

THONG NHAT JOINT - STOCK COMPANY

Bau Xeo Industrial Park - Trang Bom - Dong Nai

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FINANCIAL STATEMENTS 3TH QUARTER

FOR THE ACCOUTING PERIOD FROM 01/01/2025 TO 31/12/2025

Trang Bom, October 10, 2025

Thong Nhat Joint - Stock Company

2A Road, Bau Xeo Industrial Park, Trang Bom Commune, Dong Nai Province

Financial Statements

For the accounting period from 01/07/2025 to 30/09/2025

INTERIM STATEMENT OF FINANCIAL POSITION*As at Sep 30, 2025*

Code	ASSETS	Note	30/09/2025 VND	01/01/2025 VND
100	A. CURRENT ASSETS		349.868.960.147	300.182.253.950
110	I. Cash and cash equivalents	03	15.983.134.952	10.096.333.730
111	1. Cash		1.983.134.952	1.096.333.730
112	2. Cash equivalents		14.000.000.000	9.000.000.000
120	II. Short-term financial investments	04	237.600.000.000	211.400.000.000
123	1. Held to maturity investments		237.600.000.000	211.400.000.000
130	III. Short-term receivables		4.714.541.142	19.392.967.462
131	1. Short-term trade receivables	05	2.165.863.062	2.006.515.775
132	2. Short-term prepayments to suppliers	06	344.286.360	404.306.360
136	3. Other short-term receivables	07	2.204.391.720	16.982.145.327
140	IV. Inventories	08	91.192.477.412	57.627.850.047
141	1. Inventories		91.192.477.412	57.627.850.047
150	V. Other short-term assets		378.806.641	1.665.102.711
152	1. Deductible VAT		378.806.641	1.665.102.711
200	B. NON-CURRENT ASSETS		385.013.333.611	424.145.809.831
220	II. Fixed assets		22.559.872.915	23.844.156.898
221	1. Tangible fixed assets	10	22.559.872.915	23.844.156.898
222	- <i>Historical costs</i>		<i>70.002.360.548</i>	<i>69.077.573.511</i>
223	- <i>Accumulated depreciation</i>		<i>(47.442.487.633)</i>	<i>(45.233.416.613)</i>
230	III. Investment properties	11	102.279.400.135	113.978.846.867
231	- Historical costs		213.369.641.417	218.218.162.552
232	- Accumulated depreciation		(111.090.241.282)	(104.239.315.685)
240	IV. Long-term assets in progress	09	134.065.571.307	157.963.253.104
242	1. Construction in progress		134.065.571.307	157.963.253.104
260	VI. Other long-term assets		126.108.489.254	128.359.552.962
261	1. Long-term prepaid expenses	12	125.791.100.787	128.034.547.171
262	2. Deferred income tax assets	27.a	317.388.467	325.005.791
270	TOTAL ASSETS		734.882.293.758	724.328.063.781

Thong Nhat Joint - Stock Company


2A Road, Bau Xeo Industrial Park, Trang Bom Commune, Dong Nai Province


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For the accounting period from 01/07/2025 to 30/09/2025

INTERIM STATEMENT OF FINANCIAL POSITION*As at Sep 30, 2025**(continued)*

Code	CAPITAL	Note	30/09/2025 VND	01/01/2025 VND
300	C. LIABILITIES		506.575.353.257	513.890.957.153
310	I. Current liabilities		63.064.476.750	58.911.779.613
311	1. Short-term trade payables	13	4.067.704.884	7.080.123.356
312	2. Short-term prepayments from customers	14	5.514.392.349	2.461.039.579
313	3. Taxes and other payables to State budget	15	19.097.385.720	14.984.152.170
314	4. Payables to employees		-	373.782.396
318	5. Short-term unearned revenues	16	31.838.227.958	15.291.068.044
319	6. Other short-term payables	17	2.371.268.327	18.106.257.762
322	7. Bonus and welfare fund		175.497.512	615.356.306
330	II. Long-term liabilities		443.510.876.507	454.979.177.540
336	1. Long-term unearned revenues	16	443.510.876.507	454.979.177.540
400	D. OWNER'S EQUITY		228.306.940.501	210.437.106.628
410	I. Owner's equity	18	228.306.940.501	210.437.106.628
411	1. Contributed capital		82.000.000.000	82.000.000.000
418	2. Development investment funds		109.023.157.135	106.605.460.130
421	3. Retained earnings		37.283.783.366	21.831.646.498
421a	Retained earnings accumulated to previous year		12.132.908.287	12.132.908.287
421b	Retained earnings of the current year		25.150.875.079	9.698.738.211
440	TOTAL CAPITAL		734.882.293.758	724.328.063.781

