

**FINANCIAL STATEMENTS**  
**FIRST QUARTER OF 2026**

---

**TIEN GIANG INVESTMENT**  
**AND CONSTRUCTION JOINT STOCK COMPANY**

## STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Currency : VND

ASSETS	Code	Notes	Balance at 31/03/2026	Balance at 01/01/2026
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>813.895.391.597</b>	<b>867.736.392.791</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>V.1</b>	<b>102.195.597.735</b>	<b>165.008.945.330</b>
1. Cash	111		36.613.308.344	99.723.958.422
2. Cash equivalents	112		65.582.289.391	65.284.986.908
<b>II. Short-term investments</b>	<b>120</b>	<b>V.2a</b>	<b>1.936.000.000</b>	<b>1.936.000.000</b>
1. Held- to-maturity investments	123		1.936.000.000	1.936.000.000
<b>III. Current accounts receivable</b>	<b>130</b>		<b>92.609.535.278</b>	<b>79.618.860.672</b>
1. Short-term trade receivables	131	V.3	33.340.690.335	38.466.656.410
2. Short-term advances to suppliers	132	V.4	14.184.315.503	13.098.679.857
3. Other short-term receivables	135	V.5a	47.612.659.764	30.581.654.729
4. Provision for doubtful short-term receivables	136	V6	(2.528.130.324)	(2.528.130.324)
<b>IV. Inventories</b>	<b>140</b>	<b>V.7</b>	<b>578.736.826.656</b>	<b>586.308.657.440</b>
1. Inventories	141		579.104.267.238	586.676.098.022
2. Provision for obsolete inventories (*)	142		(367.440.582)	(367.440.582)
<b>VI. Other current assets</b>	<b>160</b>		<b>38.417.431.928</b>	<b>34.863.929.349</b>
1. Short-term prepaid expenses	161	V.8a	454.871.034	614.525.127
2. Tax and other receivables from the State	163	V.16	3.032.250.075	4.746.712.109
3. Other short-term assets	165	V.2b	34.930.310.819	29.502.692.113
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>791.540.091.466</b>	<b>814.499.435.157</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>109.070.531.759</b>	<b>136.165.565.846</b>
1. Other long-term receivables	215	V.5b	109.070.531.759	136.165.565.846
<b>II. Fixed assets</b>	<b>220</b>		<b>41.331.945.279</b>	<b>40.416.087.461</b>
1. Tangible fixed assets	221	V.9	15.945.967.398	14.781.810.920
- Cost	222		25.945.843.237	24.325.472.867
- Accumulated depreciation (*)	223		(9.999.875.839)	(9.543.661.947)
2. Intangible fixed assets	227	V.10	25.385.977.881	25.634.276.541
- Cost	228		31.901.489.696	31.901.489.696
- Accumulated depreciation (*)	229		(6.515.511.815)	(6.267.213.155)
<b>IV. Investment properties</b>	<b>240</b>	<b>V.11</b>	<b>15.871.920.910</b>	<b>16.271.225.725</b>
- Cost	241		26.897.687.106	26.897.687.106
- Accumulated depreciation (*)	242		(11.025.766.196)	(10.626.461.381)
<b>V. Long-term assets in progress</b>	<b>250</b>		<b>401.000.352.066</b>	<b>395.777.457.327</b>
1. Construction in progress	252	V.12	401.000.352.066	395.777.457.327
<b>VI. Long-term investments</b>	<b>260</b>	<b>V.2c</b>	<b>212.260.000.000</b>	<b>212.260.000.000</b>
1. Investments in subsidiaries	261		212.000.000.000	212.000.000.000
2. Investments in jointly controlled entities and associates	262		260.000.000	260.000.000
3. Investment held to maturity	265	V.2a		
<b>VII. Other long-term assets</b>	<b>270</b>		<b>12.005.341.452</b>	<b>13.609.098.798</b>
1. Long-term prepaid expenses	271	V.8b	897.917.553	749.802.108
2. Deferred tax assets	272	V.13	11.107.423.899	10.291.723.619
3. Other long-term assets	274	V.2b		2.567.573.071
<b>TOTAL ASSETS (270 = 100 + 200)</b>	<b>270</b>		<b>1.605.435.483.063</b>	<b>1.682.235.827.948</b>

**STATEMENT OF FINANCIAL POSITION**

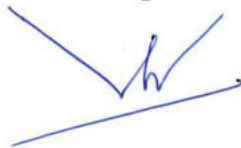
As at 31 March 2026

Currency : VND

RESOURCES	Code	Notes	Balance at 31/03/2026	Balance at 01/01/2026
<b>C. LIABILITIES</b>	<b>300</b>		<b>871.025.238.192</b>	<b>943.960.630.257</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>530.525.841.911</b>	<b>598.361.494.442</b>
1. Short-term trade payables	311	V.14	35.070.000.170	100.308.322.332
2. Short-term advances from customers	312	V.15	262.417.598.489	269.604.659.075
3. Dividends and profits payable	313	V.16	31.161.774.300	96.949.900
4. Taxes and other payables to the State	314	V.17	2.152.191.839	31.080.743.505
5. Payables to employees	315		2.412.668.736	4.292.651.334
6. Short-term accrued expenses	316	V.18	3.815.549.628	1.789.368.071
7. Short-term unearned revenues	319	V.20	1.501.997.586	584.946.123
8. Other short-term payables	320	V.19	1.571.726.071	9.041.864.103
9. Short-term loan and finance lease	321	V.21	184.160.216.265	174.150.371.172
10. Bonus and welfare fund	323	V.23	6.262.118.827	7.411.618.827
<b>II. Non-current liabilities</b>	<b>330</b>		<b>340.499.396.281</b>	<b>345.599.135.815</b>
1. Long-term accrued expenses	334	V.18	55.169.678.914	51.091.177.513
2. Other long-term liabilities	338	V.19	408.240.000	408.240.000
3. Long-term loans and finance lease	339	V.21	277.515.276.775	287.199.153.468
4. Long-term provisions	343	V.22	7.406.200.592	6.900.564.834
<b>D. OWNERS' EQUITY</b>	<b>400</b>	<b>V.24</b>	<b>734.410.244.871</b>	<b>738.275.197.691</b>
1. Share capital	411		311.299.070.000	311.299.070.000
- Shares with voting rights	411a		311.299.070.000	311.299.070.000
2. Share premium	412		5.700.930.000	5.700.930.000
3. Investment and development fund	418		238.853.887.901	238.853.887.901
4. Undistributed earnings	420		178.556.356.970	182.421.309.790
-Undistributed earnings of prior period	420a		151.291.402.790	72.181.220.719
- Undistributed earnings of current year	420b		27.264.954.180	110.240.089.071
<b>TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)</b>	<b>440</b>		<b>1.605.435.483.063</b>	<b>1.682.235.827.948</b>

