran Xuan Ban – General Director (until 1 June 2025), and Mr. Le Tuan Nghia – General Director (from 1 June 2025).

Auditor

A&C Auditing and Consulting Co., Ltd. has been appointed to perform the review on the Interim Consolidated Financial Statements for the first 6 months of the fiscal year ended 31 December 2025 of the Group.

Responsibilities of the Board of Management

The Company's Board of Management is responsible for the preparation of the Interim Consolidated Financial Statements to give a true and fair view on the consolidated financial position, the consolidated financial performance and the consolidated cash flows of the Group during the period. In order to prepare these Interim Consolidated Financial Statements, the Board of Management must:

- select appropriate accounting policies and apply them consistently;
- make judgments and estimates reasonably and prudently;
- state clearly whether the accounting standards applied to the Group are followed or not, and all the material differences from these standards are disclosed and explained in the Interim Consolidated Financial Statements;
- prepare the Interim Consolidated Financial Statements of the Group on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate; and
- design and implement effectively the internal control system to minimize the risks of material misstatements due to frauds or errors in the preparation and presentation of the Interim Consolidated Financial Statements.

The Board of Management hereby ensures that all the proper accounting books of the Group have been fully recorded and can fairly reflect the financial position of the Group at any time, and that all the accounting books have been prepared in compliance with the applicable Accounting System. The Board of Management is also responsible for managing the Group's assets and consequently has taken appropriate measures to prevent and detect frauds and other irregularities.

The Board of Management hereby commits to the compliance with the aforementioned requirements in preparation of the Interim Consolidated Financial Statements.

Approval on the Financial Statements

The Board of Management hereby approves the accompanying Interim Consolidated Financial Statements, which give a true and fair view of the consolidated financial position as at 30 June 2025, the consolidated financial performance and the consolidated cash flows for the first 6 months of the fiscal year ended 31 December 2025 of the Group, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of Interim Consolidated Financial Statements.

For and on behalf of the Board of Management,

General Director



Le Tuan Nghia
25 August 2025

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No. 2.0525/25/TC-AC

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION**THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT
1369 CONSTRUCTION JOINT STOCK COMPANY**

We have reviewed the accompanying Interim Consolidated Financial Statements of 1369 Construction Joint Stock Company (hereinafter referred to as “the Company”) and its subsidiaries (hereinafter collectively referred to as “the Group”), which were prepared on 25 August 2025, from page 5 to page 39, including the Interim Consolidated Balance Sheet as at 30 June 2025, the Interim Consolidated Income Statement, the Interim Consolidated Cash Flow Statement for the first 6 months of the fiscal year ended 31 December 2025 and the Notes to the Interim Consolidated Financial Statements.

Responsibility of the Board of Management

The Company’s Board of Management is responsible for the preparation, true and fair presentation of the Group’s Interim Consolidated Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of Interim Consolidated Financial Statements; and responsible for the internal control as the Board of Management determines necessary to enable the preparation and presentation of the Interim Consolidated Financial Statements to be free from material misstatement due to fraud or error.

Responsibility of Auditors

Our responsibility is to express a conclusion on the Interim Consolidated Financial Statements based on our review. We conducted our review in accordance with the 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 the Vietnamese Standards on Auditing and therefore, it does not enable us to obtain a reasonable assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express our audit opinion.

Conclusion of Auditors

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Consolidated Financial Statements do not give a true and fair view, in all material respects, of the consolidated financial position as at 30 June 2025 of the Group, its consolidated financial performance and its consolidated cash flows for the first 6 months of the fiscal year ended 31 December 2025, in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of Interim Consolidated Financial Statements.

Other matter

The Report on review of the Group’s Interim Consolidated Financial Statements for the first 6 months of the fiscal year ended 31 December 2025 has been prepared in both Vietnamese and English. In the event of any discrepancy between the two versions, the Vietnamese version shall prevail.

For and on behalf of**A&C Auditing and Consulting Co., Ltd.****Hanoi Branch****Vu Minh Khoi – Partner***Audit Practice Registration Certificate: No. 2897-2025-008-1*

Authorized Signatory

Hanoi, 25 August 2025

1369 CONSTRUCTION JOINT STOCK COMPANY

Address: No. 37, 38 Da Tuong Street, Le Thanh Nghi Ward, Hai Phong City

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

INTERIM CONSOLIDATED BALANCE SHEET

(Full form)

As at 30 June 2025

Unit: VND

ASSETS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		1,371,673,030,573	1,056,130,757,548
I. Cash and cash equivalents	110	V.1	73,220,885,344	38,860,091,232
1. Cash	111		10,920,885,344	13,860,091,232
2. Cash equivalents	112		62,300,000,000	25,000,000,000
II. Short-term financial investments	120		62,924,000,000	213,351,000,000
1. Trading securities	121		-	-
2. Provisions for diminution in value of trading securities	122		-	-
3. Held-to-maturity investments	123	V.2a	62,924,000,000	213,351,000,000
III. Short-term receivables	130		268,919,228,779	241,582,402,234
1. Short-term trade receivables	131	V.3	44,930,632,687	56,681,243,912
2. Short-term prepayments to suppliers	132	V.4	9,653,312,571	38,865,372,588
3. Short-term inter-company receivables	133		-	-
4. Receivables based on the progress of construction contracts	134		-	-
5. Receivables for short-term loans	135	V.5	140,400,000,000	58,000,000,000
6. Other short-term receivables	136	V.6a	73,935,283,521	88,035,785,734
7. Allowance for short-term doubtful debts	137		-	-
8. Shortage of assets awaiting resolution	139		-	-
IV. Inventories	140		964,200,696,811	560,561,959,791
1. Inventories	141	V.7	964,200,696,811	560,561,959,791
2. Allowance for devaluation of inventories	149		-	-
V. Other current assets	150		2,408,219,639	1,775,304,291
1. Short-term prepaid expenses	151		919,202,013	358,939,353
2. Deductible VAT	152		1,484,999,927	1,415,880,638
3. Taxes and other receivables from the State	153	V.13	4,017,699	484,300
4. Trading Government bonds	154		-	-
5. Other current assets	155		-	-

1369 CONSTRUCTION JOINT STOCK COMPANY

Address: No. 37, 38 Da Tuong Street, Le Thanh Nghi Ward, Hai Phong City

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

Interim Consolidated Balance Sheet (cont.)

ASSETS	Note	Code	Ending balance	Beginning balance
B - NON-CURRENT ASSETS	200		224,936,107,310	135,458,520,920
I. Long-term receivables	210		19,400,000,000	18,900,000,000
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Receivables for long-term loans	215		-	-
6. Other long-term receivables	216	V.6b	19,400,000,000	18,900,000,000
7. Allowance for long-term doubtful debts	219		-	-
II. Fixed assets	220		31,051,589,447	34,478,233,245
1. Tangible fixed assets	221	V.8	30,713,256,124	34,069,899,920
<i>Historical costs</i>	222		97,374,147,589	104,691,052,207
<i>Accumulated depreciation</i>	223		(66,660,891,465)	(70,621,152,287)
2. Finance lease assets	224		-	-
<i>Historical costs</i>	225		-	-
<i>Accumulated depreciation</i>	226		-	-
3. Intangible fixed assets	227		338,333,323	408,333,325
<i>Historical costs</i>	228		919,000,000	919,000,000
<i>Accumulated amortization</i>	229		(580,666,677)	(510,666,675)
III. Investment properties	230	V.9	984,375,023	1,203,125,021
<i>Historical costs</i>	231		3,500,000,000	3,500,000,000
<i>Accumulated depreciation</i>	232		(2,515,624,977)	(2,296,874,979)
IV. Long-term assets in progress	240		1,417,159,355	1,232,159,355
1. Long-term work in progress	241		-	-
2. Construction-in-progress	242		1,417,159,355	1,232,159,355
V. Long-term financial investments	250		167,943,216,478	75,333,302,416
1. Investments in subsidiaries	251		-	-
2. Investments in joint ventures and associates	252	V.2b	51,343,216,478	37,833,302,416
3. Investments in other entities	253	V.2c	116,600,000,000	37,500,000,000
4. Provisions for diminution in value of long-term financial investments	254		-	-
5. Held-to-maturity investments	255		-	-
VI. Other non-current assets	260		4,139,767,007	4,311,700,883
1. Long-term prepaid expenses	261		912,092,303	1,010,727,488
2. Deferred income tax assets	262		368,143,836	234,729,452
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
5. Goodwill	269	V.10	2,859,530,868	3,066,243,943
TOTAL ASSETS	270		1,596,609,137,883	1,191,589,278,468

This statement should be read in conjunction with the Notes to the Interim Consolidated Financial Statements

1369 CONSTRUCTION JOINT STOCK COMPANY

Address: No. 37, 38 Da Tuong Street, Le Thanh Nghi Ward, Hai Phong City

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

Interim Consolidated Balance Sheet (cont.)

RESOURCES	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		715,815,766,809	341,836,847,005
I. Current liabilities	310		715,155,990,524	341,366,847,005
1. Short-term trade payables	311	V.11	56,431,564,029	45,267,564,779
2. Short-term advances from customers	312	V.12	7,064,711,431	12,625,156,755
3. Taxes and other obligations to the State Budget	313	V.13	451,285,814,826	9,577,567,768
4. Payables to employees	314		1,058,975,597	1,922,455,612
5. Short-term accrued expenses	315	V.14	493,546,119	3,712,858,607
6. Short-term inter-company payables	316		-	-
7. Payables based on the progress of construction contracts	317		-	-
8. Short-term unearned revenue	318		7,500,000	-
9. Other short-term payables	319		250,908,592	233,888,817
10. Short-term borrowings and finance leases	320	V.15a	198,199,566,060	267,862,550,797
11. Short-term provisions	321		-	-
12. Bonus and welfare funds	322		363,403,870	164,803,870
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		659,776,285	470,000,000
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Inter-company payables for working capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336		-	-
7. Other long-term payables	337		66,500,000	-
8. Long-term borrowings and finance leases	338	V.15b	338,000,000	470,000,000
9. Convertible bonds	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liabilities	341		255,276,285	-
12. Long-term provisions	342		-	-
13. Science and technology development fund	343		-	-

1369 CONSTRUCTION JOINT STOCK COMPANY

Address: No. 37, 38 Da Tuong Street, Le Thanh Nghi Ward, Hai Phong City

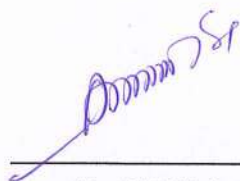
INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

Interim Consolidated Balance Sheet (cont.)