Dong Nai, Oct 10, 2025

Phan Thi Thuy Dung
 Preparer


Nguyen Huu Tri
 Chief Accountant


Nguyen Hoang Dung
 General Director
Dong Nai, Oct 10, 2025


Thong Nhat Joint - Stock Company

2A Road, Bau Xeo Industrial Park, Trang Bom Commune, Dong Nai Province

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INTERIM STATEMENT OF INCOME

3th quarter of 2025

Code	ITEMS	Note	3th quarter		Accumulated from the beginning of the year to the end of this quarter	
			Current period	Previous period	Current period	Previous period
			VND	VND	VND	VND
01	1. Revenues from sales of goods and and rendering of services	20	23.892.213.536	18.665.975.215	83.315.169.174	55.106.941.609
02	2. Revenue deductions		-	-	-	-
10	3. Net revenues from sales of goods and rendering of services		23.892.213.536	18.665.975.215	83.315.169.174	55.106.941.609
11	4. Cost of goods sold	21	11.941.237.300	7.396.125.370	46.934.505.129	22.907.155.933
20	5. Gross profit from sales of goods and rendering of services		11.950.976.236	11.269.849.845	36.380.664.045	32.199.785.676
21	6. Financial income	22	624.702.982	649.739.667	6.817.187.865	7.040.191.805
22	7. Financial expense		-	-	7.700.000	-
23	In which: Interest expenses		-	-	7.700.000	-
25	8. Selling expenses		-	-	-	-
26	9. General administrative expenses	23	3.561.472.514	4.756.428.503	11.402.574.055	13.611.888.574
30	10. Net profit from operating activities		9.014.206.704	7.163.161.009	31.787.577.855	25.628.088.907
31	11. Other income	24	-	112.517.105	83.035.553	231.203.588
32	12. Other expenses	25	-	10.760.000	-	10.760.000
40	13. Other profit		-	101.757.105	83.035.553	220.443.588
50	14. Total profit before tax		9.014.206.704	7.264.918.114	31.870.613.408	25.848.532.495
51	15. Current corporate income tax expenses	26	1.868.981.896	1.538.739.774	6.712.121.005	5.491.666.568
52	16. Deferred corporate income tax expenses	27.c	2.539.108	2.539.108	7.617.324	7.617.324
60	17. Profit after corporate income tax		7.142.685.700	5.723.639.232	25.150.875.079	20.349.248.603
70	18. Basic earnings per share	28	871	698	3.067	2.482
71	19. Diluted earnings per share		-	-	-	-

Phan Thi Thuy Dung
Preparer

Nguyen Huu Tri
Chief Accountant

Nguyen Hoang Dung
General Director
Dong Nai, Oct 10, 2025

Thong Nhat Joint - Stock Company


2A Road, Bau Xeo Industrial Park, Trang Bom Commune, Dong Nai Province


Financial Statements


For the accounting period from 01/07/2025 to 30/09/2025

INTERIM STATEMENT OF CASH FLOWS*3th quarter of 2025**(Indirect method)*

Code	ITEMS	Note	Accumulated from the beginning of the year to the end of this quarter	
			Current period	Previous period
			VND	VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Profit before tax		31.870.613.408	25.848.532.495
	2. Adjustments for			
02	- Depreciation and amortization of fixed assets and investment properties		9.428.006.841	9.678.131.371
05	- Gains/losses from investments		(6.817.187.865)	(7.040.191.805)
06	- Interest expense		7.700.000	-
07	- Other adjustments		-	(168.448.328)
08	3. Profit from operating activities before changes in working capital		34.489.132.384	28.318.023.733
09	- Increase/Decrease in receivables		13.880.225.404	12.537.503.253
10	- Increase/Decrease in inventories		2.477.979.365	443.372.456
11	- Increase/ decrease in payables (excluding interest payable/ corporate income tax payable)		4.340.550.315	(4.540.710.586)
12	- Increase/Decrease in prepaid expenses		2.243.446.384	1.265.026.666
14	- Interest expenses paid		(7.700.000)	-
15	- Corporate income tax paid		(1.784.440.764)	(4.641.314.543)
17	- Other payments on operating activities		(3.620.900.000)	(4.506.400.000)
20	Net cash flows from operating activities		52.018.293.088	28.875.500.979
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(8.589.201.059)	(15.414.311.486)
23	2. Loans and purchase of debt instruments from other entities		(273.100.000.000)	(299.700.000.000)
24	3. Collection of loans and resale of debt instrument of other entities		246.900.000.000	293.300.000.000
27	4. Interest and dividend received		8.901.684.851	20.830.048.381
30	Net cash flows from investing activities		(25.887.516.208)	(984.263.105)
	III CASH FLOWS FROM FINANCING ACTIVITIES			
36	1. Dividends or profits paid to owners		(20.243.975.658)	(20.498.670.000)
40	Net cash flows from financing activities		(20.243.975.658)	(20.498.670.000)
50	Net cash flows in the period		5.886.801.222	7.392.567.874
60	Cash and cash equivalents at the beginning of the period		10.096.333.730	6.502.281.214
70	Cash and cash equivalents at the end of the period	03	15.983.134.952	13.894.849.088