Dong Thap, April 22<sup>nd</sup>, 2026

Preparer



TU THI VIET

Chief accountant



HUYNH THI MY HUONG

General Director



VU HUY GIAP

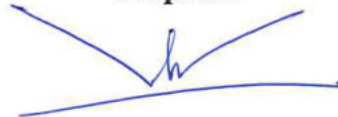
**SEPARATE INCOME STATEMENT**

Quarter I/2026

Currency: VND

ITEMS	Code	Notes	QUARTER I		Accumulation from the beginning of the year to the end of this quarter	
			2026	2025	2026	2025
1. Revenue from sale of goods and rendering of services	01		119.364.284.455	71.923.260.445	119.364.284.455	71.923.260.445
2. Deductions	02		-	-	-	-
3. Net revenue from sale of goods and rendering of services (10 = 01 - 02)	10	VI.1	119.364.284.455	71.923.260.445	119.364.284.455	71.923.260.445
4. Cost of goods sold and services rendered	11	VI.2	85.111.148.321	49.555.046.954	85.111.148.321	49.555.046.954
5. Gross profit from sale of goods and rendering of services (20 = 10 - 11)	20		34.253.136.134	22.368.213.491	34.253.136.134	22.368.213.491
6. Gain or loss from the sale and disposal of investment property	21					
7. Finance income	22	VI.3	10.263.006.732	22.925.296.439	10.263.006.732	22.925.296.439
8. Finance expenses	23	VI.4	4.283.822.396	4.216.907.887	4.283.822.396	4.216.907.887
- Of which: Borrowing costs	24		4.281.584.901	4.216.907.887	4.281.584.901	4.216.907.887
9. Selling expenses	25	VI.5	2.475.060.311	2.600.723.610	2.475.060.311	2.600.723.610
10. General and administrative expenses	26	VI.6	5.766.167.715	4.997.922.076	5.766.167.715	4.997.922.076
11. Operating profit {30 = 20 + (21 - 22) - (25 + 26)}	30		31.991.092.444	33.477.956.357	31.991.092.444	33.477.956.357
12. Other income	31	VI.7	67.659.996	77.103.372	67.659.996	77.103.372
13. Other expenses	32	VI.8	60.226.142	66.606.909	60.226.142	66.606.909
14. Other profit/(loss) (40 = 31 - 32)	40		7.433.854	10.496.463	7.433.854	10.496.463
15. Accounting profit before tax (50 = 30 + 40)	50		31.998.526.298	33.488.452.820	31.998.526.298	33.488.452.820
16. Current corporate income tax expense	51		5.549.272.398	2.595.252.033	5.549.272.398	2.595.252.033
17. Deferred tax expense	52		(815.700.280)	(75.244.851)	(815.700.280)	(75.244.851)
18. Net profit after tax (60 = 50 - 51 - 52)	60		27.264.954.180	30.968.445.638	27.264.954.180	30.968.445.638

Preparer



TU THI VIET

Chief accountant



HUYNH THI MY HUONG



General Director

VU HUY GIAP

**SEPARATE CASH FLOW STATEMENT**

**Quarter I of 2026**

**Currency :VND**

ITEMS	Code	Notes	Accumulation from the beginning of the year to the end of this quarter	
			Year 2026	Year 2025
1	2	3	4	5
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>				
<b>1. Profit before tax</b>	<b>01</b>		<b>31.998.526.298</b>	<b>33.488.452.820</b>
<b>2. Adjustments to the clauses</b>				
- Depreciation of fixed assets and investment property	02		1.103.817.367	934.618.211
- Reversal of provision	03		505.635.758	-
- Foreign exchange (gain)/loss due to revaluation of monetary items	04		2.237.495	(3.651.956)
- Profits from investing activities	05		(10.265.244.227)	(22.925.296.439)
- Borrowing costs	06		4.281.584.901	4.216.907.887
<b>3. Operating profit before changes in working capital</b>	<b>08</b>		<b>27.626.557.592</b>	<b>15.711.030.523</b>
- Increase /(decrease) in receivables	09		8.809.167.098	39.724.780.977
- Increase /(decrease) in inventories	10		7.571.830.784	7.934.951.561
- Increase/(decrease) in payables	11		(79.990.784.681)	(7.042.865.204)
- (Increase)/decrease in prepaid expenses	12		11.538.648	490.403.645
- Borrowing costs paid	14		(4.021.317.756)	(3.835.644.633)
- Corporate income tax paid	15		(28.506.339.360)	(7.316.780.863)
- Other cash outflows for operating activities	17		(1.149.500.000)	(355.800.000)
<b>Net cash flows used in operating activities</b>	<b>20</b>		<b>(69.648.847.675)</b>	<b>45.310.076.006</b>
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>				
1. Purchase and construction of fixed assets and other long-term assets	21		(7.022.221.154)	(39.624.317.256)
2. Cash outflows for loans granted and purchases of debt instruments of other entities	23		(2.860.045.635)	
3. Cash receipts from interests, dividends and profits shared	27		16.459.198.364	4.083.865.318
<b>Net cash flows from investing activities</b>	<b>30</b>		<b>6.576.931.575</b>	<b>(35.540.451.938)</b>
<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>				
1. Drawdown of borrowings	33		41.051.992.000	54.849.072.728
2. Repayment of borrowings	34		(40.726.023.600)	(61.303.524.100)
3. Dividends paid/Profit distributed	36		(65.162.400)	(25.945.020.100)
<b>Net cash flows from/(used in) financing activities</b>	<b>40</b>		<b>260.806.000</b>	<b>(32.399.471.472)</b>
<b>Net increase in cash for the year (50=20+30+40)</b>	<b>50</b>		<b>(62.811.110.100)</b>	<b>(22.629.847.404)</b>
<b>Cash and cash equivalents at beginning of year</b>	<b>60</b>		<b>165.008.945.330</b>	<b>121.969.328.432</b>
Effect of exchange rate on cash and cash equivalents	61		(2.237.495)	3.651.956
<b>Cash and cash equivalents at end of year (70=50+60+61)</b>	<b>70</b>		<b>102.195.597.735</b>	<b>99.343.132.984</b>

Dong Thap, April 22<sup>nd</sup>, 2026

**Preparer**



**Tu Thi Viet**

**Chief accountant**



**Huynh Thi My Huong**



**Vu Huy Giap**

## **I. CHARACTERISTICS OF THE ENTERPRISE'S ACTIVITIES**

### **1. Form of capital ownership**

Tien Giang Investment and Construction Joint Stock Company (English name is Tien Giang Investment and Construction Joint Stock Company, the abbreviation is TICCO) operates under Business Registration Certificate No. 5303000020 (new number is 1200526842) issued by the Department of Planning and Investment of Tien Giang province for the first time on January 2, 2004 and changed for the 23rd time. July 22, 2025.

Charter capital: 311.299.070.000 VND.

Head office: No. 46 – 48, Nguyen Cong Binh Street, Trung An Ward, Dong Thap Province.

The company has 03 (three) dependent units and dependent accounting units: TICCO Real Estate Exchange headquartered at No. 46 – 48, Nguyen Cong Binh Street, Trung An Ward , Dong Thap Province; TICCO representative office is headquartered at No. 388 Nguyen Trong Dan Street, Long My Quarter, Binh Xuan Ward, Dong Thap and Tien Giang Investment and Construction Joint Stock Company Branch are located in Gia Thuan Industrial Cluster, hamlet 3, Gia Thuan commune, Dong Thap province.

The number of employees of the Company as at 31 March 2026 is 60 people .