RESOURCES	Code	Note	Ending balance	Beginning balance
D - OWNER'S EQUITY	400		880,793,371,074	849,752,431,463
I. Owner's equity	410	V.16	880,793,371,074	849,752,431,463
1. Owner's contribution capital	411		617,999,720,000	617,999,720,000
- Ordinary shares carrying voting right	411a		617,999,720,000	617,999,720,000
- Preferred shares	411b		-	-
2. Share premiums	412		-	-
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasury shares	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		3,000,000,000	2,500,000,000
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-
11. Retained earnings	421		81,352,352,013	51,733,500,353
- Retained earnings accumulated to the end of the previous period	421a		50,333,500,353	51,733,500,353
- Retained earnings of the current period	421b		31,018,851,660	-
12. Construction investment fund	422		-	-
13. Non-controlling interests	429		178,441,299,061	177,519,211,110
II. Other sources and funds	430		-	-
1. Sources of expenditure	431		-	-
2. Fund to form fixed assets	432		-	-
TOTAL RESOURCES	440		1,596,609,137,883	1,191,589,278,468

Prepared by



Do Thi Ninh

Chief Accountant



Tran Thi Tuyet

Prepared on 25 August 2025

General Director



Le Tuan Nghia

1369 CONSTRUCTION JOINT STOCK COMPANY

Address: No. 37, 38 Da Tuong Street, Le Thanh Nghi Ward, Hai Phong City

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

INTERIM CONSOLIDATED INCOME STATEMENT

(Full form)

For the first 6 months of the fiscal year ended 31 December 2025

Unit: VND

ITEMS	Code	Note	Accumulated from the beginning of the year to the end of the current period	
			Current year	Previous year
1. Revenue from sales of merchandise and rendering of services	01	VI.1	429,271,311,869	400,875,942,960
2. Revenue deductions	02		-	-
3. Net revenue from sales of merchandise and rendering of services	10		429,271,311,869	400,875,942,960
4. Costs of sales	11	VI.2	394,878,846,163	375,257,839,419
5. Gross profit/ (loss) from sales of merchandise and rendering of services	20		34,392,465,706	25,618,103,541
6. Financial income	21	VI.3	26,037,132,052	10,314,065,883
7. Financial expenses	22	VI.4	7,054,569,683	10,039,847,084
In which: Interest expenses	23		6,682,929,865	9,678,955,190
8. Profit/ (loss) in joint ventures, associates	24	V.2b	617,363,214	356,895,926
9. Selling expenses	25	VI.5	3,678,049,809	3,346,279,860
10. General and administration expenses	26	VI.6	10,087,376,694	9,005,601,276
11. Net operating profit/ (loss)	30		40,226,964,786	13,897,337,130
12. Other income	31		374,872,568	102,141,300
13. Other expenses	32		131,282,313	534,045,188
14. Other profit/ (loss)	40		243,590,255	(431,903,888)
15. Total accounting profit/ (loss) before tax	50		40,470,555,041	13,465,433,242
16. Current income tax	51		8,407,753,529	3,469,364,799
17. Deferred income tax	52		121,861,901	(276,946,776)
18. Profit/ (loss) after tax	60		31,940,939,611	10,273,015,219
19. Profit/ (loss) after tax of the Parent Company	61		31,018,851,660	8,810,890,352
20. Profit/ (loss) after tax of non-controlling shareholders	62		922,087,951	1,462,124,867
21. Basic earnings per share	70	VI.7	502	143
22. Diluted earnings per share	71	VI.7	502	143

Prepared by

Chief Accountant

Prepared on 25 August 2025

General Director

Do Thi Ninh

Tran Thi Tuyet

Le Tuan Nghia



1369 CONSTRUCTION JOINT STOCK COMPANY

Address: No. 37, 38 Da Tuong Street, Le Thanh Nghi Ward, Hai Phong City

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Full form)

(Indirect method)

For the first 6 months of the fiscal year ended 31 December 2025

Unit: VND

Accumulated from the beginning of the
year to the end of the current period

ITEMS	Code	Note	Current year	Previous year
I. Cash flows from operating activities				
1. Profit/ (loss) before tax	01		40,470,555,041	13,465,433,242
2. Adjustments				
- Depreciation and amortization of fixed assets and investment properties	02	V.8-10	4,545,208,702	4,335,589,611
- Provisions and allowances	03		-	-
- Exchange (gain)/ loss due to revaluation of monetary items in foreign currencies	04	VI.3	(94,230)	(226,212,305)
- (Gain)/ loss from investing activities	05		(24,482,261,889)	(8,530,771,095)
- Interest expenses	06	VI.4	6,682,929,865	9,678,955,190
- Others	07		-	-
3. Operating profit/ (loss) before changes in working capital	08		27,216,337,489	18,722,994,643
- (Increase)/ decrease in receivables	09		31,683,823,353	119,319,008,084
- (Increase)/ decrease in inventories	10		(403,638,737,020)	(149,877,253,004)
- Increase/ (decrease) in payables	11		441,341,573,754	(23,741,421,322)
- (Increase)/ decrease in prepaid expenses	12		(461,627,475)	46,887,235
- (Increase)/ decrease in trading securities	13		-	-
- Interests paid	14		(6,773,704,391)	(9,908,411,065)
- Corporate income tax paid	15	V.13	(6,683,248,216)	(3,082,680,605)
- Other cash inflows from operating activities	16		-	-
- Other cash outflows from operating activities	17		(101,400,000)	(220,860,000)
Net cash flows from operating activities	20		82,583,017,494	(48,741,736,034)
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21		(1,237,817,273)	(3,219,202,340)
2. Proceeds from disposals of fixed assets and other non-current assets	22		646,074,074	699,090,909
3. Cash outflows for lending, buying debt instruments of other entities	23		(198,324,000,000)	(120,394,000,000)
4. Cash recovered from lending, selling debt instruments of other entities	24		266,351,000,000	247,768,935,000
5. Investments in other entities	25		(135,800,000,000)	(28,950,000,000)
6. Withdrawals of investments in other entities	26		82,120,000,000	-
7. Interests earned, dividends and profits received	27		7,817,410,324	8,313,955,277
Net cash flows from investing activities	30		21,572,667,125	104,218,778,846

This statement should be read in conjunction with the Notes to the Interim Consolidated Financial Statements

1369 CONSTRUCTION JOINT STOCK COMPANY

Address: No. 37, 38 Da Tuong Street, Le Thanh Nghi Ward, Hai Phong City

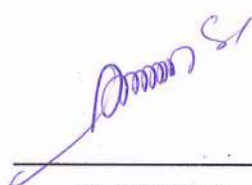
INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

Interim Consolidated Cash Flow Statement (cont.)

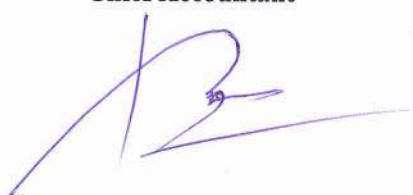
ITEMS	Code	Note	Accumulated from the beginning of the year to the end of the current period	
			Current year	Previous year
III. Cash flows from financing activities				
1. Proceeds from issuing stocks and capital contributions from owners	31		-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33	V.16	303,625,237,653	492,705,728,789
4. Repayment for loan principal	34	V.16	(373,420,222,390)	(541,416,700,959)
5. Payments for finance lease assets	35		-	-
6. Dividends and profits paid to the owners	36		-	-
<i>Net cash flows from financing activities</i>	<i>40</i>		<i>(69,794,984,737)</i>	<i>(48,710,972,170)</i>
Net cash flows during the period	50		34,360,699,882	6,766,070,642
Beginning cash and cash equivalents	60	V.1	38,860,091,232	28,449,161,922
Effects of fluctuations in foreign exchange rates	61		94,230	600,329
Ending cash and cash equivalents	70	V.1	73,220,885,344	35,215,832,893

Prepared by



Do Thi Ninh

Chief Accountant



Tran Thi Tuyet

Prepared on 25 August 2025

General Director



Le Tuan Nghia

1369 CONSTRUCTION JOINT STOCK COMPANY

Address: No. 37, 38 Da Tuong Street, Le Thanh Nghi Ward, Hai Phong City

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

I. GENERAL INFORMATION**1. Ownership form**

1369 Construction Joint Stock Company (hereinafter referred to as "the Company" or "the Parent Company") is a joint stock company.

2. Operating fields

The Company operates in the fields of construction and installation, commercial business, service and real estate trading.

3. Business activities

The principal business activities of the Company include:

- Construction of industrial and irrigation works;
- Wholesale of processed mineral stones;
- Lease of construction machinery and equipment;
- Trading of real estate, investment properties for lease; and;
- Import - export.

4. Normal operating cycle

The normal operating cycle of the Company is within 12 months. However, for real estate activities, the normal operating cycle exceeds 12 months.

5. Structure of the Group

The Group includes the Parent Company and 4 subsidiaries under the control of the Parent Company. All subsidiaries are consolidated in these Interim Consolidated Financial Statements.

5a. List of consolidated subsidiaries

Name	Address of head office	Principal activity	Benefit rate		Voting rate	
			Ending balance	Beginning balance	Ending balance	Beginning balance
1369 Industrial Area Joint Stock Company	Hamlet 7, Giao Binh Commune, Ninh Binh Province	Construction and installation, trading and service	70.00%	70.00%	70.00%	70.00%
Dong A Construction and Consulting Co., Ltd.	No. 50 Hoang Ngan Street, Kinh Bac Ward, Bac Ninh Province	Construction, consulting and real estate trading	78.00%	78.00%	78.00%	78.00%
Toan Thang Co., Ltd.	245A Nguyen Luong Bang Road, Le Thanh Nghi Ward, Hai Phong City	Dealership of automobiles and other motor vehicles	51.00%	51.00%	51.00%	51.00%
Joint Stock Company for Implementing Group 4 Nghia Duc Ward New Urban Area Project	Residential Group 4, Bac Gia Nghia Ward, Lam Dong Province	Real estate trading	62.30%	62.30%	70.00%	70.00%

1369 CONSTRUCTION JOINT STOCK COMPANY

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INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

Notes to the Interim Consolidated Financial Statements (cont.)**5b. List of associates accounted for using the equity method in the Consolidated Financial Statements**

Name	Address of head office	Principal activity	Benefit rate		Voting rate	
			Ending balance	Beginning balance	Ending balance	Beginning balance
Gieng Day Quang Ninh Ceramic Construction Joint Stock Company	Viet Hung Ward, Quang Ninh Province	Manufacture of construction materials from clay	42.09%	42.09%	42.09%	42.09%
Sunfeel Vietnam Joint Stock Company	Phu Hoi Industrial Park, Duc Trong Commune, Lam Dong Province	Manufacture of silk	35.00%	-	35.00%	-
1369 Investment Consulting and Trading Joint Stock Company	No. 19, Lot A25, Street No. 02, An Cuu City, An Cuu Ward, Hue City	Real estate trading	45.00%	-	45.00%	-

6. Statement on information comparability in the Interim Consolidated Financial Statements

The corresponding figures of the previous period are comparable to those of the current period.