Phan Thi Thuy Dung
Preparer


Nguyen Huu Tri
Chief Accountant


Nguyen Hoang Dung
General Director
Dong Nai, Oct 10, 2025



Thong Nhat Joint - Stock Company

2A Road, Bau Xeo Industrial Park, Trang Bom Commune, Dong Nai Province

Financial Statements

For the accounting period from 01/07/2025 to 30/09/2025

NOTES TO THE INTERIM FINANCIAL STATEMENTS

3th quarter of 2025

1 . GENERAL INFORMATION**Forms of ownership**

Thong Nhat Joint Stock Company which was established and operates activities under Investment Certificates No. 47221000042 issued by Dong Nai Management Board of Industrial Park on 29 December 2006 and Business Registration Certificate, registered tax for joint stock company No. 3600667859 (old number: 4703000095) issued by Dong Nai Province Department of Investment and Planning for the first time on 24 February 2004, sixth re-registered on 09 July 2024.

The Company's head office is located at: 2A Road, Bau Xeo Industrial Park, Trang Bom Commune, Dong Nai Province.

Company's Charter capital: VND 82.000.000.000. Equivalent to 8.200.000 shares with the price of VND 10.000 per share.

The number of employees of the Company as at 30 September 2025 was 27 (as at 31 December 2024: 43).

Business field

Industrial park infrastructure business

Business activities

Main business activities of the Company include:

- Investment in construction and business of industrial park infrastructure;
- Trading in electricity and clean water;
- Wastewater treatment services;
- Investment in construction and business of Service Center Area.

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY**2.1 . Accounting period and accounting currency**

Annual accounting period commences from 1 January and ends as at 31 December.

The Company maintains its accounting records in VND.

2.2 . Standards and Applicable Accounting Policies*Applicable Accounting Policies*

The Company applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and the Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC.

Declaration of compliance with Accounting Standards and Accounting System

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current Accounting Standards and Accounting System.

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Financial Statements

For the accounting period from 01/07/2025 to 30/09/2025

2.3 . Financial Instruments*Initial recognition***Financial assets**

Financial assets of the Company include cash and cash equivalents, trade receivables and other receivables, lending, long-term and short-term investments. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

Financial liabilities of the Company include loans, trade payables and other payables, accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expense directly related to the issuance of those liabilities.

2.4 . Foreign currency transactions

The foreign currency transactions during the accounting period are translated into Vietnam Dong using the real exchange rate ruling at the transaction date/approximate exchange rate because its disparity does not exceed +/- 1% compared to the average transfer exchange rate.

Real exchange rate when revaluing monetary items denominated in foreign currencies at the reporting date of Financial Statements is determined under the following principles:

- For asset accounts, applying the bid rate of the commercial bank where the Company regularly conducts transaction;
- For foreign currency deposited in bank, applying the bid rate of the bank where the Company opens its foreign currency accounts;
- For liability accounts, applying the offer rate of the commercial bank where the Company regularly conducts transaction.

All exchange differences arising from foreign currency transactions in the period and from revaluation of remaining foreign currency monetary items at the preparation of Financial Statements are recorded immediately to operating results of the accounting year.

2.5 . Cash and cash equivalents

Cash includes cash on hand, demand deposits, monetary gold used for value storage, not includes the gold classified to inventory account and used as raw materials for production of goods for sale.

Cash equivalents is short-term highly liquid investments with maturity less than 3 months from the date investment, can be converted easily into a certain amount of cash and there is no risk in conversion into cash.

2.6 . Financial investments

Investments held to maturity comprise term deposits held to maturity to earn profits periodically and other held to maturity investments.

Provision for devaluation of investments is made at the end of the year: the provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

2.7 . Receivables

Thong Nhat Joint - Stock Company

2A Road, Bau Xeo Industrial Park, Trang Bom Commune, Dong Nai Province

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For the accounting period from 01/07/2025 to 30/09/2025

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables shall be classified into short-term receivables or long-term receivables on the Financial Statements according to their remaining terms at the reporting date.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing.

2.8 . Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

Provision for devaluation of inventories made at the end of the period are the excess of original cost of inventory over their net realizable value.

2.9 . Fixed assets

Fixed assets are initially stated at the historical cost. During the using time, fixed assets are recorded at cost, accumulated depreciation and carrying amount.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	05 - 30 years
- Vehicles, transportation equipments	06 - 20 years
- Office equipments and furnitures	03 - 07 years
- Other fixed assets	03 - 05 years

2.10 . Invesment properties

Investment properties are initially recognised at historical cost.

Investment properties held for operating lease are recorded at cost, accumulated depreciation and carrying amount. Investment properties are depreciated using the straight-line method with expected useful life as follows:

- Industrial park infrastructure	10 - 30 years
- Other real properties	36 years

2.11 . Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs. Construction in progress is not depreciated until the relevant assets are completed and put into use.

2.12 . Operating lease

Operating lease is a type of lease where the significant risk and rewards of ownership of the asset belonged to the lessor. Lease payments are recorded to the operating results on the straight-line basis over lease terms.