### **2. Business field**

- Real estate consultancy, brokerage and auctioning, land use right auctioning. Details: Real estate brokerage, real estate valuation, real estate consulting, real estate auction, real estate management; except for judicial expertise, bailiff service, asset auction service, notary service, administrator service;
- Site preparation. Details: Ground filling;
- Building of ships and floating structures. Details: Overhaul of equipment, repair and construction of new barges;
- Machining; treatment and coating of metals. Details: Machining of mechanical products, sluice gates for irrigation works;
- Trading of own or rented property and land use rights. Details: Real estate business (except for the construction of cemetery and cemetery infrastructure for the transfer of land use rights associated with infrastructure); construction investment, management, operation of infrastructure: industrial parks, industrial clusters, residential areas, resettlement areas, workers' housing. Sub-lease land, warehouses, factories, yards; Trading of houses, leasing of offices and kiosks; Management and maintenance of infrastructure facilities in industrial parks, industrial clusters, residential areas, resettlement areas, workers' housing.
- Retail sale of hardware, paints, glass and other construction installation equipment in specialized stores. Details: Trading of building materials;
- Architectural and engineering activities and related technical consultancy. Details: Survey and design of construction, traffic, and irrigation works; bidding consultancy, supervision. Project formulation for construction, traffic, and irrigation works;
- Manufacture of plastics products. Details: Manufacture of products made of composite materials;
- Construction of residential building;
- Wholesale of construction materials, equipment and supplies. Details: Trading of filling sand;
- Construction of railways;

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**  
(Shown in VND, except where noted in other currencies)

- \_ Other specialized wholesale n.e.c. Details: Trading of products made of composite materials;
- Renting and leasing of motor vehicles;
- Construction of road works. Details: Construction of traffic works; traffic bridges, wharves, roads of all kinds, water supply and drainage systems.
- Freight transport by road;
- Construction of hydraulic structures. Details: Construction of irrigation works: Pump station, culvert, dyke, river embankment, sea embankment of all kinds, water reservoir and dredging of canals; except for installation, operation and maintenance services of aids to navigation, waters, public navigational channels and sea lanes; Survey service of waters, public navigational channels and sea lanes to serve the announcement of Notice to mariners; Survey, preparation and issuance services of nautical charts of seaport waters, navigational channels and sea lanes;
- Construction of other civil engineering projects. Details: Construction of industrial facilities, construction of technical infrastructure works;
- Electricity transmission and distribution except for transmission and dispatching of the national power system; Construction and operation of multi-purpose hydroelectricity and nuclear power are of special socioeconomic importance;
- Renting and leasing of other machinery, equipment and tangible goods without operator;
- Water collection, treatment and supply;
- Collection of non-hazardous waste. Details: Except for collecting waste directly from households;
- Construction of water supply and drainage works;
- Combined facilities support activities;
- Landscape care and maintenance service activities;
- Logistics; design; manufacture; fabrication of lifting equipment;
- Collection of hazardous waste;
- Treatment and disposal of non-hazardous waste;
- Treatment and disposal of hazardous waste;

### 3. Group structure

#### 3.1. Direct subsidiaries

Sequence number	Company name	Address	Voting rights	Benefit ratio
1	TICCO Concrete One Member Company Limited	Lot No. 1, 2, 3, 4, 5, 6 My Tho industrial park, Trung An Ward, Dong Thap province	100,00%	100,00%
2	TICCO Construction Joint Stock Company	490 Dinh Bo Linh, My Phong Ward , Dong Thap Province	60,61%	60,61%
3	TICCO Hydraulics Construction One Member Company Limited	490 Dinh Bo Linh, My Phong Ward , Dong Thap Province	100,00%	100,00%

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**  
(Shown in VND, except where noted in other currencies)

Sequence number	Company name	Address	Voting rights	Benefit ratio
4	TICCO Tan Phuoc Concrete One Member Company Limited	Hamlet 4, Tan Phuoc 3 commune, Dong Thap province	100,00%	100,00%
5	TICCO TICCO Go Cong One Member Company Limited	Lots C9 and C10, Gia Thuan 2 Industrial Cluster, Gia Thuan Commune, Dong Thap Province	100,00%	100,00%

**3.2. Associate company**

Sequence number	Company name	Address	Voting rights	Voting rights
1	Testco Joint Stock Company	Lot No. 1, 2, 3 My Tho industrial park, Dong Thap province	20,00%	20,00%

**II. ACCOUNTING YEAR, CURRENCY USED IN ACCOUNTING**

**1. Accounting year**

The company's accounting year begins on January 1 and ends on December 31 every year.

This report shall be prepared separately for the period from 1 January 2026 to 31 March 2026.

**2. Currency used in accounting**

The currency used in accounting records is Vietnamese Dong (VND).

**III. APPLICABLE ACCOUNTING REGIME**

**1. Accounting regime applicable**

The company applies the Vietnamese corporate accounting regime issued according to Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Minister of Finance on guiding the Corporate Accounting Regime, Accounting Standards Vietnam issued by the Ministry of Finance and documents amending and supplementing it instructions attached.

**2. Statement of compliance with accounting standards and accounting regimes**

The Board of General Directors ensures full compliance with the requirements of current accounting standards and accounting regimes for Vietnamese Enterprises in preparing financial reports.

**IV. APPLICABLE ACCOUNTING POLICIES**

**1. Basis for preparing financial statements**

Financial statements are presented in Vietnamese Dong (VND), according to the principle of cost, prepared in accordance with Vietnamese accounting standards, Vietnamese accounting regime and relevant current regulations in Vietnam.

**2. Cash and cash equivalents**

**Principles for determining monetary amounts and equivalents**

Amounts and cash equivalents including cash, bank deposits, the funds in transfer and short-term investments with a recovery or maturity of no more than 3 months are easily convertible into a specified amount of funds and there is not much risk in converting into funds from the date of purchase that investment at the time of reporting.

**Principles and methods of converting other currencies**

Economic operations arising in foreign currency are converted into Vietnamese Dong at the actual transaction rate at the time the operations arise. At the end of the year, monetary items of foreign currency origin are converted at the transfer purchase rate of the Commercial Bank where the enterprise opens an account announced at the time of preparing the financial statements.

The actual exchange differences arising during the period and the exchange differences resulting from the revaluation of the balance of monetary items at the end of the year are carried over into revenue or financial charges for the financial year.

**3. Accounting policies for inventory**

**Inventory recognition principles**

Inventories are recorded on the basis of cost. The cost of inventory includes purchase costs, processing costs, and other directly related costs incurred to obtain inventory in its current location and state.

Where the net realisable value is less than the cost, in terms of the net realisable value. The net realizable value is determined by subtracting the estimated selling price of the inventory from the estimated cost of completing the products and the estimated cost required for their consumption.

**Methodology for determining the value of closing inventories**

The closing inventory value is determined according to the Pre-Import – pre-export method.

**Inventory accounting method**

The company applies a regular declaration method to account for inventory.

**Make provisions for inventory discounts**

The company makes provisions for inventory discounts according to the instructions in Circular 48/2019/TT-BTC dated August 8, 2019 of the Ministry of Finance.