7. Employees

As of the balance sheet date, there were 180 employees working for the Group (at the beginning of the year: 214 employees).

II. FISCAL YEAR AND ACCOUNTING CURRENCY**1. Fiscal year**

The fiscal year of the Group is from 1 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnam Dong (VND) because payments and receipts of the Group are primarily made in VND.

III. ACCOUNTING STANDARDS AND SYSTEM**1. Accounting system**

The Group applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014 giving guidelines for the enterprise accounting system, the Circular No. 53/2016/TT-BTC dated 21 March 2016, the Circular No. 202/2014/TT-BTC dated 22 December 2014 giving guidance on the preparation and presentation of Consolidated Financial Statements, as well as other circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of Interim Consolidated Financial Statements.

2. Statement on the compliance with the Accounting Standards and System

The Board of Management ensures the compliance with all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016, the Circular No. 202/2014/TT-BTC dated 22 December 2014, as well as other circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of Interim Consolidated Financial Statements.

1369 CONSTRUCTION JOINT STOCK COMPANY

Address: No. 37, 38 Da Tuong Street, Le Thanh Nghi Ward, Hai Phong City

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

Notes to the Interim Consolidated Financial Statements (cont.)

IV. ACCOUNTING POLICIES

1. Basis of preparation of the Consolidated Financial Statements

All Interim Consolidated Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

The Interim Consolidated Financial Statements have been prepared in both Vietnamese and English, in which the Interim Consolidated Financial Statements in Vietnamese are the official statutory financial statements of the Group. The Interim Consolidated Financial Statements in English have been translated from the Vietnamese version. In the event of any discrepancy between the two versions, the Vietnamese version shall prevail.

2. Basis of consolidation

The Consolidated Financial Statements include the Interim Combined Financial Statements of the Parent Company and the Interim Financial Statements of its subsidiaries. A subsidiary is a business that is controlled by the Parent Company. The control exists when the Parent Company has the power to directly or indirectly govern the financial and operating policies of the subsidiary to obtain economic benefits from its activities. In determining the control power, the potential voting right arising from share call options, debt or equity instruments that are convertible into ordinary shares as of the end of the fiscal year shall be taken into consideration.

The business performance results of the subsidiaries that are acquired or disposed of during the period are included in the Interim Consolidated Income Statement from the date of acquisition or until the date of disposal of those subsidiaries.

The Interim Financial Statements of the Parent Company and its subsidiaries used for consolidation are prepared for the same accounting period and apply consistent accounting policies for similar transactions and events in similar circumstances. In case the subsidiaries' accounting policies are different from those that are applied consistently within the Group, the appropriate adjustments should be made to the subsidiaries' Financial Statements before they are used to prepare the Interim Consolidated Financial Statements.

Intra-group balances in the balance sheet and intra-group transactions and unrealized intra-group gains or losses resulting from these transactions are eliminated when preparing the Interim Consolidated Financial Statements. Unrealized losses resulting from intra-group transactions are also eliminated unless costs that cause those losses cannot be recovered.

Non-controlling interests ("NCI") include the gains or losses of the subsidiaries' operating results and net assets that are not held by the Group and are presented in a specific item in the Interim Consolidated Income Statement and the Interim Consolidated Balance Sheet (as a part of the owner's equity). NCI include the value of NCI at the date of initial business combination and those in the changes of owner's equity commencing from that date. Losses arising in the subsidiaries are allocated to NCI based on the non-controlling shareholders' ownership rate in the subsidiaries, even if those losses exceed the non-controlling shareholders' ownership in the net assets of the subsidiaries.

3. Cash and cash equivalents

Cash includes cash on hand and demand deposits at banks. Cash equivalents are short-term investments of which the due dates do not exceed 3 months from the dates of the investments that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value as of the balance sheet date.

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Address: No. 37, 38 Da Tuong Street, Le Thanh Nghi Ward, Hai Phong City

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

Notes to the Interim Consolidated Financial Statements (cont.)

4. Financial investments

Held-to-maturity investments

Investments are classified as held-to-maturity investments that the Group intends and is able to hold to maturity. Held-to-maturity investments of the Group include term deposits at banks and certificates of deposits. Interest income from these term deposits and certificates of deposits is recognized in the Income Statement on the accrual basis.

Loans

Loans are determined at original costs less allowance for doubtful debts. Allowance for doubtful debts of loans is made based on the estimated loss.

Investments in associates

An associate is an entity which the Group has significant influence but does not have the right to control its financial and operating policies. Significant influence is the right to participate in making resolution on the associate's financial and operating policies but not control those policies.

Investments in associates are recognized in accordance with the equity method. Accordingly, the investments in associates are presented in the Interim Consolidated Financial Statements by the initial investment costs and adjusted for changes in benefits on net assets of associates after the investment date. If the benefits of the Group in losses of the associates are higher than or equal to book value of the investments, the value of investments will be presented in the Interim Consolidated Financial Statements as zero unless the Group has an obligation to make the payment instead of the associates.

The Interim Financial Statements of the associates are prepared for the same accounting period of the Group. In case the accounting policies of an associate are different from those consistently applied in the Group, the Interim Financial Statements of that associate will be suitably adjusted before being used to prepare the Interim Consolidated Financial Statements.

Unrealized gains and losses from transactions with associates are eliminated by the proportion belong to the Group when preparing the Interim Consolidated Financial Statements.

Investments in equity instruments of other entities

Investments in equity instruments of other entities include such investments in equity instruments that do not enable the Group to have the control, joint control or significant influence on these entities.

Investments in equity instruments of other entities are initially recognized at costs, including cost of purchase or capital contributions plus other directly attributable transaction costs. Dividends and profits of the periods prior to the acquisition of investments are deducted from the cost of such investments. Dividends and profits of the periods after the acquisition of such investments are recorded in the Group's financial income. Particularly, stock dividends received are not recorded as an increase in value, but the increasing quantity of shares is followed up.

Provisions for impairment of investments in equity instruments of other entities are made as follows:

- For investments in listed shares or fair value of investments which is reliably measured, provisions are made based on the market value of shares.
- For investments of which the fair value cannot be measured at the time of reporting, provisions are made based on the losses suffered by investees, with the provision amount determined by the difference between owners' actual contributed capital and total owners' equity as of the balance sheet date multiplied (x) by the Group's rate of charter capital owning in these investees.

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INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

Notes to the Interim Consolidated Financial Statements (cont.)

Increases/ (decreases) in provisions for impairment of investments in equity instruments of other entities to be recognized as of the balance sheet date are recorded into "Financial expenses".

5. Receivables

Receivables are recognized at the carrying amount less allowance for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Group and customers who are independent to the Group.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt after being offset against liabilities (if any). The allowance rate is based on the debts' overdue period or the estimated loss, as follows:

- As for overdue debts:
 - 30% of the value of debts with the overdue period from 6 months to under 1 year.
 - 50% of the value of debts with the overdue period from 1 year to under 2 years.
 - 70% of the value of debts with the overdue period from 2 years to under 3 years.
 - 100% of the value of debts with the overdue period from or over 3 years.
- As for the debts that are not overdue, but considered as doubtful debts: Allowance is made on the basis of the estimated loss.

Increases/ (decreases) in allowance for doubtful debts to be recognized as of the balance sheet date are recorded into "General and administration expenses".

6. Inventories

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

Costs of inventories are determined as follows:

- For materials and merchandise: Costs comprise costs of purchases and other directly attributable costs incurred in bringing the inventories to their present location and conditions.
- For work in progress: Costs comprise costs of main materials, labor and other directly attributable costs.

The cost of inventories is determined using the weighted average method and recorded in accordance with the perpetual inventory system.

Net realizable value is the estimated selling prices of inventories in an ordinary course of business less the estimated expenses on product completion and other necessary expenses to make the sale.

Allowance for inventories is recognized for each type of inventories when their costs are higher than their net realizable value. Increases/ (decreases) in allowance for inventories to be recognized as of the balance sheet date are recorded into "Costs of sales".

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INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ended 31 December 2025

Notes to the Interim Consolidated Financial Statements (cont.)

7. Tangible fixed assets

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Group to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into operating costs during the period.

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

<u>Class of fixed assets</u>	<u>Years</u>
Buildings and structures	05 – 25
Machinery and equipment	03 – 15
Vehicles	05 – 10
Office equipment	03 – 06

8. Investment properties

Investment property refers to buildings held by the Group as the owner under a finance lease to earn rentals. Investment property for lease is measured at its historical costs less accumulated depreciation. Historical costs of an investment property include all expenses paid by the Group, or the fair value of other considerations given to acquire the asset up to the date of its acquisition or construction.

Subsequent expenditure on an investment property is added to the investment property's carrying amount when it is probable that future economic benefits will flow to the entity. All other subsequent expenditure is expensed in the period in which it is incurred.

When an investment property is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposals is included in the income or the expenses during the period.

The transfer from owner-occupied property or inventories into investment property shall be made when, and only when, there is a change in use evidenced by the end of owner-occupation and the commencement of an operating lease to another party or the end of construction. The transfer from investment property to owner-occupied property or inventories shall be made when, and only when, there is a change in use evidenced by the commencement of owner-occupation or the commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the historical cost or net book value of investment property at the date of transfer.

Investment property held to earn rentals is depreciated using the straight-line method based on its estimated useful life. The Group's investment properties are depreciated over a period of 8 years.

9. Business combination and goodwill

The business combination is accounted for using the purchase method. Costs of business combination include the fair value at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the Group in exchange for control of the acquiree plus any costs directly attributable to the business combination. The assets acquired, identifiable liabilities and contingent liabilities in a business combination are recognized at fair value as of the date of obtaining control.