Thong Nhat Joint - Stock Company

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Financial Statements

For the accounting period from 01/07/2025 to 30/09/2025

2.13 . Prepaid expenses

The expenses incurred but related to results of business operations of several accounting periods are recorded as prepaid expenses and are amortised to the income statement in the following accounting periods.

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

2.14 . Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. The payables shall be classified into short-term payables or long-term payables on the Financial Statements according to their remaining terms at the reporting date.

2.15 . Unearned revenues

Unearned revenues are prepayments from customers for one or many accounting periods relating to land lease and industrial park infrastructure

Unearned revenues are transferred to Revenue from sales of goods and rendering of services according to the amount which is determined in accordance with each accounting period.

2.16 . Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Share premium shall record the difference between the par value, direct costs related to the issuing shares and issue price of shares (including the case of re-issuing stock fund) and can be a positive premium (if the issue price is higher than par value and direct costs related to the issuance of shares) or negative premium (if the issue price is lower than par value and direct costs related to the issuance of shares).

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profit appropriation or loss handling of the Company.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after declaration from the Board of Management and announcement closing date receipt dividends of Securities Depository Center of Vietnam.

2.17 . Revenues

Revenue is recognized when it is probable that the economic benefits, which can be measured reliably, will flow to the Company. Revenue is determined at the fair value of amounts received or expect to get after deducting trade discounts, sales discounts, and sales returns.

2.18 . Cost of goods sold

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Cost of goods sold is recognized in accordance with revenue arising and ensure compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned,... are recognized fully and promptly into cost of goods sold in the period.

2.19 . Corporate income tax**a) Deferred income tax assets**

Deferred income tax assets is determined based on total deductible temporary difference and deductible value transferred to subsequent period of unused taxable losses or preferred taxes.

Deferred income tax assets are determined based on corporate income tax rate based on tax rates and tax laws in effect at the balance sheet date.

Deferred tax assets are recognized only to the extent that it is probable that taxable profit in future will be available against which the deductible temporary difference can be utilised. Deferred tax assets are recorded an decrease to the extent that it is not sure taxable economic benefits will be usable.

b) Current corporate income tax expenses and Deferred corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income during period, and current corporate income tax rate.

Deferred corporate income tax expenses are determined based on deductible temporary difference, the taxable temporary differences and income tax rate.

Current corporate income tax expenses and deferred corporate income tax expenses are not offset against each other.

d) Current corporate income tax rate

For the accounting period from 01/07/2025 to 30/09/2025, the Company applies the corporate income tax rate as follows:

- Tax rate 10% for social housing sales activities;
- Tax rate 20% for the remaining activities

2.20 . Earnings per shares

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Company (after adjusting for Bonus and welfare fund and Bonus fund for The Board of General Directors) by the weighted average number of ordinary shares outstanding during the period.

2.21 . Related parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;

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- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering the relationship of related parties to serve for the preparation and presentation of Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

2.22 . Segment report

The Company's main business activity is real estate business: leasing industrial park infrastructure and selling project land, taking place in Trang Bom district, Dong Nai province, so the Company does not present the Report. Segment reporting by business field and geographical area.

3 . CASH AND CASH EQUIVALENTS

	30/09/2025	01/01/2025
	VND	VND
Cash on hand	14.343.008	15.282.817
Demand deposit	1.968.791.944	1.081.050.913
Cash equivalents	14.000.000.000	9.000.000.000
	15.983.134.952	10.096.333.730

As at 30/09/2025, cash equivalents are term deposits from 01 to 03 month valued at VND 14.000.000.000 are deposited in commercial banks with interest of 3,7% / year to 4,7% / year.

4 . FINANCIAL INVESTMENTS**Held to maturity investments**

	30/09/2025		01/01/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND		VND
Short-term	237.600.000.000	-	211.400.000.000	-
- Term deposits	237.600.000.000	-	211.400.000.000	-
	237.600.000.000	-	211.400.000.000	-

As at 30/09/2025, Investments held to maturity are term deposits from 06 to 12 month valued at VND 237.600.000.000 are deposited in commercial banks with interest of 4,2% /year to 6,6% /year.

Thong Nhat Joint - Stock Company

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5 . SHORT-TERM TRADE RECEIVABLES

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Related parties	25.905.898	-	17.396.084	-
Japanese SMEs Development Joint Stock Company	22.498.195	-	16.307.244	-
Pelio Group Corporation	3.407.703	-	1.088.840	-
Other parties	2.139.957.164	-	1.989.119.691	-
BuWon Vina Co., Ltd	106.369.083	-	87.433.564	-
Viet Star JSC	51.656.249	-	833.732.917	-
C.P Vietnam Corporation - Dong Nai Branch 3	156.341.588	-	148.022.815	-
Sanlim Furniture Co., Ltd	143.039.081	-	131.729.812	-
Receivables from customers purchasing worker apartments	505.494.849	-	367.281.021	-
Others	1.177.056.314	-	420.919.562	-
	2.165.863.062	-	2.006.515.775	-