**4. Principles for recording trade receivables and other receivables**

**Recognition principle**

Customer receivables, prepayments to sellers, internal receivables, receivables according to the construction contract plan schedule (if any), and other receivables at the time of reporting, if:

- With a recovery or payment term of less than 1 year (or within a production and business cycle) classified as a Short-Term Asset;
- Have a recovery or payment period of more than 1 year (or more than one production and business cycle) classified as a Long-Term Asset.

**Make provisions for doubtful receivables**

The Company's provisions for bad receivables are set aside according to the instructions in Circular 48/2019/TT-BTC dated August 8, 2019 of the Ministry of Finance. Accordingly, provisions for doubtful receivables are made for each doubtful receivable based on the delinquent age of the debts or the expected level of possible losses.

**5. Tangible fixed assets and depreciation**

Value recognition principle Tangible fixed assets

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**  
(Shown in VND, except where noted in other currencies)

The value of tangible fixed assets is presented at cost less accumulated attrition. The cost of tangible fixed assets includes all costs that the Company must spend to obtain fixed assets up to the time of putting that asset into a state of readiness for use.

Depreciation method Tangible fixed assets

Depreciation is extracted according to the straight-line method. The estimated useful life is as follows:

Houses, architectural objects	05 - 25 year
Machinery and equipment	04 - 12 year
Means of transport and transmission	03 - 10 year
Management equipment and tools	03 - 04 year

## **6. Intangible fixed assets and depreciation**

Intangible fixed assets represent the value of the accounting software and the value of the company's land use rights.

### ***Land use rights***

Land use rights are all the actual costs the Company has spent that are directly related to the land used including money spent for land use rights, compensation costs, site clearance, site leveling, registration fees,...Land use rights are depreciated according to the straight-line method corresponding to the life of the plot.

### ***Accounting software***

Accounting software value is all the costs that the Company has spent up to the time the software is put into use. Accounting software is depreciated using the straight-line method over a period of 6 years.

## **7. Investment real estate**

The value of rental properties is expressed at cost less accumulated wear and tear. The cost of investment real estate is the entire cost that the Company must spend or the fair value of the amounts given in exchange to obtain investment real estate from the time of purchase or construction completed.

Expenses related to investment property incurred after initial recognition are recognized as expenses, unless this expense is likely to inevitably cause the investment property to generate more future economic benefits than the initially assessed activity level, a net increase in cost price is recorded.

## **8. Accounting for financial investments**

### **Principles for recording investments in subsidiaries and affiliated companies**

Investments in subsidiaries and associates are recorded at cost. Net profit divided from subsidiaries and affiliated companies arising after the investment date is recorded in the income statement. Other amounts divided (other than net profit) are treated as recoveries of investments and recorded as deductions from investment cost.

### **Classification of investments**

- Holding more than 50% of the voting rights in the equity of the investee is credited to the investment in the subsidiary.
- Holding from 20% to less than 50% of the voting rights in the equity of the investee is recognized in the investment in the affiliated company.
- Holding less than 20% of the voting rights in the investee's equity is recognized in other

long-term investments.

**Method of making provisions for reducing financial investment prices**

Provision for securities price reductions is made for each type of securities listed and unlisted on the market and whose market price is reduced compared to the price currently accounted for on the books according to the instructions in Circular 48/2019/TT-BTC dated August 8, 2019.

Provision for losses for financial investments in other units is made when these units suffer losses (except in cases where planned losses have been determined in the business plan before investment) with the level of compensation corresponding to the Company's capital contribution ratio in these units according to instructions in Circular 48/2019/TT-BTC dated August 8, 2019.

**9. Construction costs of construction in progress**

The cost of construction in progress represents the cost of procurement of fixed assets, the cost of basic construction of structures and assets and the cost of major repairs of unfinished fixed assets at the date of the financial statements.

**Costs of procurement of fixed assets**

Fixed asset procurement costs reflect the purchase price and costs directly related to the installation, commissioning,...assets before being put into use.

**Basic construction costs of projects and assets**

Basic construction costs of projects and assets include all costs necessary for new construction, or renovation, upgrading and expansion, and interest costs... related to projects and assets serving for production and business purposes of the unfinished company at the date of separate Financial Statements.

**Large repair costs of fixed assets**

The cost of major repairs to fixed assets is the entire cost actually incurred in connection with repairs, renovations,...fixed assets. When major fixed asset repair work is completed, major fixed asset repair costs are transferred to the operating results of the period (if major fixed asset repair costs are small)/fixed asset major repair costs are transferred into "Long-term prepaid costs" to be gradually allocated to business results during the period (large fixed asset repair costs of large value and related to many production and business periods)

**10. Methodology for the allocation of expenses pending**

Expenses pending, if only related to the current financial year, are recorded in production and business expenses during the financial year.

Calculating and allocating long-term expenses pending costs to production and business costs for each accounting period is based on the nature and level of each cost type to choose a reasonable allocation method and criteria.

**11. Principle of recognition of costs payable**

Actual costs have not been incurred but are deducted from production and business costs during the period to ensure that when actual costs incurred do not cause mutations in production and business costs on the basis of ensuring the principle of compatibility between revenue and costs.

When such costs are incurred, if there is a difference with the amount deducted, the accountant shall make additional or reduced records of costs corresponding to the difference.

**12. Recognition of trade and other payables**

Accounts payable to the seller, internally payable, otherwise payable, loan at the time of reporting, if:

- With a payment term of less than 1 year or within a production and business cycle classified as short-term debt;
- With a payment term of over 1 year or over a production and business cycle classified as long-term debt;
- Pending missing assets are classified as short-term debt;
- Deferred income tax is classified as long-term debt.

### **13. Provision payable**

Provisions are recognized when the Company has a current liability as a result of an event that has occurred, and the Company is likely to be required to pay this obligation. Provisions shall be determined on the basis of the Board's estimate of the expenses necessary to pay this liability at the end of the accounting year. The provision payable is made at the end of the accounting period and is only recognized when the following conditions are simultaneously satisfied:

- The enterprise has an existing debt obligation (legal obligation or solidarity obligation) as a result of an event that has occurred;
- A decrease in possible economic benefits leading to the requirement to pay debt obligations;
- Provide a reliable estimate of the value of that debt obligation.

For provisions, the construction warranty must be returned to be established for each completed construction project and established at the end of the accounting period.

For provisions payable on product and goods warranties, for provisions payable on costs of sales, for provisions payable on costs of masonry works warranties, for general production costs.

### **14. Revenue recognition principle**

**Sales revenue is recorded while satisfying the following conditions:**

- The majority of risks and benefits associated with ownership of products or goods have been transferred to the buyer;
- The Company no longer holds the right to manage the goods such as the owner of the goods or the right to control the goods;
- Revenue is determined with relative certainty;
- The company has obtained or will obtain economic benefits from the sales transaction;
- Identify costs related to sales transactions;
- Revenue from transferring land use rights to Long Thanh Hung residential area and the extended Nguyen Trai Street project and residential areas on both sides of the road is recorded when the land use rights transfer contract is signed and the procedure for transferring rights to use land to name for the buyer has been completed.