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The excess of the business combination cost over the Group's interest in the net fair value of the identifiable assets, liabilities, and contingent liabilities at the date of obtaining control of the subsidiary is recorded as goodwill. If the Group's interest in the net fair value of the identifiable assets, liabilities, and contingent liabilities at the date of obtaining control of the subsidiary exceeds the cost of the business combination, the difference is recorded in the Consolidated Income Statement.

Goodwill is amortized over 10 years using the straight-line method. If there are indicators that the goodwill is impaired and the impairment loss exceeds the annual amortization amount, the impairment loss is recognized in the Consolidated Income Statement.

Non-controlling interests at the date of initial business combination are determined on the basis of the non-controlling shareholders' ownership in the net fair value of assets, liabilities and contingent liabilities recognized.

10. Payables and accrued expenses

Payables and accrued expenses are recorded based on the amounts payable for merchandise and services already used. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The classification of payables as trade payables, accrued expenses, and other payables is made on the basis of following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of merchandise, services, or assets and the seller is an independent entity with the Group.
- Accrued expenses reflect expenses for merchandise, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operating expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of merchandise or rendering of services.

Payables and accrued expenses are classified into short-term and long-term ones in the Interim Consolidated Balance Sheet based on the remaining terms as of the balance sheet date.

11. Owner's equity

Owner's contribution capital

Owner's contribution capital is recorded according to the actual amounts invested by the shareholders.

12. Profit distribution

Profit after tax is distributed to the shareholders after appropriation to funds under the Charter of the Company as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profits to the shareholders is made in consideration of non-cash items in retained earnings that may affect cash flows and the ability to pay dividends such as gains from revaluation of assets invested in other entities, gains from revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables upon approval of the General Meeting of Shareholders.

13. Recognition of revenue and income

Revenue from sales of merchandise, finished goods

Revenue from sales of merchandise, finished goods shall be recognized when all of the following conditions are satisfied:

- The Group has transferred most of risks and benefits incident to the ownership of merchandise or products to the customer.

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- The Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the merchandise, products sold.
- The amount of revenue can be measured reliably. When the contract stipulates that the buyer has right to return merchandise, products purchased under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer retains no right to return merchandise, products (except for the case that the customer has the right to return the merchandise or products in exchange for other merchandise or services).
- It is probable that the economic benefits associated with sale transactions will flow to the Group.
- The cost incurred or to be incurred in respect of the sale transaction can be measured reliably.

Revenue from rendering of services

Revenue from rendering of services shall be recognized when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services rendered under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer is not entitled to return the services rendered.
- The Group received or shall probably receive the economic benefits associated with the rendering of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In the case that the services are rendered in several accounting periods, revenue is recognized on the basis of the stage of completion as of the balance sheet date.

Revenue from sales of real estate

Revenue from sales of real estate of which the Group is the project owner shall be recognized when all of the following conditions are satisfied:

- Real estate is fully completed and handed over to the buyer, and the Group has transferred most of risks and benefits incident to the ownership of real estate to the buyer.
- The Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate sold.
- The amount of revenue can be measured reliably.
- The Group received or shall probably receive the economic benefits associated with the transaction.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

In case the customer has the right to complete the interior of the real estate and the Group completes the interiors according to the designs, models as requested by customer under a separate contract on interior completion, revenues are recognized upon the completion and handover of the construction works to customers.

Interest

Interest is recorded based on the term and the actual interest rate applied in each particular period.

Dividend income

Dividend income is recognized when the Group has the right to receive dividends from the investees. Particularly, stock dividends received are not recorded as an increase in value, but the increasing quantity of shares is followed up.

14. Construction contracts

A construction contract is a written contract for the construction of an asset or combination of assets which are closely interrelated or interdependent in terms of their design, technology, function or basic use purposes.

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When the outcome of the construction contracts is estimated reliably, for the construction contract stipulating that the contractor is paid based on the value of performed work volume, revenue and related costs are recognized in proportion to the work completed, as confirmed by the customer and reflected in the issued invoices.

Variation in amount of contract work done, compensation receivables and other receivables are recognized into revenue only when these are accepted by customers.

When the outcome of the construction contracts cannot be estimated reliably:

- Revenue is only recognized to the extent of contract costs incurred, where recovery is reasonably certain.
- Contract costs are recognized as expenses when they are incurred.

15. Borrowing costs

Borrowing costs are interest expenses and other costs that the Group directly incurs in connection with the borrowings.

Borrowing costs are recorded as expenses when incurred. In case the borrowing costs are directly attributable to the construction or the production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for intended use or sale of the asset, these costs will be included in the cost of that asset. To the extent that the borrowings are especially for the purpose of construction of fixed assets and investment properties, the borrowing costs are eligible for capitalization even if construction period is under 12 months. Investment income earned on the temporary investment of those borrowings is deducted from the costs of relevant assets.

16. Expenses

Expenses are those that result in outflows of the Group's economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenue are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

17. Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax is the tax amount computed based on the taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book value of assets and liabilities serving the preparation of the Financial Statements and the value for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used.

Book value of deferred corporate income tax assets is considered as of the balance sheet date and will be reduced to the rate that ensures enough taxable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have

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not been recorded before, are considered as of the balance sheet date and are recorded when there is certainly enough taxable income to use these unrecognized deferred corporate income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rate to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as of the balance sheet date. Deferred income tax is recognized in the Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

The Group shall offset deferred tax assets and deferred tax liabilities when:

- The Group has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax which is under the management of one tax authority either:
 - Of the same subject to corporate income tax; or
 - The Group has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liabilities simultaneously in each future period to the extent that the majority of deferred income tax liabilities or deferred income tax assets are paid or recovered.

18. Related parties

Parties are considered to be related parties in case that one party is able to control the other party or has significant influence on the financial and operating decisions of the other party. Parties are also considered to be related parties in case that they are under the common control or under the common significant influence.

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

19. Segment reporting

A business segment is a distinguishable component of the Group that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Group that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

The segment information is prepared and presented in conformity with the accounting policy applied for the preparation and presentation of the Group's Interim Consolidated Financial Statements.

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM CONSOLIDATED BALANCE SHEET**1. Cash and cash equivalents**

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	5,112,840,208	10,349,148,226
Demand deposits at banks	5,808,045,136	3,510,943,006
Cash equivalents (<i>term deposits of which the original maturity is within 3 months</i>)	62,300,000,000	25,000,000,000
Total	<u>73,220,885,344</u>	<u>38,860,091,232</u>

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Notes to the Interim Consolidated Financial Statements (cont.)**2. Financial investments****2a. Held-to-maturity investments**

The following held-to-maturity investments are measured at cost:

	Ending balance	Beginning balance
Term deposits ⁽ⁱ⁾	27,338,000,000	165,000,000,000
Certificates of deposits ⁽ⁱⁱ⁾	35,586,000,000	48,351,000,000
Total	62,924,000,000	213,351,000,000

(i) These represent term deposits at Vietnam Prosperity Joint Stock Commercial Bank ("VPBank") and Vietnam Bank for Agriculture and Rural Development ("Agribank"), with original maturities ranging from 4 to 9 months, and interest rates ranging from 2.2% to 6.0% per annum.

(ii) These represent Certificates of deposits at VPBank SMBC Finance Co., Ltd., with a maturity of 6 months, and interest rates ranging from 6% to 7% per annum.

All of these held-to-maturity investments have been pledged as collateral for bank loans.

2b. Investments in associates

	Ending balance			Beginning balance		
	Original costs	Profit after investment date	Value of ownership	Original costs	Profit after investment date	Value of ownership
Gieng Day Quang Ninh Ceramic Construction JSC.	10,000,000,000	(634,148,302)	9,365,851,698	10,000,000,000	(1,274,146,736)	8,725,853,264
Hai Duong Agriculture Electricity Mechanic JSC.	-	-	-	28,800,000,000	307,449,152	29,107,449,152
Sunfeel Vietnam JSC.	15,000,000,000	-	15,000,000,000	-	-	-
1369 Investment Consulting and Trading JSC.	27,000,000,000	(22,635,220)	26,977,364,780	-	-	-
Total	52,000,000,000	(656,783,522)	51,343,216,478	38,800,000,000	(966,697,584)	37,833,302,416

The number of shares and the ownership rate held by the Group in the associates are as follows:

	Ending balance		Beginning balance	
	Number of shares	Ownership rate (%)	Number of shares	Ownership rate (%)
Gieng Day Quang Ninh Ceramic Construction JSC.	1,000,000	42.09%	1,000,000	42.09%
Hai Duong Agriculture Electricity Mechanic JSC.	-	-	288,000	48.00%
Sunfeel Vietnam JSC.	2,691,925	35.00%	-	-
1369 Investment Consulting and Trading JSC.	2,700,000	45.00%	-	-

The value of the Group's ownership in the associates is as follows:

	Beginning balance	Capital contribution/ acquisition during the period	Profit/ (loss) during the period	Decrease due to liquidation	Ending balance
Gieng Day Quang Ninh Ceramic Construction JSC.	8,725,853,264	-	639,998,434	-	9,365,851,698
Hai Duong Agriculture Electricity Mechanic JSC. ⁽ⁱ⁾	29,107,449,152	-	-	(29,107,449,152)	-
Sunfeel Vietnam JSC. ⁽ⁱⁱ⁾	-	15,000,000,000	-	-	15,000,000,000
1369 Investment Consulting and Trading JSC. ⁽ⁱⁱⁱ⁾	-	27,000,000,000	(22,635,220)	-	26,977,364,780
Total	37,833,302,416	42,000,000,000	617,363,214	(29,107,449,152)	51,343,216,478

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(i) During the period, the Group transferred all of its shares in Hai Duong Agricultural Electromechanics Joint Stock Company to Mr. Vuong Anh Tuan for a total consideration of VND 33,120,000,000, resulting a gain of VND 4,012,550,848.

(ii) During the period, the Group acquired 2,691,925 shares in Sunfeel Vietnam Joint Stock Company from Sunfeel Silk Company Limited in Phung Tiet District, Trung Khanh City, for a total consideration of VND 15,000,000,000 (equivalent to VND 5,572 per share).

(iii) According to the Business Registration Certificate No. 3301743692 dated 21 May 2025 issued by the Department of Finance of Hue City, 1369 Investment Consulting and Trading Joint Stock Company has a charter capital of VND 60,000,000,000. During the period, the Company invested VND 27,000,000,000, equivalent to 2,700,000 shares, representing 45% of the charter capital.