6 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Other parties	344.286.360	-	404.306.360	-
Phuc An Khang Environment Company Limited	-	-	85.000.000	-
Dong Tien Valuation Joint Stock Company	108.000.000	-	108.000.000	-
Dong Nai Province Land Registration Office	153.786.360	-	153.786.360	-
Others	82.500.000	-	57.520.000	-
	344.286.360	-	404.306.360	-

7 . OTHER SHORT-TERM RECEIVABLES

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Receivables from interest of deposit, loan	2.051.449.315	-	4.135.946.301	-
Advances	149.526.270	-	43.500.000	-
Deposits	3.416.135	-	3.271.182	-
Receivables from change in unit price of land lease	-	-	12.799.427.844	-
	2.204.391.720	-	16.982.145.327	-

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8 . INVENTORIES

	30/09/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Real estate (*)	91.192.477.412	-	57.627.850.047	-
	91.192.477.412	-	57.627.850.047	-

- (*) By Jun 30, 2025, real estate goods are the value of worker apartments and completed educational, commercial and service works under the Housing Development Project in the Service Center of the Industrial Park. Bau Xeo business is waiting for sale.

9 . LONG-TERM ASSETS IN PROGRESS

	30/09/2025	01/01/2025
	VND	VND
Construction in progress	132.575.756.492	157.041.216.067
- Service Center in Bau Xeo Industrial Park	129.159.797.351	153.625.256.926
- Industrial park fence	3.299.595.505	3.299.595.505
- Others	116.363.636	116.363.636
Procurement of fixed assets	1.489.814.815	922.037.037
- Water tanker truck	-	922.037.037
-	1.489.814.815	-
	134.065.571.307	157.963.253.104

10 . TANGIBLE FIXED ASSETS

	Buildings	Transportation equipment	Other fixed assets	Total
	VND	VND	VND	VND
Historical cost				
Beginning balance	48.742.985.538	12.129.977.416	8.204.610.557	69.077.573.511
- Purchase	-	924.787.037	-	924.787.037
Ending balance	48.742.985.538	13.054.764.453	8.204.610.557	70.002.360.548
Accumulated depreciation				
Beginning balance	30.632.174.821	10.293.748.845	4.307.492.947	45.233.416.613
- Depreciation	1.323.200.781	506.830.126	379.040.113	2.209.071.020
Ending balance	31.955.375.602	10.800.578.971	4.686.533.060	47.442.487.633
Carrying amount				
Beginning balance	18.110.810.717	1.836.228.571	3.897.117.610	23.844.156.898
Ending balance	16.787.609.936	2.254.185.482	3.518.077.497	22.559.872.915

- Cost of fully depreciated tangible fixed assets but still in use: 9.265.739.341 VND

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11 . INVESTMENT PROPERTIES**Investment properties for lease**

	Infrastructure industrial park	Workers' apartment	Others	Total
	VND	VND	VND	VND
Historical cost				
Beginning balance	201.460.425.767	5.380.047.663	11.377.689.122	218.218.162.552
- Others increase	531.526.528	-	-	531.526.528
- Transfer purpose for sell	-	(5.380.047.663)	-	(5.380.047.663)
Ending balance	201.991.952.295	-	11.377.689.122	213.369.641.417
Accumulated depreciation				
Beginning balance	103.334.025.698	368.010.224	537.279.763	104.239.315.685
- Depreciation	6.981.900.631	-	237.035.190	7.218.935.821
- Transfer purpose for sell	-	(368.010.224)	-	(368.010.224)
Ending balance	110.315.926.329	-	774.314.953	111.090.241.282
Carrying amount				
Beginning balance	98.126.400.069	5.012.037.439	10.840.409.359	113.978.846.867
Ending balance	91.676.025.966	-	10.603.374.169	102.279.400.135

- Cost of fully depreciated investment properties but still in use for lease or held for sale: 11.535.969.041 VND

12 . LONG-TERM PREPAID EXPENSES

	30/09/2025	01/01/2025
	VND	VND
Compensation for Bau Xeo Industrial Park	111.585.163.072	114.069.926.502
Surveying and design expense	1.393.274.052	1.426.712.631
Dispatched tools and supplies	38.975.000	40.608.333
Industrial park ground leveling costs	8.711.255.788	8.920.325.926
Brokerage commission expense	1.585.502.281	1.625.905.738
Fixed asset repairing expense	1.156.173.679	839.588.612
Others	1.320.756.915	1.111.479.429
	125.791.100.787	128.034.547.171

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13 . SHORT-TERM TRADE PAYABLES

	30/09/2025		01/01/2025	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
Related parties	61.685.481	61.685.481	16.104.410	16.104.410
Nhon Trach Green Trees Corporation	47.229.651	47.229.651	-	-
Tin Nghia Petrol JSC	14.455.830	14.455.830	16.104.410	16.104.410
Other parties	4.006.019.403	4.006.019.403	7.064.018.946	7.064.018.946
Nguyen Hoang Co., Ltd	2.747.440.906	2.747.440.906	6.280.082.570	6.280.082.570
Huy Thuan Phat Construction Trading Co., Ltd	989.801.971	989.801.971	406.666.039	406.666.039
Others	268.776.526	268.776.526	377.270.337	377.270.337
	4.067.704.884	4.067.704.884	7.080.123.356	7.080.123.356