#### **Revenue of financial operations**

The resulting financial operating revenue is recognized when the following two conditions are satisfied simultaneously:

- Capable of reaping economic benefits from that transaction;
- Revenue is determined with relative certainty.

Deposit interest is recorded on an accrual basis, determined on the basis of the balance of deposit accounts and the interest rate for each period.

Dividends and divided profits are recognized when the Company has the right to receive interest.

#### **15. Principle of revenue and cost recognition of construction contracts.**

##### **Construction contract revenue**

Revenue is determined when the Company issues invoices to customers in 2 cases:

- When there is a record of acceptance completed and confirmed between parties A and B for each stage of the construction contract;
- Based on the amount of work completed according to the construction contract schedule.

##### **Cost of construction contract**

The cost of the construction contract includes the direct costs associated with each contract, the overheads allocated to the contracts concerned and other costs that can be recouped from the customer under the conditions of the construction contract.

#### **16. Real estate capital price is transferred**

The transferred real estate capital price includes all costs directly incurred for land and housing development activities and other related costs allocated on a reasonable basis for these activities including:

- Land and land development costs;
- Construction and construction-related costs;
- Other related costs incurred during the formation of real estate such as costs arising from land development activities and works on current and future land of the project (such as costs of developing common technical infrastructure and costs of developing the mandatory land fund for the public purpose,..).

#### **17. Cost**

Costs are reductions in economic benefits recorded at the time the transaction arises or when there is a relative certainty that they will arise in the future regardless of whether money has been spent or not.

Costs are recognised according to the facts incurred in principle in accordance with the revenue for the period. In cases where the principle of conformity conflicts with the principle of prudence, costs are recorded based on the nature and provisions of accounting standards to ensure that transactions are reflected honestly and reasonably.

#### **18. Borrowing costs**

Borrowing costs directly related to the purchase, investment in construction or production of assets that require a relatively long time to complete putting into use or trading are added to the original price of the asset until such assets are put into use or trading.

Income arising from temporary investment of loans is written down in terms of the cost of the assets concerned.

All other borrowing costs are recognized in the income statement when incurred.

#### **19. Corporate income tax**

The company is obliged to pay corporate income tax at a rate of 20% on taxable income.

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**  
(Shown in VND, except where noted in other currencies)

Current income tax is a tax calculated based on taxable income during the year at the tax rate applicable at the end of the financial year. Difference in taxable income from accounting profit due to adjustments for income and expenses that are not taxable or are not deductible.

Deferred income tax is a tax on corporate income that will be payable or will be refunded because of the temporary difference between the carrying amount and the liability for financial reporting purposes and the values used for tax purposes. Deferred tax payable is recorded for all taxable temporary differences. Deferred income tax assets are only recognised when it is certain that in the future there will be taxable profits to use these deductible temporary differences.

The carrying amount of deferred corporate income tax assets is reviewed at the end of the fiscal year and will be written down to a level that ensures there is sufficient taxable profit to allow the benefit of some or all of the deferred income tax to be used.

Deferred tax assets and deferred tax payable are determined according to the estimated tax rate that will apply to the year the assets are recovered or the liabilities are paid based on the tax rates in effect at the end of the fiscal year.

**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF FINANCIAL POSITION**

**1. Cash and Cash Equivalents**

	<u>Balance 31/03/2026</u>	<u>Balance 01/01/2026</u>
Cash on hand	4.206.417.483	1.791.472.492
Cash at banks (i)	32.406.890.861	97.932.485.930
Cash equivalents (ii)	65.582.289.391	65.284.986.908
<b>Total</b>	<b>102.195.597.735</b>	<b>165.008.945.330</b>

(i) Details of bank deposits with the following banks are as follows:

	<u>Balance 31/03/2026</u>	<u>Balance 01/01/2026</u>
<i>Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch</i>	28.296.027.568	87.890.977.580
<i>Other banks</i>	4.110.863.293	10.041.508.350
<b>Total</b>	<b>32.406.890.861</b>	<b>97.932.485.930</b>

Details of the balance of cash at banks denominated in foreign currency are as follows as of March 31, 2026

Bank deposits	Foreign currency origin	Equivalent VND
- EUR	3.259,96	97.172.888

(ii) Details of cash and cash equivalents held at the following banks are as follows:

	<u>Balance 31/03/2026</u>	<u>Balance 01/01/2026</u>
<i>Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch</i>	63.582.289.391	63.284.986.908
<i>Other banks</i>	2.000.000.000	2.000.000.000
<b>Total</b>	<b>65.582.289.391</b>	<b>65.284.986.908</b>

Cash equivalents reflect deposits with a maturity of no more than 3 months at commercial banks with interest rates ranging from 1.8%/year to 6%/year (2025: 1.8%/year to 4.75%/year).

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**  
(Shown in VND, except where noted in other currencies)

**2. Financial investments**

**a. Investment held to maturity**

	Balance 31/03/2026			Balance 01/01/2026		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
<i>Short term</i>	1.936.000.000	1.936.000.000	-	1.936.000.000	1.936.000.000	-
Time deposits at MB Bank	1.936.000.000	1.936.000.000	-	1.936.000.000	1.936.000.000	-
<b>Total</b>	<b>1.936.000.000</b>	<b>1.936.000.000</b>	<b>-</b>	<b>1.936.000.000</b>	<b>1.936.000.000</b>	<b>-</b>

**b. Other assets (including pledged deposits)**

	Balance 31/03/2026			Balance 01/01/2026		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
<i>Other current assets</i>	34.930.310.819	34.930.310.819	-	29.502.692.113	29.502.692.113	-
Term deposits at BIDV Bank	34.930.310.819	34.930.310.819	-	29.502.692.113	29.502.692.113	-
<i>Other non-current assets</i>	-	-	-	2.567.573.071	2.567.573.071	-
Term deposits at BIDV Bank	-	-	-	2.567.573.071	2.567.573.071	-
<b>Total</b>	<b>34.930.310.819</b>	<b>34.930.310.819</b>	<b>-</b>	<b>32.070.265.184</b>	<b>32.070.265.184</b>	<b>-</b>

Deposits with remaining maturity of less than 12 months are classified as other current assets, while deposits with remaining maturity of more than 12 months are classified as other non-current assets. These deposits are used by the Company as collateral at the Bank for Investment and Development of Vietnam – Tien Giang Branch to secure performance guarantees for construction works and real estate projects.

**c. Invest in capital contributions to other units**

The fair value of investments in subsidiaries and affiliated companies is the price determined according to the net asset value method based on the financial statements of subsidiaries and affiliated companies at the time. prepare the report.