Operation of associates

The associates are in normal business operation, and have not experienced any significant changes compared to the previous period.

Transactions with associates

Significant transactions between the Company and its associates are as follows:

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
<i>Gieng Day Quang Ninh Ceramic Construction JSC.</i>		
Revenue from construction	-	2,861,044,444
Loan interest income	247,945,205	249,315,068
<i>Sunfeel Vietnam JSC.</i>		
Loan given	15,900,000,000	-
Loan interest income	108,252,055	-
<i>1369 Investment Consulting and Trading JSC.</i>		
Capital contribution to the associate	27,000,000,000	-

2c. Investments in other entities

	Ending balance		Beginning balance	
	Original cost	Provision	Original cost	Provision
Nam Duong Industrial Area JSC.	37,500,000,000	-	37,500,000,000	-
Na Duong Brick and Tile JSC.	10,800,000,000	-	-	-
Su Hai Duong Real Estate Investment JSC.	68,300,000,000	-	-	-
Total	116,600,000,000	-	37,500,000,000	-

The number of shares or amount of capital contribution and the ownership rate held by the Group in the entities are as follows:

	Ending balance		Beginning balance	
	Number of shares/amount of capital contribution	Ownership rate (%)	Number of shares/amount of capital contribution	Ownership rate (%)
Nam Duong Industrial Area JSC.	375,000 shares	15.00%	375,000 shares	15%
Na Duong Brick and Tile JSC. ⁽ⁱ⁾	1,080,000 shares	18.00%	-	-
Su Hai Duong Real Estate Investment JSC. ⁽ⁱⁱ⁾	6,830,000 shares	5.00%	-	-

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(i) According to the Business Registration Certificate No. 4900923368 dated 12 May 2025 granted by the Department of Finance of Lang Son City, Na Duong Brick and Tile Joint Stock Company has a charter capital of VND 60,000,000,000. During the period, the Group invested VND 10,800,000,000, equivalent to 1,080,000 shares, representing 18% of the charter capital.

(ii) During the period, the Group acquired 6,830,000 shares in Su Hai Duong Real Estate Investment Joint Stock Company from Mr. Nguyen Gia Khoa for a total consideration of VND 68,300,000,000 (equivalent to VND 10,000 per share).

Fair value

The Group has not determined the fair value of unquoted investments as there have not been any specific instructions on determination of fair value of these investments.

Provisions for investments in other entities

The Group has no provisions for investments in other entities.

3. Short-term trade receivables

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Receivables from related parties</i>	<i>2,822,578,600</i>	<i>3,286,620,000</i>
Gieng Day Quang Ninh Ceramic Construction JSC.	2,786,620,000	3,286,620,000
T&T Hai Duong Petrochemical Co., Ltd.	35,958,600	-
<i>Receivables from other customers</i>	<i>42,108,054,087</i>	<i>53,394,623,912</i>
Nguyen Trung Thanh (*)	7,500,000,000	-
Construction Investment Project Management Unit of Van Ho District	1,964,090,000	7,377,920,000
Other customers	32,643,964,087	46,016,703,912
Total	44,930,632,687	56,681,243,912

(*) During the period, Toan Thang Co., Ltd. (the Subsidiary) invested VND 7,200,000,000, equivalent to 72,000 shares, in Dat Viet Construction and Trading Joint Stock Company. On 30 June 2025, the Subsidiary signed an agreement to transfer this investment to Mr. Nguyen Trung Thanh for a total consideration of VND 7,500,000,000, resulting in a gain of VND 300,000,000 (Note VI.3). The entire consideration were transferred to the Subsidiary on 23 July 2025.

4. Short-term prepayments to suppliers

	<u>Ending balance</u>	<u>Beginning balance</u>
Ms. Nguyen Thi Nguyen (*)	-	20,000,000,000
Long Tech Trading and Technical Co., Ltd.	1,010,040,000	-
Consulting Office for Construction	1,473,700,000	1,473,700,000
Gia Nghia City Land Fund Development and Project Management Board	1,272,000,000	1,272,000,000
Other suppliers	5,897,572,571	16,119,672,588
Total	9,653,312,571	38,865,372,588

(*) This represents the prepayment to Ms. Nguyen Thi Nguyen under Capital Contribution Transfer Agreement dated 24 December 2024. Accordingly, the Parent Company acquired her entire capital contribution in Vacvina Co., Ltd. ("Vacvina") for a consideration equivalent to the contributed capital value of VND 35,000,000,000, representing 17.5% of Vacvina's charter capital. On 6 January 2025, the Company made full payment for the transfer in accordance with the agreement, and the parties signed the contract liquidation minutes on 8 January 2025. Subsequently, on 27 May 2025, the Company transferred its entire investment in Vacvina at a transfer price of VND 49,000,000,000, resulting in a gain of VND 14,000,000,000 (Note VI.3).

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Notes to the Interim Consolidated Financial Statements (cont.)**5. Receivables for short-term loans**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Receivables from related parties</i>	<i>56,400,000,000</i>	<i>16,000,000,000</i>
Gieng Day Quang Ninh Ceramic Construction JSC.	5,000,000,000	5,000,000,000
Sunfeel Vietnam JSC.	15,900,000,000	-
Mr. Tran Xuan Ban	6,000,000,000	7,000,000,000
Mr. Pham Van Thụ	-	4,000,000,000
Ms. Nguyen Thi Thanh Hai	29,500,000,000	-
<i>Receivables from other organizations and individuals</i>	<i>84,000,000,000</i>	<i>42,000,000,000</i>
Dat Viet Construction and Trading JSC.	-	10,000,000,000
Mr. Tran Van Truong	15,000,000,000	17,000,000,000
Mr. Nguyen Van Hung	8,000,000,000	8,000,000,000
Mr. Nguyen Tien Dai	19,000,000,000	-
Mr. Vuong Anh Tuan	30,000,000,000	-
Other organizations and individuals	12,000,000,000	7,000,000,000
Total	140,400,000,000	58,000,000,000

Additional information on loans:

<u>Borrower</u>	<u>Term</u>	<u>Interest rate p.a.</u>	<u>Collateral</u>
Gieng Day Quang Ninh Ceramic Construction JSC.	12 months	8%	No collateral
Sunfeel Vietnam JSC.	3 - 9 months	8%	Inventories and capital contribution legally owned by Sunfeel Silk Co., Ltd. in Phung Tiet District, Trung Khanh City, in Sunfeel Vietnam JSC.
Mr. Tran Xuan Ban	12 months	5%	Land Use Right Certificate
Ms. Nguyen Thi Thanh Hai	6 months	2%	Land Use Right Certificate
Mr. Tran Van Truong	10 months	6%	Shares in Tan Hung Co., Ltd.
Mr. Nguyen Van Hung	10 months	6%	Capital contributions in Huyndai Hai Duong JSC., T&T Hai Duong Petrochemical Co., Ltd, Dat Viet Trading and Construction JSC.
Mr. Nguyen Tien Dai	6 months	2%	Shares in Palmyland JSC.
Mr. Vuong Anh Tuan	6 months	2%	Shares in Ha Noi South Infrastructure Development and Investment JSC.
Other organizations and individuals	6 - 12 months	5%	Land Use Right Certificate

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Notes to the Interim Consolidated Financial Statements (cont.)**6. Other receivables****6a. Other short-term receivables**

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
<i>Receivables from related parties –</i>	802,717,478	-	304,657,533	-
<i>Loan interest income</i>				
Mr. Tran Xuan Ban	21,369,863	-	24,931,507	-
Mr. Pham Van Thu	-	-	3,287,671	-
Ms. Nguyen Thi Thanh Hai	148,712,000	-	-	-
Gieng Day Quang Ninh Ceramic Construction JSC.	524,383,560	-	276,438,355	-
Sunfeel Vietnam JSC.	108,252,055	-	-	-
<i>Receivables from other organizations and individuals</i>	73,132,566,043	-	87,731,128,201	-
Receivables for entrustment ⁽ⁱ⁾	51,876,821,917	-	61,417,643,835	-
Advances ⁽ⁱⁱ⁾	5,000,000,000	-	5,000,000,000	-
Other deposits ⁽ⁱⁱⁱ⁾	10,100,000,000	-	10,100,000,000	-
Accrued interest income from term deposits and loans	1,146,306,223	-	4,226,498,663	-
Accrued interest income from bank deposits with term of under 3 months	629,479,452	-	157,758,904	-
Other short-term receivables	4,379,958,451	-	6,829,226,799	-
Total	73,935,283,521	-	88,035,785,734	-

(i) These represent the receivables (including principal and interest) under contracts and its appendices for entrusting individuals and organizations to seek land funds for project development, with an entrustment period of 1 year from the date of cash disbursement, extendable as agreed by the parties, interest rates on the invested capital during the entrustment period ranging from 4% to 5% per annum. If the entrustment goal is achieved, the trustee will be entitled to a 1% commission on the transaction value of the land fund.

(ii) These represent the advances for the implementation of the Yen Chau Industrial Cluster Project, located in Giao Binh Commune and Giao Hung Commune, Ninh Binh Province.

(iii) This represent the deposit for the contract performance related to the construction works under the Technical Infrastructure Project of Do Nha Hamlet Residential Area, Phuong Lieu Commune, Que Vo District, Bac Ninh Province.

6b. Other long-term receivables

	Ending balance	Beginning balance
Tan Hung Co., Ltd. ⁽ⁱ⁾	18,900,000,000	18,900,000,000
Other deposits	500,000,000	-
Total	19,400,000,000	18,900,000,000

(i) This represents the deposit placed to Tan Hung Co., Ltd. under Agreement dated 25 June 2024, to secure the signing of a real estate brokerage contract for Viet Hoa West Industrial Cluster Project once the Project qualifies for sales. On 27 June 2025, the People's Committee of Hai Duong Province issued Decision No. 2686/QĐ-UBND approving the investment policy, and concurrently approving Tan Hung Co., Ltd. as the investor to implement the Viet Hoa West Industrial Cluster Infrastructure Business and Construction Investment Project. The project covers an area of 599,413 square meters, with a total investment capital of VND 731,371,422,000, an operating term of 50 years, and a construction and commissioning period of 48 months from the date of the investment policy approval.