14 . SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	30/09/2025	01/01/2025
	VND	VND
Related parties	72.942.675	72.942.675
Pelio Group Corporation	72.942.675	72.942.675
Other parties	5.441.449.674	2.388.096.904
Sanlim Furniture Co., Ltd	289.939.643	579.879.284
Pousung VN Co., Ltd	2.426.751.826	570.314.814
ShingMark Vina Company	1.506.188.002	-
Others	1.218.570.203	1.237.902.806
	5.514.392.349	2.461.039.579

15 . TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Tax payable at the beginning of	Tax payable in the period	Tax paid in the period	Tax payable at the end of the
	VND	VND	VND	VND
Value added tax	-	2.718.359.417	2.051.014.807	667.344.610
Corporate income tax	1.784.440.764	6.712.121.005	1.784.440.764	6.712.121.005
Personal income tax	400.283.562	551.278.995	929.081.482	22.481.075
Property tax and land rental	12.799.427.844	8.729.273.030	9.833.261.844	11.695.439.030
Environmental protection tax	-	11.401.767	11.401.767	-
Fees and other obligations	-	3.000.000	3.000.000	-
	14.984.152.170	18.725.434.214	14.612.200.664	19.097.385.720

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16 . UNEARNED REVENUES

	30/09/2025	01/01/2025
	VND	VND
a) Short-term		
Revenue received in advance for infrastructure rental	25.535.499.676	15.277.376.564
Revenue received in advance from land rental	6.302.728.282	13.691.480
	31.838.227.958	15.291.068.044
b) Long-term		
Revenue received in advance for infrastructure rental	443.312.331.761	454.770.364.184
Revenue received in advance from land rental	198.544.746	208.813.356
	443.510.876.507	454.979.177.540

17 . OTHER SHORT-TERM PAYABLES

	30/09/2025	01/01/2025
	VND	VND
Short-term deposits, collateral received	475.000.000	460.000.000
Dividend, profit payables	1.355.179.683	17.499.155.341
Others	541.088.644	147.102.421
	2.371.268.327	18.106.257.762
In which: Other payables to related parties		
- Tin Nghia Corporation	-	5.915.520.000
- Dong Nai Rubber Corporation	-	4.840.800.000
- America LLC	-	2.680.200.000
	-	13.436.520.000

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18 . OWNER'S EQUITY**a) Changes in owner's equity**

	Contributed capital	Development investment fund	Retained earnings	Total
	VND	VND	VND	VND
Beginning balance of previous period	82.000.000.000	103.396.325.127	25.259.575.767	210.655.900.894
Profit/loss of the previous period	-	-	26.578.738.211	26.578.738.211
Setting up Development and investment funds	-	3.209.135.003	(3.209.135.003)	-
Deduction to reward and welfare fund	-	-	(4.194.207.012)	(4.194.207.012)
Setting up Bonus for Board of Directors, Board of Supervision, Board of Executive	-	-	(862.989.960)	(862.989.960)
Dividend payment in 2023	-	-	(4.100.000.000)	(4.100.000.000)
Adjustment for VAT, PIT of previous years	-	-	(760.335.505)	(760.335.505)
Advance dividend in 2024	-	-	(16.400.000.000)	(16.400.000.000)
Temporary setting up Bonus funds for Board of Directors, Board of Supervision, Board of Executive	-	-	(480.000.000)	(480.000.000)
Ending balance of previous period	82.000.000.000	106.605.460.130	21.831.646.498	210.437.106.628
Beginning balance of current period	82.000.000.000	106.605.460.130	21.831.646.498	210.437.106.628
Profit/loss of the current period	-	-	25.150.875.079	25.150.875.079
Appropriation to development investment fund	-	2.417.697.005	(2.417.697.005)	-
Deduction to reward and welfare fund	-	-	(2.863.679.060)	(2.863.679.060)
Setting up Bonus for Board of Directors, Board of Supervision, Board of Executive	-	-	(317.362.146)	(317.362.146)
Dividend payment in 2024	-	-	(4.100.000.000)	(4.100.000.000)
Ending balance of current period	82.000.000.000	109.023.157.135	37.283.783.366	228.306.940.501

b) Details of owner's invested capital

	Rate (%)	30/09/2025 VND	Rate (%)	01/01/2025 VND
Dong Nai Rubber Corporation Limited Company	36,07	29.577.600.000	36,07	29.577.600.000
Tin Nghia Corporation Joint Stock Company	29,52	24.204.000.000	29,52	24.204.000.000
America LLC	16,70	13.694.000.000	16,34	13.401.000.000
Mr. Quach Trong Nguyen	6,47	5.304.800.000	6,47	5.304.800.000
Other shareholders	11,24	9.219.600.000	11,60	9.512.600.000
	100	82.000.000.000	100	82.000.000.000