	31/03/2026			01/01/2026		
	Original price	Provisions	Fair value	Original price	Provisions	Fair value
<i>Invest in subsidiaries</i>	212.000.000.000	-	226.089.028.502	212.000.000.000	-	228.051.926.922
TICCO Concrete One Member Company Limited	68.000.000.000	-	68.000.000.000	68.000.000.000	-	68.000.000.000
TICCO Construction Joint Stock Company	10.000.000.000	-	24.089.028.502	10.000.000.000	-	26.051.926.922
TICCO Hydraulics Construction One Member	20.000.000.000	-	20.000.000.000	20.000.000.000	-	20.000.000.000

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**  
(Shown in VND, except where noted in other currencies)

	31/03/2026			01/01/2026		
	Original price	Provisions	Fair value	Original price	Provisions	Fair value
Company Limited						
TICCO Tan Phuoc Concrete One Member Company Limited	79.000.000.000	-	79.000.000.000	79.000.000.000	-	79.000.000.000
TICCO Go Cong One Member Company Limited	35.000.000.000	-	35.000.000.000	35.000.000.000	-	35.000.000.000
<i>Invest in affiliated companies</i>	<i>260.000.000</i>	<i>-</i>	<i>258.554.108</i>	<i>260.000.000</i>	<i>-</i>	<i>364.035.552</i>
Testco Joint Stock Company	260.000.000	-	258.554.108	260.000.000	-	364.035.552
<b>Total</b>	<b>212.260.000.000</b>	<b>-</b>	<b>226.347.582.610</b>	<b>212.260.000.000</b>	<b>-</b>	<b>228.415.962.474</b>

**3. SHORT-TERM TRADE RECEIVABLES**

	Balance 31/03/2026		Balance 01/01/2026	
	Value	Provisions	Value	Provisions
Receivables from the sale of building materials	374.823.900	374.823.900	374.823.900	374.823.900
Receivables from construction activities	23.265.301.621	572.816.881	28.062.156.722	572.816.881
Receivables from repair and mechanical processing	460.692.540	460.692.540	460.692.540	460.692.540
Receivables from trading of real estate	9.239.872.274	1.099.997.003	9.568.983.248	1.099.997.003
<b>Total</b>	<b>33.340.690.335</b>	<b>2.508.330.324</b>	<b>38.466.656.410</b>	<b>2.508.330.324</b>

**Short-term receivable details of the following customers:**

<b>Receivable to related parties:</b>	<b>29.596.739.817</b>	<b>-</b>	<b>29.547.906.417</b>	<b>-</b>
TICCO Construction Joint Stock Company	3.435.000.000	-	3.435.000.000	-
TICCO Concrete One Member Company Limited	20.397.092.849	-	20.381.432.849	-
TICCO Irrigation Construction One Member Company Limited	4.002.000.000	-	4.002.000.000	-
TICCO Tan Phuoc Concrete One Member	1.729.473.568	-	1.729.473.568	-

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**  
(Shown in VND, except where noted in other currencies)

Company Limited				
TICCO Construction Materials One Member Company Limited	33.173.400	-	-	-
<b>Must collect other customers:</b>	<b>3.743.950.518</b>	<b>2.508.330.324</b>	<b>8.918.749.993</b>	<b>2.508.330.324</b>
Global Running Company Limited	244.361.337	-	268.531.065	-
Other customers	3.499.589.181	2.508.330.324	8.650.218.928	2.508.330.324
<b>Total</b>	<b>33.340.690.335</b>	<b>2.508.330.324</b>	<b>38.466.656.410</b>	<b>2.508.330.324</b>

**4. Short term advances to suppliers**

	<b>Balance 31/03/2026</b>	<b>Balance 01/01/2026</b>
Advances for construction	11.454.959.103	11.067.703.457
Advances for trading of real estate	2.729.356.400	2.030.976.400
<b>Total</b>	<b>14.184.315.503</b>	<b>13.098.679.857</b>
Provisions	(19.800.000)	(19.800.000)
<b>Details of advances to suppliers:</b>		
<b>Advances to related parties:</b>	<b>3.080.350.000</b>	<b>4.510.628.000</b>
TICCO Construction Joint Stock Company	1.700.000.000	
TICCO Irrigation Construction Company Limited	1.380.350.000	4.510.628.000
<b>Advances to others</b>	<b>11.103.965.503</b>	<b>8.588.051.857</b>
Regional Construction Investment Project Management Board 3	931.260.000	931.260.000
Van Lang Industrial Construction Processing and Environmental Consulting Company Limited	44.850.000	31.890.000
Saigon Water Technology Joint Stock Company (SAWATECH)	4.177.597.996	4.177.597.996
Tan Hoan Thien Construction Trading Service Company Limited	1.990.513.000	1.990.513.000
276 Mechanical and Construction Joint Stock Company	2.016.165.000	
Other suppliers	1.943.579.507	1.456.790.861
<b>Total</b>	<b>14.184.315.503</b>	<b>13.098.679.857</b>

## 5. Other receivables

	31/03/2026		01/01/2026	
	Value	Provisions	Value	Provisions
<b>a/ Short term</b>	<b>47.612.659.764</b>		<b>30.581.654.729</b>	
<b>Receivable from related parties</b>	<b>35.361.424.260</b>		<b>14.680.650.720</b>	
TICCO Irrigation Construction One Member Company Limited	1.598.676.287	-	5.475.978.691	-
TICCO Construction Materials One Member Company Limited	1.000.000.000	-	1.000.000.000	-
TICCO Concrete One Member Company Limited	3.500.000.000	-	3.500.000.000	-
TICCO Tan Phuoc Concrete One Member Company Limited	24.000.000.000	-	-	-
TICCO Go Cong One Member Company Limited	4.712.747.973	-	4.704.672.029	-
TICCO Construction Joint Stock Company	550.000.000		-	
<b>Other short-term receivables</b>	<b>12.251.235.504</b>		<b>15.901.004.009</b>	
Staff advances	11.352.055.476	-	15.200.756.766	-
Receivable from employees for Personal Income Tax	10.076.837	-	10.076.837	-
Insurance accounts receivable	56.787.375	-	-	-
Other accounts receivable	832.315.816	-	690.170.406	-
<b>b/ Long-term</b>	<b>109.070.531.759</b>		<b>136.165.565.846</b>	
TICCO Concrete One Member Company Limited	29.644.699.601	-	32.056.483.816	-
TICCO Tan Phuoc Concrete One Member Company Limited	73.479.998.512	-	98.163.248.384	-
TICCO Irrigation Construction One Member Company Limited	5.608.888.031	-	5.608.888.031	-
Deposit, mortgages or collaterals	336.945.615		336.945.615	
<b>Total (a) + (b)</b>	<b>156.683.191.523</b>	<b>-</b>	<b>166.747.220.575</b>	<b>-</b>

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**

(Shown in VND, except where noted in other currencies)

**6. Bad debt**

	31/03/2026			01/01/2026		
	Original price	Value yes revocable	Provisions	Original price	Value yes revocable	Provisions
<b>Short-term trade receivables</b>	<b>2.508.330.324</b>	-	<b>(2.508.330.324)</b>	<b>2.508.330.324</b>	-	<b>(2.508.330.324)</b>
Lam Dong Irrigation Construction Investment Joint Stock Company	284.333.500	-	(284.333.500)	284.333.500	-	(284.333.500)
Other customers	2.223.996.824	-	(2.223.996.824)	2.223.996.824	-	(2.223.996.824)
<b>Short-term advances to suppliers</b>	<b>19.800.000</b>	-	<b>(19.800.000)</b>	<b>19.800.000</b>	-	<b>(19.800.000)</b>
Mr. Vo Trong Ky	19.800.000	-	(19.800.000)	19.800.000	-	(19.800.000)
<b>Total</b>	<b>2.528.130.324</b>	-	<b>(2.528.130.324)</b>	<b>2.528.130.324</b>	-	<b>(2.528.130.324)</b>