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Notes to the Interim Consolidated Financial Statements (cont.)**7. Inventories**

	Ending balance		Beginning balance	
	Original cost	Allowance	Original cost	Allowance
Goods in transit	-	-	2,275,731,136	-
Materials and supplies	16,675,529,825	-	20,462,507,003	-
Work in progress ⁽ⁱ⁾	875,145,602,668	-	452,827,820,934	-
Merchandise ⁽ⁱⁱ⁾	72,379,564,318	-	84,995,900,718	-
Total	964,200,696,811	-	560,561,959,791	-

⁽ⁱ⁾ Details of construction works and projects are as follows:

	Ending balance	Beginning balance
Ca Hamlet - Dong Coi - Bac Ninh Real Estate Project	55,045,668,313	75,295,355,044
<i>(Expenses for land use right, infrastructure of 98 land lots with rough construction)</i>		
Ninh Xa - Bac Ninh Real Estate Project	8,602,786,650	8,591,856,275
Thai Hoc - Binh Giang Real Estate Project	468,658,201,703	29,801,209,324
<i>(Land use fees and other related costs)</i>		
Do Nha - Bac Ninh Residential Area Project	213,689,123,778	213,308,925,964
<i>(Expenses for land use right, consulting, management and supervision and loan interest)</i>		
Other real estate projects	122,228,176,442	118,177,620,016
Other construction works and projects	6,921,645,782	7,652,854,311
Total	875,145,602,668	452,827,820,934

Assets developed from Ca Hamlet Project have been pledged as collateral for bank loans.

⁽ⁱⁱ⁾ These represent automobiles at Toan Thang Co., Ltd. (the subsidiary), with the carrying value of VND 51,696,210,004, pledged as collateral for bank loans.

Borrowing cost capitalized during the period of Do Nha - Bac Ninh Residential Area Project amounted to VND 1,034,935,459 (previous period: VND 804,484,788).

8. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Other fixed assets	Total
Historical costs						
Beginning balance	20,309,704,498	49,669,381,378	32,928,872,807	1,748,536,364	34,557,160	104,691,052,207
New acquisition	-	-	1,052,817,273	-	-	1,052,817,273
Disposal and liquidation	-	(5,737,743,710)	(2,631,978,181)	-	-	(8,369,721,891)
Ending balance	20,309,704,498	43,931,637,668	31,349,711,899	1,748,536,364	34,557,160	97,374,147,589
<i>In which:</i>						
Assets fully depreciated but still in use	4,998,279,408	8,852,667,484	4,353,505,456	670,645,455	34,557,160	18,909,654,963
Assets waiting for liquidation	-	-	-	-	-	-
Depreciation						
Beginning balance	17,645,807,792	34,017,153,309	17,356,909,511	1,566,724,515	34,557,160	70,621,152,287
Depreciation during the period	613,727,358	1,560,463,757	1,814,158,476	92,107,402	-	4,080,456,993
Disposal and liquidation	-	(5,737,743,710)	(2,302,974,105)	-	-	(8,040,717,815)
Ending balance	18,259,535,150	29,839,873,356	16,868,093,882	1,658,831,917	34,557,160	66,660,891,465

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Notes to the Interim Consolidated Financial Statements (cont.)

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Other fixed assets	Total
Net book value						
Beginning balance	2,663,896,706	15,652,228,069	15,571,963,296	181,811,849	-	34,069,899,920
Ending balance	2,050,169,348	14,091,764,312	14,481,618,017	89,704,447	-	30,713,256,124
<i>In which:</i>						
Assets temporarily not in use	-	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-	-

Certain tangible fixed assets with the net book value of VND 7,021,141,364 VND have been pledged as collateral for bank loans.

9. Investment properties***Investment properties held to earn rentals***

This represents the value of the building at Sao Do Food Store, Chu Van An Ward, Hai Phong City, as follows:

	Historical costs	Depreciation	Net book value
Beginning balance	3,500,000,000	2,296,874,979	1,203,125,021
Depreciation during the period	-	218,749,998	(218,749,998)
Ending balance	3,500,000,000	2,515,624,977	984,375,023

Pursuant to the Vietnamese Accounting Standard No. 5 "Investment property", it is required to present fair value of investment property as of the balance sheet date. However, the Group has not had the conditions to measure fair value of its investment property.

10. Goodwill

This represents the amount arising from the acquisition of subsidiary - Toan Thang Co., Ltd. Detail are as follows:

	Historical costs	Amount allocated	Net book value
Beginning balance	4,134,261,496	1,068,017,553	3,066,243,943
Allocation during the period	-	206,713,075	(206,713,075)
Ending balance	4,134,261,496	1,274,730,628	2,859,530,868

11. Short-term trade payables

	Ending balance	Beginning balance
<i>Payables to related parties</i>	289,753,960	-
T&T Trading Im-Export JSC	220,000,000	-
Hai Duong Porcelain JSC.	69,753,960	-
<i>Payables to other suppliers</i>	56,141,810,069	45,267,564,779
Huyn dai Thanh Cong Viet Nam Auto Joint Venture JSC.	17,611,037,450	10,755,295,950
Bac Ninh Construction JSC.	18,644,202,000	18,644,201,000
Sunfeel Silk Co., Ltd. in Phung Tiet District, Trung Khanh City (*)	7,500,000,000	-
Other suppliers	12,386,570,619	15,868,067,829
Total	56,431,564,029	45,267,564,779

(*) This represents the payable to Sunfeel Silk Co., Ltd. in Phung Tiet District, Trung Khanh City, under Capital Contribution Transfer Agreement dated 4 May 2025 (Note V.2), with the payment due before 31 October 2025.

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Notes to the Interim Consolidated Financial Statements (cont.)**12. Short-term advances from customers**

	<u>Ending balance</u>	<u>Beginning balance</u>
Binh Bac Construction Investment Co., Ltd.	1,837,800,000	-
Sotana JSC.	1,168,825,677	-
Automobile customers	1,140,718,888	9,619,907,888
Other customers	2,917,366,866	3,005,248,867
Total	7,064,711,431	12,625,156,755

13. Taxes and other obligations to the State Budget

	<u>Beginning balance</u>		<u>Incurred during the period</u>		<u>Ending balance</u>	
	<u>Payable</u>	<u>Receivable</u>	<u>Amount payable</u>	<u>Amount already paid</u>	<u>Payable</u>	<u>Receivable</u>
VAT on local sales	2,585,247,070	-	5,760,847,355	(2,285,912,684)	6,056,164,042	4,017,699
VAT on imports	-	-	645,601,455	(645,601,455)	-	-
Corporate income tax	6,892,777,575	-	8,407,753,529	(6,683,248,216)	8,617,282,888	-
Personal income tax	79,916,789	484,300	147,796,950	(71,188,045)	156,041,394	-
Property tax	-	-	63,811,109	(63,811,109)	-	-
Land use fees for Thai Hoc Binh Giang Project	-	-	436,456,326,502	-	436,456,326,502	-
Land rental	-	-	32,194,400	(32,194,400)	-	-
Environmental protection tax	19,626,334	-	-	(19,626,334)	-	-
License duty	-	-	17,000,000	(17,000,000)	-	-
Fees, legal fees and other duties	-	-	63,968,082	(63,968,082)	-	-
Total	9,577,567,768	484,300	451,595,299,382	(9,882,550,325)	451,285,814,826	4,017,699

Value added tax ("VAT")

The companies in the Group are subject to VAT in accordance with the deduction method at the rates of 8% and 10%.

Land use fees

According to Notice No. 4790/TB-CCTKV5 issued by Region V Tax Department and as adjusted under Notice No. 957/TB-HPH dated 31 July 2025 by Hai Phong City Tax Department, the Joint Venture of 1369 Construction Joint Stock Company and Hung Phat HD Construction Investment and Trading Joint Stock Company is obligated to pay land use fees for the Investment Project on Construction of Cultural, Sports, Education and New Residential Center in Thai Hoc Commune, Binh Giang District, for an area of 31,847.15 m², at a unit price of VND 14,664,192/m². The total land use fees payable amount to VND 467,010,715,886. Of this amount, VND 30,554,389,380, representing the voluntary advance payment for compensation, support and resettlement has been deducted from the land use fees. Accordingly, the remaining amount payable to the State Budget is VND 436,456,326,502.

Corporate income tax ("CIT")

The companies in the Group are subject to CIT for taxable income at the rate of 20%.

The CIT liabilities of the companies in the Group are determined based on the prevailing regulations on taxes. However, these regulations may change from time to time and regulations applicable to variety of transactions can be interpreted differently. Therefore, the tax amount presented in the Interim Consolidated Financial Statements could change when being inspected by the Tax Office.

Other taxes

The Group declares and pays these taxes according to prevailing regulations.

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Notes to the Interim Consolidated Financial Statements (cont.)**14. Accrued expenses**

	<u>Ending balance</u>	<u>Beginning balance</u>
Accrued loan interest expenses	433,546,119	524,320,645
Accrued expenses for construction works	60,000,000	3,188,537,962
Total	<u>493,546,119</u>	<u>3,712,858,607</u>

15. Borrowings**15a. Short-term borrowings**

	<u>Ending balance</u>	<u>Beginning balance</u>
Short-term loans from related parties ⁽ⁱ⁾	3,800,000,000	3,545,000,000
Mr. Le Anh Luan	2,600,000,000	960,000,000
Ms. Pham Thi Thu	1,200,000,000	2,585,000,000
Short-term loans from banks ⁽ⁱⁱ⁾	188,035,566,060	241,750,339,157
Vietnam Bank for Agriculture and Rural Development ("Agribank") – Hai Duong City Branch	21,885,080,557	22,524,721,749
Vietnam Joint Stock Commercial Bank for Industry and Trade (Vietinbank) – Hai Duong Branch	20,203,925,033	14,747,563,326
Military Commercial Joint Stock Bank ("MBBank") – Hai Duong Branch	10,408,293,559	19,843,122,989
Joint Stock Commercial Bank for Investment and Development of Vietnam ("BIDV") – Thanh Dong Branch	36,570,619,557	75,994,763,277
Joint Stock Commercial Bank for Foreign Trade of Vietnam ("Vietcombank") – Thang Long Branch	21,603,779,560	19,997,414,800
Asia Commercial Joint Stock Bank ("ACB") – Hai Duong Branch	9,582,294,386	9,372,509,111
Ho Chi Minh City Development Joint Stock Commercial Bank ("HDBank") – Hai Duong Branch	1,984,936,958	4,000,000,000
Vietnam International Commercial Joint Stock Bank ("VIB") – Hai Duong Branch	2,787,556,435	2,788,574,869
Vietnam Prosperity Joint Stock Commercial Bank ("VPBank") – Hai Duong Branch	46,712,869,940	58,223,678,496
Prosperity and Growth Commercial Joint Stock Bank ("PGBank") – Hai Duong Branch	16,296,210,075	14,257,990,540
Loan from Thang Long Land Group JSC. ⁽ⁱⁱⁱ⁾	6,100,000,000	6,100,000,000
Short-term loans from individuals	-	4,000,000,000
Current portions of long-term loans (Note V.15b)	264,000,000	12,467,211,640
Vietinbank – Hai Duong Branch	264,000,000	264,000,000
BIDV – Long Bien Branch	-	12,203,211,640
Total	<u>198,199,566,060</u>	<u>267,862,550,797</u>

The Group has ability to repay its short-term borrowings.