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c) Capital transactions with owners and distribution of dividends and profits

	3th quarter VND	3th quarter VND
Owner's invested capital		
- At the beginning of period	82.000.000.000	82.000.000.000
- At the ending of period	82.000.000.000	82.000.000.000
- Dividend, profit payable at the beginning of the period	1.352.052.183	1.462.595.183
- Dividend, profit payable in the period		
+ From the previous year profit	4.100.000.000	-
- Dividend, profit paid in cash during the period	(4.096.872.500)	(396.000.000)
+ From the previous year profit	(4.096.872.500)	(396.000.000)
- Dividend, profit payable at the end of the period	<u>1.355.179.683</u>	<u>1.066.595.183</u>

d) Share

	30/09/2025	01/01/2025
Quantity of Authorized issuing shares	8.200.000	8.200.000
Quantity of issued shares		
- Common shares	8.200.000	8.200.000
Quantity of circulation shares		
- Common shares	8.200.000	8.200.000
Par value per share: VND 10,000		

f) Company's funds

	30/09/2025 VND	01/01/2025 VND
Investment and development fund	109.023.157.135	106.605.460.130
	<u>109.023.157.135</u>	<u>106.605.460.130</u>

19 . OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT**a) Operating leased assets**

The Company signed land lease agreements at Bau Xeo Industrial Park, Song Trau Commune, Trang Bom District, Dong Nai Province, for the purpose of industrial park and infrastructure development from 2005 to 2056. The total leased land area is 4,058,736.9 m². Under such contracts, the Company has to pay leasing cost annually until contract expiry date complying with the current legal regulations.

b) Foreign currencies

	30/09/2025	01/01/2025
USD	87,00	96,90

e) Bad debts written off

	30/09/2025 VND	01/01/2025 VND
Shing Mark Vina Co., Ltd	6.150.668	6.150.668
KL Texwell Vina Co., Ltd	66.529.068	66.529.068
An Thien Ly Co., Ltd	43.121.254	43.121.254
	<u>115.800.990</u>	<u>115.800.990</u>

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20 . TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	3th quarter	3th quarter
	VND	VND
Revenue from land and infrastructure leasing.	15.775.521.081	15.472.101.490
Revenue from services rendered	2.331.096.000	1.779.303.000
Revenue from clean water supply	2.778.992.557	1.302.910.532
Revenue from selling social housing	2.632.644.361	-
Other	373.959.537	111.660.193
	23.892.213.536	18.665.975.215
In which: Revenue from related parties	456.886.807	474.711.405
<i>(Detailed as in Note No. 30)</i>		

21 . COST OF GOODS SOLD

	3th quarter	3th quarter
	VND	VND
Costs of leasing land and infrastructure	5.490.059.049	4.627.403.968
Costs of providing clean water	2.174.074.652	1.814.293.851
Costs of wastewater treatment	979.756.693	894.184.662
Cost of selling social housing	2.560.040.452	-
Other	737.306.454	60.242.889
	11.941.237.300	7.396.125.370
In which: Goods purchased from related parties	638.291.487	468.829.495
Total purchase value		
<i>(Detailed as in Note No. 30)</i>		

22 . FINANCIAL INCOME

	3th quarter	3th quarter
	VND	VND
Interest income, interest from loans	624.702.982	649.739.667
	624.702.982	649.739.667

23 . GENERAL ADMINISTRATIVE EXPENSES

	3th quarter	3th quarter
	VND	VND
Raw materials	79.244.998	120.071.571
Labor expenses	2.321.100.091	2.611.584.240
Depreciation expenses	168.126.176	134.770.595
Tax, Charge, Fee	7.306.187	5.337.314
Expenses of outsourcing services	358.714.022	954.642.059
Other expenses in cash	626.981.040	930.022.724
	3.561.472.514	4.756.428.503
In which: Expenses purchased from related parties	131.261.304	100.410.664
<i>(Detailed as in Note No. 30)</i>		

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24 . OTHER INCOME

	3th quarter	3th quarter
	VND	VND
Income from transferring, disposal fixed assets	-	43.518.519
Others	-	68.998.586
	-	112.517.105

25 . OTHER EXPENSES

	3th quarter	3th quarter
	VND	VND
Residual value and expenses of disposal fixed assets	-	10.760.000
	-	10.760.000