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**  
(Shown in VND, except where noted in other currencies)

**7. Inventory**

	31/03/2026		01/01/2026	
	Original price	Provisions	Original price	Provisions
Work in process (*)	13.338.156.258	(367.440.582)	8.029.031.464	(367.440.582)
Real estate products (**)	565.643.271.031	-	578.581.367.041	-
Raw materials	122.839.949	-	65.699.517	-
Tools	-	-	-	-
<b>Total</b>	<b>579.104.267.238</b>	<b>(367.440.582)</b>	<b>586.676.098.022</b>	<b>(367.440.582)</b>

(\*)Details of work in process are as follows:

	31/03/2026	01/01/2026
Real estate projects	12.970.715.676	7.661.590.882
Construction	367.440.582	367.440.582
<b>Total</b>	<b>13.338.156.258</b>	<b>8.029.031.464</b>

(\*\*) The Company's real estate products include land subdivided into Long Thanh Hung Residential Area project, Cho Gao commune, Dong Thap province; Trung An Commune Commercial Housing Area at Trung An Ward, Dong Thap; D7 Street and Adjacent Residential Area Development Project at Trung An Ward, Dong Thap Province; Nguyen Trai Street; Nguyen Trong Dan Street projects extending and residential areas on both sides of the road, Go Cong Ward and Binh Xuan Ward, Dong Thap province and Gia Thuan 1 Industrial Cluster, Gia Thuan Commune, Dong Thap Province.

**8. Prepaid costs**

	31/12/2025	01/01/2025
<b>a/ Short term</b>	<b>454.871.034</b>	<b>614.525.127</b>
Non-agricultural land tax Long Thanh Hung residential area	5.472.748	5.472.748
Tools and supplies	449.398.286	609.052.379
<b>b/ Long-term</b>	<b>897.917.553</b>	<b>749.802.108</b>
Tools and supplies	457.917.553	309.802.108
Other costs	440.000.000	440.000.000
<b>Total (a) + (b)</b>	<b>1.352.788.587</b>	<b>1.364.327.235</b>

**9. Tangible fixed assets**

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**

(Shown in VND, except where noted in other currencies)

	Buildings and structures	Machinery and equipment	Means of transportation	Management equipment	Total
<b>Cost</b>					
01/01/2026	17.913.676.977	246.731.685	3.966.163.636	2.198.900.569	24.325.472.867
Increase during the period	-	-	1.620.370.370	-	1.620.370.370
Decrease during the period	-	-	-	-	-
31/03/2026	17.913.676.977	246.731.685	5.586.534.006	2.198.900.569	25.945.843.237
<b>Accumulated depreciation:</b>					
01/01/2026	4.932.210.582	246.731.685	2.604.842.541	1.759.877.139	9.543.661.947
Increase during the period	333.025.089	-	97.363.897	25.824.906	456.213.892
Decrease during the period	-	-	-	-	-
31/03/2026	5.265.235.671	246.731.685	2.702.206.438	1.785.702.045	9.999.875.839
<b>Net carrying amount:</b>					
01/01/2026	12.981.466.395	-	1.361.321.095	439.023.430	14.781.810.920
31/03/2026	12.648.441.306	-	2.884.327.568	413.198.524	15.945.967.398
<b>Original price Fixed assets that are depreciated and still in use</b>					
01/01/2026	212.735.042	246.731.685	1.151.854.545	1.682.402.421	3.293.723.693
31/03/2026	212.735.042	246.731.685	1.151.854.545	1.682.402.421	3.293.723.693
<b>Total Remaining Value of Fixed Assets under mortgage to secure loan debt:</b>					
01/01/2026	11.552.687.372	-	-	-	11.552.687.372
31/03/2026	11.308.960.970	-	-	-	11.308.960.970

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**  
(Shown in VND, except where noted in other currencies)

**10. Intangible fixed assets**

Intangible fixed assets represent the value of land use rights and accounting software.

The company's land use rights are calculated with depreciation according to the straight-line method corresponding to the life of the plot.

<b>Targets</b>	<b>Accounting software</b>	<b>Land use rights</b>	<b>Total</b>
<b>Cost:</b>			
<b>01/01/2026</b>	<b>350.263.800</b>	<b>31.551.225.896</b>	<b>31.901.489.696</b>
Increase during the period			
Decrease during the period			
<b>31/03/2026</b>	<b>350.263.800</b>	<b>31.551.225.896</b>	<b>31.901.489.696</b>
<b>Accumulated depreciation and amortisation:</b>			
<b>01/01/2026</b>	<b>350.263.800</b>	<b>5.916.949.355</b>	<b>6.267.213.155</b>
Increase during the period	-	248.298.660	248.298.660
<i>Depreciation during the period</i>	-	248.298.660	248.298.660
Decrease during the period	-	-	-
<b>31/03/2026</b>	<b>350.263.800</b>	<b>6.165.248.015</b>	<b>6.515.511.815</b>
<b>Net carrying amount:</b>			
<b>01/01/2026</b>	-	<b>25.634.276.541</b>	<b>25.634.276.541</b>
<b>31/03/2026</b>	-	<b>25.385.977.881</b>	<b>25.385.977.881</b>

**11. Investment Properties**

<b>Targets</b>	<b>Kiosks for rent</b>	<b>Offices, real estate for rent</b>	<b>Total</b>
<b>Cost:</b>			
<b>01/01/2026</b>	<b>1.580.316.192</b>	<b>25.317.370.914</b>	<b>26.897.687.106</b>
Increase during the period	-	-	-
Decrease during the period	-	-	-
<b>31/03/2026</b>	<b>1.580.316.192</b>	<b>25.317.370.914</b>	<b>26.897.687.106</b>
<b>Accumulated depreciation and amortisation:</b>			
<b>01/01/2026</b>	<b>1.580.316.192</b>	<b>9.046.145.189</b>	<b>10.626.461.381</b>
Increase during the period	-	399.304.815	399.304.815
<i>Depreciation during the period</i>	-	399.304.815	399.304.815
Decrease during the period	-	-	-
<b>31/03/2026</b>	<b>1.580.316.192</b>	<b>9.445.450.004</b>	<b>11.025.766.196</b>
<b>Net carrying amount:</b>			
<b>01/01/2026</b>	-	<b>16.271.225.725</b>	<b>16.271.225.725</b>
<b>31/03/2026</b>	-	<b>15.871.920.910</b>	<b>15.871.920.910</b>

**12. Construction in progress**

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**  
(Shown in VND, except where noted in other currencies)

	<b>Balance 31/03/2026</b>	<b>Balance 01/01/2026</b>
Purchase construction of fixed assets	667.562.746	667.562.746
Construction in process	400.332.789.320	395.109.894.581
<b>Total</b>	<b>401.000.352.066</b>	<b>395.777.457.327</b>

**13. Deferred tax assets**

	<b>Investment cost of Gia Thuan 1</b>	<b>Provision for devaluation of inventoris</b>	<b>Total</b>
<b>01/01/2026</b>	<b>10.218.235.503</b>	<b>73.488.116</b>	<b>10.291.723.619</b>
Net deferred tax charge to income statement	(815.700.280)	-	(815.700.280)
<b>31/03/2026</b>	<b>11.033.935.783</b>	<b>73.488.116</b>	<b>11.107.423.899</b>