- (i) These represent interest-free loans from individuals to supplement working capital for the Group's business and production activities, with terms ranging from 4 to 12 months.
- (ii) These represent bank loans to supplement working capital for the Group's commercial business and other activities. The loans are secured by the Group's assets and the third parties' assets. Details are as follow:

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Notes to the Interim Consolidated Financial Statements (cont.)

At the Parent Company:

<i>Bank</i>	<i>Credit limit</i>	<i>Term</i>	<i>Interest rate p.a.</i>
Agribank – Hai Duong City Branch	VND 10 billion	Within 6 months	5.5%
Vietinbank – Hai Duong Branch	VND 32 billion	Within 6 months	5.3%-5.7%
MBBank – Hai Duong Branch	VND 60 billion	Within 9 months	6.0%
BIDV – Thanh Dong Branch	VND 60 billion	Within 6 months	5.7%
ACB – Hai Duong Branch	VND 9.6 billion	Within 10 months	6.0%
HDBank – Hai Duong Branch	VND 5 billion	Within 6 months	8.2%
VIB – Hai Duong Branch	VND 2.81 billion	Within 4 months	6.5%
VPBank – Hai Duong Branch	VND 18 billion	Within 4 months	7.5%

At Toan Thang Co., Ltd.:

<i>Bank</i>	<i>Credit limit</i>	<i>Term</i>	<i>Interest rate p.a.</i>
PGBank – Hai Duong Branch	VND 200 billion	Within 6 months	5.2% - 6%
Vietcombank – Thang Long Branch	VND 25 billion	Within 5 months	5.6%
Agribank – Hai Duong City Branch	VND 14.5 billion	Within 12 months	5.5%
MBBank – Hai Duong Branch	VND 250 billion	Within 12 months	5.5% - 6.96%
BIDV – Thanh Dong Branch	VND 90 billion	Within 12 months	5.7%
VPBank – Hai Duong Branch	VND 150 billion	Within 6 months	3.8%- 5.8%
Vietinbank – Hai Duong Branch	VND 60 billion	Within 4 months	4%

- (iii) This represents the loan from Thang Long 369 Real Estate Transaction Floor Joint Stock Company at Dong A Construction and Consulting Co., Ltd. (the subsidiary), to supplement capital for the subsidiary's business and production activities, with a term of 12 months and an interest rate of 5% per annum. This loan is secured by the owner's equity of the subsidiary.

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Notes to the Interim Consolidated Financial Statements (cont.)

Movements in short-term borrowings during the period are as follows:

	Short-term loans from related parties	Short-term loans from banks	Short-term loans from other organizations	Short-term loans from individuals	Current portions of long-term loans	Total
Beginning balance	3,545,000,000	241,750,339,157	6,100,000,000	4,000,000,000	12,467,211,640	267,862,550,797
Amount of loans incurred	5,990,000,000	297,635,237,653	-	-	-	303,625,237,653
Transfer from long-term loans	-	-	-	-	132,000,000	132,000,000
Amount of loans repaid	(5,735,000,000)	(351,350,010,750)	-	(4,000,000,000)	(12,335,211,640)	(373,420,222,390)
Ending balance	<u>3,800,000,000</u>	<u>188,035,566,060</u>	<u>6,100,000,000</u>	<u>-</u>	<u>264,000,000</u>	<u>198,199,566,060</u>

15b. Long-term borrowings

This represents the loan from Vietinbank – Hai Duong Branch at the Parent Company under Loan Agreement dated 19 September 2024 to finance the purchase of a car, with a term of 36 months and an interest rate of 6.8% per annum. The loan is secured by the asset financed by the loan.

The Group has ability to repay its long-term borrowings.

Repayment schedule of long-term borrowings is as follows:

	Ending balance	Beginning balance
Within 1 year	264,000,000	12,467,211,640
Over 1 year to 5 years	338,000,000	470,000,000
Total	<u>602,000,000</u>	<u>12,937,211,640</u>

Movements in long-term borrowings are as follows:

	Current period	Previous period
Beginning balance	470,000,000	17,840,711,640
Amount of loans repaid	-	(3,747,500,000)
Transfer to short-term loans	(132,000,000)	(14,093,211,640)
Ending balance	<u>338,000,000</u>	<u>-</u>

16. Owner's equity**16a. Statement of changes in owner's equity**

	Owner's contribution capital	Investment and development fund	Retained earnings	Non-controlling interests	Total
Beginning balance of the previous year	617,999,720,000	2,000,000,000	36,220,736,359	172,573,443,439	828,793,899,798
Profit for the previous period	-	-	8,810,890,352	1,462,124,867	10,273,015,219
Appropriation to funds	-	500,000,000	(800,000,000)	-	(300,000,000)
Remuneration of BOD, BOS	-	-	(600,000,000)	-	(600,000,000)
Ending balance of the previous period	<u>617,999,720,000</u>	<u>2,500,000,000</u>	<u>43,631,626,711</u>	<u>174,035,568,306</u>	<u>838,166,915,017</u>
Beginning balance of the current year	617,999,720,000	2,500,000,000	51,733,500,353	177,519,211,110	849,752,431,463
Profit for the current period	-	-	31,018,851,660	922,087,951	31,940,939,611
Appropriation to funds	-	500,000,000	(800,000,000)	-	(300,000,000)
Remuneration of BOD, BOS	-	-	(600,000,000)	-	(600,000,000)
Ending balance of the current period	<u>617,999,720,000</u>	<u>3,000,000,000</u>	<u>81,352,352,013</u>	<u>178,441,299,061</u>	<u>880,793,371,074</u>

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Notes to the Interim Consolidated Financial Statements (cont.)**16b. Shares**

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of shares registered to be issued	61,799,972	61,799,972
Number of ordinary shares already sold to the public	61,799,972	61,799,972
Number of outstanding ordinary shares	61,799,972	61,799,972
Face value per outstanding share: VND 10,000.		

16c. Profit distribution

The Company distributed its 2024 profit in accordance with the Resolution No. 01/2025/NQ-DHDCD.C69 dated 25 April 2025 of the Annual General Meeting of Shareholders, as follows:

	<u>VND</u>
• Appropriation to investment and development fund	: 500,000,000
• Appropriation to welfare fund	: 300,000,000
• Remuneration of BOD, BOS for 2024	: 600,000,000

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM COMBINED INCOME STATEMENT**1. Revenue from sales of merchandise and rendering of services****1a. Gross revenue**

	<u>Accumulated from the beginning of the year to the end of the current period</u>	
	<u>Current year</u>	<u>Previous year</u>
Revenue from sales of merchandise	329,644,489,330	338,586,921,042
Revenue from rendering of services	29,158,429,381	27,875,057,903
Revenue from leasing investment properties	720,000,000	720,000,000
Revenue from sales of real estate	66,874,789,275	17,254,407,468
Revenue from construction contracts	2,873,603,883	16,439,556,547
Total	429,271,311,869	400,875,942,960

1b. Revenue from sales of merchandise and rendering of services to the related parties

In addition to the sales of merchandise and rendering of services to the associates disclosed in Note V.2b, the Group also has sales of merchandise and rendering of services to the related parties which are not associates, as follows:

	<u>Accumulated from the beginning of the year to the end of the current period</u>	
	<u>Current year</u>	<u>Previous year</u>
T&T Hai Duong Petrochemical Co., Ltd.	64,517,000	6,661,867,323
Chu Dau Hai Duong Porcelain Ceramic JSC.	-	4,925,556,000
Tan Thanh Co., Ltd.	-	8,543,694,043

2. Costs of sales

	<u>Accumulated from the beginning of the year to the end of the current period</u>	
	<u>Current year</u>	<u>Previous year</u>
Costs of merchandise sold	323,920,394,055	333,092,282,603
Costs of services rendered	18,858,777,822	14,936,201,286
Costs of leasing investment properties	218,749,998	218,749,998
Costs of real estate sold	49,993,081,054	13,507,201,542
Costs of construction contracts	1,887,843,234	13,503,403,990
Total	394,878,846,163	375,257,839,419

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Notes to the Interim Consolidated Financial Statements (cont.)**3. Financial income**

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Interest income from term deposits	2,858,779,417	1,647,121,633
Interest income from demand deposits and cash equivalents	110,095,876	21,553,324
Gain on disposal of other long-term investments (Note V.3, 4)	14,300,000,000	-
Gain on disposal of associate (Note V.2)	4,012,550,848	2,937,375,000
Interest income from investment trusts	2,348,383,562	1,471,589,041
Loan interest income	2,376,498,412	3,545,158,271
Exchange gain due to revaluation of monetary items in foreign currencies	94,230	226,212,305
Exchange gain arising from transactions in foreign currencies	-	438,695,780
Cash discount	30,729,707	26,360,529
Total	26,037,132,052	10,314,065,883

4. Financial expenses

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Interest expenses	6,682,929,865	9,678,955,190
Exchange loss arising from transactions in foreign currencies	10,424,378	-
Other financial expenses	361,215,440	360,891,894
Total	7,054,569,683	10,039,847,084

5. Selling expenses

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Labor costs	1,630,830,655	1,580,962,977
Expenses for tools	91,059,086	28,870,458
Depreciation/amortization of fixed assets	421,288,098	146,458,891
Expenses for external services	1,055,266,331	1,002,373,632
Other expenses	479,605,639	587,613,902
Total	3,678,049,809	3,346,279,860

6. General and administration expenses

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Labor costs	4,373,219,532	4,357,912,855
Materials and supplies	71,301,973	236,746,398
Office supplies	165,852,292	209,439,974
Depreciation/amortization of fixed assets	1,543,598,039	1,632,534,821
Taxes, fees and legal fees	52,194,400	59,263,000
Expenses for external services	2,357,296,233	1,244,707,218
Other expenses	1,523,914,225	1,264,997,010
Total	10,087,376,694	9,005,601,276

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Notes to the Interim Consolidated Financial Statements (cont.)**7. Earnings per share****7a. Basic/diluted EPS**

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Accounting profit after corporate income tax of the Parent Company's shareholders	31,018,851,660	8,810,890,352
Increases/ (decreases) in accounting profit used to determine profit distributed to ordinary equity holders:	-	-
Profit used to calculate basic/diluted EPS	31,018,851,660	8,810,890,352
Weighted average number of ordinary shares outstanding during the period	61,799,972	61,799,972
Basic/diluted EPS	502	143

7b. Other information

There have not been any transactions of ordinary shares or potential transactions of ordinary shares from the balance sheet date to the disclosure date of these Interim Consolidated Financial Statements.