26 . CURRENT CORPORATE INCOME TAX EXPENSE

	3th quarter	3th quarter
	VND	VND
<i>Corporate income tax from main business activities</i>		
Total profit before tax	9.536.304.533	7.238.324.911
Increase	318.000.002	440.000.002
- <i>Unreasonable expenses</i>	318.000.002	440.000.002
Decrease	(12.695.538)	(12.695.538)
- <i>Unearned revenue is taxed</i>	(12.695.538)	(12.695.538)
Taxable income	9.344.909.481	7.665.629.375
Income is taxable at 20%		
Offsetting losses from real estate business activities	10.146.913.461	8.092.933.839
Current corporate income tax expense	1.868.981.896	1.533.125.875
Tax payable at the beginning of period	4.843.139.109	2.329.248.612
Tax paid in the period	-	-
Closing period income tax payable of main business activities	6.712.121.005	3.862.374.487
<i>Corporate income tax from real estate business</i>		
Total profit before tax from real estate business	(522.097.829)	26.593.203
Increase	522.097.829	1.476.290
- <i>Unreasonable expenses</i>	25.398.313	1.476.290
- <i>Offsetting losses from real estate business activities</i>	496.699.516	-
Taxable income	-	28.069.493
Current corporate income tax expense	-	5.613.899
Closing period income tax payable of real estate business	-	5.613.899
Total current corporate income tax expense	1.868.981.896	1.538.739.774
Corporate income tax payable at the end of the period:	6.712.121.005	3.867.988.386

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27 . DEFERRED TAX**a) Deferred income tax assets**

	30/09/2025	01/01/2025
	VND	VND
Corporate income tax rate used to determine the value of Deferred income tax assets	20%	20%
Deferred income tax assets related to deductible temporary differences	317.388.467	325.005.791
	317.388.467	325.005.791

c) Deferred income tax expenses

	30/09/2025	01/01/2025
	VND	VND
Returned of deferred income tax assets	2.539.108	2.539.108
	2.539.108	2.539.108

28 . BASIC EARNINGS PER SHARE

Earning per share distributed to common shareholders of the Company is calculated as follows :

	3th quarter	3th quarter
	VND	VND
Profit after tax	7.142.685.700	5.723.639.232
Profit distributed to common shares	7.142.685.700	5.723.639.232
Average number of outstanding common shares in circulation in the year	8.200.000	8.200.000
Basic earnings per share	871	698

Profits allocated to the Company's common shares to calculate basic earnings per share include amounts allocated to bonus and welfare funds.

29 . BUSINESS AND PRODUCTIONS COST BY ITEMS

	3th quarter	3th quarter
	VND	VND
Raw materials	137.744.998	234.323.571
Labour expenses	2.736.361.377	2.911.406.278
Depreciation expenses	3.107.953.074	3.169.762.243
Expenses of outsourcing services	3.540.301.203	1.863.841.039
Other expenses in cash	5.980.349.162	3.973.220.742
	15.502.709.814	12.152.553.873

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30 . TRANSACTIONS AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Company detail as follows:

Related parties	Relation
Dong Nai Rubber Corporation	Major shareholder
Tin Nghia Corporation	Major shareholder
America LLC	Major shareholder
Pelio Group Joint Stock Company	The company is related to major shareholders
Japanese SMEs Development Joint Stock Company	Subsidiary of Tin Nghia Corporation
Tin Nghia Professional Security Services Corporation	Subsidiary of Tin Nghia Corporation
Tin Nghia Petrol JSC	Subsidiary of Tin Nghia Corporation
Tin Nghia Project Management JSC	Affiliate company of Tin Nghia Corporation
Nhon Trach Green Trees Corporation	Affiliate company of Tin Nghia Corporation
An Loc Ruber Construction JSC	Affiliate company of Dong Nai Rubber Corporatic

Except from information with related parties presented as in above Notes, the Company still had transactions occurred in the period with related parties as follows:

	3th quarter VND	3th quarter VND
Revenue from sales of goods and rendering of services	456.886.807	474.711.405
Japan Small and Medium Enterprise Development Joint Stock Company	406.796.518	355.870.214
Pelio Group Joint Stock Company	50.090.289	118.841.191
Purchasing goods and services	769.552.791	569.240.159
Pelio Group Joint Stock Company	-	42.747.453
Tin Nghia Professional Security Services Joint Stock Company	520.636.359	225.000.000
Tin Nghia Petroleum Joint Stock Company	40.788.172	43.663.211
Dong Nai Agricultural Products Import-Export Processing Joint Stock Company	6.111.112	-
Nhon Trach Tree Joint Stock Company	195.906.036	253.829.495
Dong Nai Valuation Joint Stock Company	6.111.112	4.000.000
Dividends	-	3.340.230.000
Dong Nai Rubber Corporation	-	1.478.880.000
Tin Nghia Corporation	-	1.210.200.000
America LLC	-	651.150.000
Dividends	-	3.340.230.000
Dong Nai Rubber Corporation	-	1.478.880.000
Tin Nghia Corporation	-	1.210.200.000
America LLC	-	651.150.000
Construction and resulting construction	351.911.111	35.296.296
Tin Nghia Project Management JSC	351.911.111	35.296.296

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Remuneration of key managers

	3th quarter	3th quarter
	VND	VND
Remuneration to the General Director	283.833.334	292.166.667
Income of other members of the Board of General Directors and Board of Directors	565.666.668	647.666.668
	<u>849.500.002</u>	<u>939.833.335</u>



Phan Thi Thuy Dung
Preparer



Nguyen Huu Tri
Chief Accountant



Nguyen Hoang Dung
General Director
Dong Nai, Oct 10, 2025