8. Operating costs by factors

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Materials and supplies	15,796,652,602	16,616,719,961
Labor costs	13,238,665,614	12,379,380,621
Depreciation/amortization of fixed assets	4,338,495,627	4,128,876,536
Expenses for external services	33,687,682,817	9,587,543,043
Allocation of goodwill	206,713,075	206,713,075
Other expenses (*)	441,487,950,562	2,883,714,689
Total	508,756,160,297	45,802,947,925

(*) These primarily represent land use fees for Thai Hoc – Binh Giang Real Estate Project, amounting to VND 436,456,326,502.

VII. OTHER DISCLOSURES**1. Transactions and balances with the related parties**

The related parties of the Group include the key managers, their related individuals and other related parties.

1a. Transactions and balances with the key managers and their related individuals

The key managers include the Board of Directors ("BOD"), the Board of Supervisors ("BOS") and the Executive Officers (the Board of Management ("BOM") and the Chief Accountant). The key managers' related individuals are their close family members.

Transactions with the key managers and their related individuals

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Mr. Le Anh Luan (Related party of BOD Member)		
Interest-free borrowing	4,790,000,000	2,060,000,000
Borrowing repaid	3,150,000,000	704,000,000

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	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
<i>Ms. Pham Thi Thu (Related party of BOD Member)</i>		
Interest-free borrowing	1,200,000,000	
Borrowing repaid	2,585,000,000	
<i>Mr. Tran Xuan Ban (Standing Deputy General Director)</i>		
Loan interest income	171,917,808	-
<i>Mr. Pham Van Thu (Related party of BOD Member)</i>		
Loan interest income	79,041,096	-
<i>Ms. Nguyen Thi Thanh Hai (Related party of General Director)</i>		
Loan given	29,500,000,000	-
Loan interest income	155,178,000	-

Outstanding balances with the key managers and their related individuals

Outstanding balances with the key managers and their related individuals are disclosed in Note V.5, V.6a and V.16a.

Compensation of the key managers

	Position	Salary	Remuneration for the previous year	Total compensation
Current period				
Ms. Tieu Thi Bach Duong	Chairwoman (from 25 April 2025)	-	60,000,000	60,000,000
Mr. Le Minh Tan	Chairman (until 25 April 2025)	65,304,000	180,000,000	245,304,000
Mr. Le Tuan Nghia	BOD Member	27,006,000	60,000,000	87,006,000
Ms. Vu Thi Thu Hien	BOD Member	-	60,000,000	60,000,000
Mr. Tran Xuan Ban	General Director (until 1 June 2025)	81,726,000	-	81,726,000
	Standing Deputy General Director (from 5 June 2025)			
Ms. Vu Le Hoa	Independent BOD Member	-	60,000,000	60,000,000
Ms. Lai Thi Ly	Head of BOS	58,138,000	84,000,000	142,138,000
BOS Members		50,287,000	96,000,000	146,287,000
Other managers (Deputy General Directors and Chief Accountant)		342,699,000	-	342,699,000
Total		625,160,000	600,000,000	1,225,160,000
Previous period				
Mr. Le Minh Tan	Chairman	63,616,300	180,000,000	243,616,300
Mr. Le Tuan Nghia	BOD Member	420,500	60,000,000	60,420,500
Ms. Tieu Thi Bach Duong	BOD Member	-	60,000,000	60,000,000
Ms. Vu Thi Thu Hien	BOD Member (from 24 June 2023)	-	31,000,000	31,000,000
Ms. Vu Le Hoa	Independent BOD Member	-	60,000,000	60,000,000
Mr. Tran Xuan Ban	General Director	109,530,000	-	109,530,000
Ms. Lai Thi Ly	Head of BOS (from 24 June 2023)	60,021,000	43,633,333	103,654,333
BOS Members		-	96,000,000	96,000,000
Other managers (Deputy General Directors and Chief Accountant)		374,393,400	-	374,393,400
Total		607,981,200	530,633,333	1,138,614,533

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Notes to the Interim Consolidated Financial Statements (cont.)**1b. Transactions and balances with other related parties**

Other related parties of the Company include:

Name	Relationship
Gieng Day Quang Ninh Ceramic Construction JSC.	Associate
Sunfeel Vietnam JSC.	Associate
1369 Investment Consulting and Trading JSC.	Associate
Hai Duong Agriculture Electricity Mechanic JSC.	Associate (until 2 January 2025)
T&T Trading Im-Export JSC.	Entity with the same key manager
Phuc Loc Cement JSC.	Entity with the same key manager
Nhat Nam Anh Petro Co., Ltd.	Entity with the same key manager
Chu Dau Hai Duong Porcelain Ceramic JSC.	Entity with the same key manager
Chau Minh Asia JSC.	Entity with the same key manager
Nam Duong Industrial Area JSC.	Entity with the same key manager
T&T Hai Duong Petrochemical Co., Ltd.	Related party of the key manager
Hai Duong Porcelain JSC.	Related party of the key manager
Tan Thanh Co., Ltd.	Related party of the key manager
Ha Noi South Infrastructure Development and Investment JSC.	Related party of the key manager
Nam Sach Fingerling JSC.	Related party of the key manager
Nam Phuong Investment and Trading Co., Ltd.	Major shareholder (until 24 July 2025)

Transactions with other related parties

Apart from the transactions with the associates disclosed in Note V.2c, as well as sales of merchandise and rendering of services to the related parties which are not associates disclosed in Note VI.1b, the Group also has other transactions with other related parties, as follows:

	Accumulated from the beginning of the year to the end of the current period	
	Current year	Previous year
Purchase of merchandise		
T&T Hai Duong Petrochemical Co., Ltd	-	163,045,500
Chu Dau Hai Duong Porcelain Ceramic JSC.	-	1,320,364,570
Hai Duong Porcelain JSC.	85,587,000	2,465,360,560
T&T Trading Im-Export JSC.	1,032,224,950	-

Outstanding balances with other related parties

Outstanding balances with other related parties are disclosed in Notes V.3, V.5, V.6a and V.16a.

2. Segment information

The primary reporting format is the business segments based on the internal organizational and management structure as well as the system of internal Financial Statements of the Group.

2a. Information on business segments

The Group has the following principal business segments:

- Trading segment;
- Real estate investment segment;
- Other segments (construction and installation, limestone powder manufacturing, real estate brokerage, asset lease, transportation services, and loading and unloading services, etc.).

Information on business results, fixed assets, other non-current assets and value of significant non-cash expenses of the business segments of the Group is as follows:

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	Trading segment	Real estate investment segment	Other segments	Total
Current period				
Net external revenue	329,644,489,330	66,874,789,275	32,752,033,264	429,271,311,869
Net inter-segment revenue	-	-	-	-
Total net revenue	329,644,489,330	66,874,789,275	32,752,033,264	429,271,311,869
Segment operating profit	5,724,095,275	16,881,708,221	11,786,662,210	34,392,465,706
Expenses not attributable to segments				(13,765,426,503)
Operating profit				20,627,039,203
Financial income				26,037,132,052
Financial expenses				(7,054,569,683)
Profit/ (loss) in joint ventures, associates				617,363,214
Other income				374,872,568
Other expenses				(131,282,313)
Current income tax				(8,407,753,529)
Deferred income tax				(121,861,901)
Profit after tax				31,940,939,611
Total expenses for acquisition of fixed assets and other non-current assets				1,657,476,354
Total depreciation/ amortization and allocation of long-term prepaid				5,011,185,096
Previous period				
Net external revenue	338,586,921,042	17,254,407,468	45,034,614,450	400,875,942,960
Net inter-segment revenue	-	-	-	-
Total net revenue	338,586,921,042	17,254,407,468	45,034,614,450	400,875,942,960
Segment operating profit	5,494,638,439	3,747,205,926	16,376,259,176	25,618,103,541
Expenses not attributable to segments				(12,351,881,136)
Operating profit				13,266,222,405
Financial income				10,314,065,883
Financial expenses				(10,039,847,084)
Profit/ (loss) in joint ventures, associates				356,895,926
Other income				102,141,300
Other expenses				(534,045,188)
Current income tax				(3,469,364,799)
Deferred income tax				276,946,776
Profit after tax				10,273,015,219
Total expenses for acquisition of fixed assets and other non-current assets				3,219,202,340
Total depreciation/ amortization and allocation of long-term prepaid expenses				4,335,589,611

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The Group's assets and liabilities by business segments are as follows:

	Trading segment	Real estate investment segment	Other segments	Total
Ending balance				
Segment assets	400,751,716,160	948,659,824,614	45,015,316,712	1,394,426,857,486
Unallocated assets				202,182,280,397
Total assets				1,596,609,137,883
Segment liabilities	144,496,055,659	441,011,218,693	9,754,794,008	595,262,068,360
Unallocated liabilities				120,553,698,449
Total liabilities				715,815,766,809
Beginning balance				
Segment assets	437,621,692,518	570,450,980,507	66,556,822,534	1,074,629,495,559
Unallocated assets				116,959,782,909
Total assets				1,191,589,278,468
Segment liabilities	189,458,216,946	17,060,391,752	23,728,361,958	230,246,970,656
Unallocated liabilities				111,589,876,349
Total liabilities				341,836,847,005

2b. Information on geographical segments


All of the Group's operations are conducted entirely within the territory of Vietnam.

3. Subsequent events


There have been no other material events after the balance sheet date, which require to make adjustments on the figures or to be disclosed in the Interim Consolidated Financial Statements.

Prepared on 25 August 2025

Prepared by


 Do Thi Ninh

Chief Accountant


 Tran Thi Tuyet

General Director


 Le Tuan Nghia