**14. Short term trade payables**

	<b>Balance 31/03/2026</b>	<b>Balance 01/01/2026</b>
Payables for trading of building materials	2.009.800	2.009.800
Payables for construction	29.475.930.010	51.147.656.142
Payables for trading of real estate	5.592.060.360	49.158.656.390
<b>Total</b>	<b>35.070.000.170</b>	<b>100.308.322.332</b>
<b>Payables to related parties</b>	<b>32.259.000.382</b>	<b>92.678.889.444</b>
TICCO Construction Joint Stock Company	15.984.422.915	75.613.233.525
TICCO Irrigation Construction One Member Company Limited	16.226.485.247	17.065.655.919
TICCO Tan Phuoc Concrete One Member Company Limited	48.092.220	-
<b>Payables to other parties</b>	<b>2.810.999.788</b>	<b>7.629.432.888</b>
Other customers	2.810.999.788	7.629.432.888
<b>Total</b>	<b>35.070.000.170</b>	<b>100.308.322.332</b>

**15. Short term advances from customers**

	<b>31/03/2026</b>	<b>01/01/2026</b>
Advances from trading of building materials	5.805.000	5.805.000
Advances from construction activities	91.002.019.603	87.772.193.899
Advances from mechanical construction activities	7.800.000	7.800.000
Advances from trading of real estate	171.401.973.886	181.818.860.176
<b>Total</b>	<b>262.417.598.489</b>	<b>269.604.659.075</b>

**Details of short-term advances from customers  
are as follows:**

Investment Project Management Board for Civil	-	7.189.013.000
---	---	---------------

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**  
(Shown in VND, except where noted in other currencies)

	<b>31/03/2026</b>	<b>01/01/2026</b>
and Industrial Construction in Dong Thap province		
Real estate customers	171.401.973.886	181.818.860.176
Other customers	91.015.624.603	80.596.785.899
<b>Total</b>	<b>262.417.598.489</b>	<b>269.604.659.075</b>

**16. Dividends and Profit Payable**

	<b>Balance 31/03/2026</b>	<b>Balance 01/01/2026</b>
<b>Short term</b>		
Dividends and Profit Payable	31.161.774.300	96.949.900
<b>Total</b>	<b>31.161.774.300</b>	<b>96.949.900</b>

**17. Statutory obligations**

	<b>Beginning balance</b>	<b>Payable for the year</b>	<b>Payable for the year</b>	<b>Ending balance</b>
Value added tax	4.677.099.691	1.362.125.263	(6.019.447.930)	19.777.024
Value added tax overpaid	(4.746.712.109)	1.714.462.034		(3.032.250.075)
Corporate income tax	24.879.448.011	5.549.272.398	(28.506.339.360)	1.922.381.049
Personal Income Tax	1.520.576.610	243.173.552	(1.556.914.856)	206.835.306
Other taxes	3.619.193	3.158.553	(3.579.286)	3.198.460
<b>TOTAL</b>	<b>26.334.031.396</b>	<b>8.872.191.800</b>	<b>(36.086.281.432)</b>	<b>(880.058.236)</b>

In which:

<i>Payable tax</i>	31.080.743.505	2.152.191.839
<i>Tax overpaid (*)</i>	4.746.712.109	3.032.250.075

(\*) The overpaid tax is presented in the Tax and other receivables from the State.

**18. Accrued expenses**

**a) Short term**

	<b>Balance 31/03/2026</b>	<b>Balance 01/01/2026</b>
Accrued cost of sale of real estate products	732.951.410	742.364.373
Construction costs	1.884.400.000	15.483.295
Interest expenses	1.102.866.096	678.291.436
Other costs payable	95.332.122	353.228.967
<b>Total</b>	<b>3.815.549.628</b>	<b>1.789.368.071</b>

**b) Long-term**

	<b>Balance 31/03/2026</b>	<b>Balance 01/01/2026</b>
Accrued cost of sale of real estate products	55.169.678.914	51.091.177.513
<b>Total</b>	<b>55.169.678.914</b>	<b>51.091.177.513</b>

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**  
(Shown in VND, except where noted in other currencies)

**19. Other payables**

	<b>Balance</b> <b>31/03/2026</b>	<b>Balance</b> <b>01/01/2026</b>
<b>a) Other short-term payments</b>	<b>1.571.726.071</b>	<b>9.041.864.103</b>
Trade union fee	23.798.553	23.798.553
Deposits received	259.812.000	306.812.000
Other accounts payable	734.225.727	955.372.559
Testco Joint Stock Company (*)	13.186.591	13.186.591
TICCO Concrete One Member Company Limited (*)	-	1.512.000.000
TICCO Irrigation Construction One Member Company Limited (*)	252.000.000	4.920.504.000
TICCO Construction Joint Stock Company (*)	288.703.200	151.190.400
TICCO Tan Phuoc Concrete One Member Company Limited (*)	-	1.159.000.000
<b>b) Other long-term payments</b>	<b>408.240.000</b>	<b>408.240.000</b>
Deposits received	408.240.000	408.240.000
<b>Total (a) + (b)</b>	<b>1.979.966.071</b>	<b>9.450.104.103</b>
<i>Other payables to related parties (*)</i>	<i>553.889.791</i>	<i>7.775.380.991</i>

**20. Short-term unearned revenues**

	<b>Balance</b> <b>31/03/2026</b>	<b>Balance</b> <b>01/01/2026</b>
Unearned rental income from investment property	1.501.997.586	584.946.123
<b>Total</b>	<b>1.501.997.586</b>	<b>584.946.123</b>

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**  
(Shown in VND, except where noted in other currencies)

**21. Loans and finance leases**

	31/03/2026		During the year		01/01/2026	
	Value	Possible repayment amount	Increase	Reduced	Value	Possible repayment amount
<b>Short term</b>	<b>184.160.216.265</b>	<b>184.160.216.265</b>	<b>50.735.868.693</b>	<b>(40.726.023.600)</b>	<b>174.150.371.172</b>	<b>174.150.371.172</b>
<i>Short-term loans</i>	<i>66.315.074.000</i>	<i>66.315.074.000</i>	<i>25.525.292.000</i>	<i>(14.742.652.000)</i>	<i>55.532.434.000</i>	<i>55.532.434.000</i>
Short-term loan from Vietnam Joint Stock Commercial Bank for Investment and Development - Tien Giang Branch (i)	66.315.074.000	66.315.074.000	25.525.292.000	(14.742.652.000)	55.532.434.000	55.532.434.000
<i>Long-term loans to credit institutions due for payment</i>	<i>109.526.931.686</i>	<i>109.526.931.686</i>	<i>25.210.576.693</i>	<i>(23.005.871.600)</i>	<i>107.322.226.593</i>	<i>107.322.226.593</i>
Long-term loan from Vietnam Investment and Development Joint Stock Commercial Bank - Tien Giang Branch (i)	70.509.858.686	70.509.858.686	20.323.986.693	(9.537.898.600)	59.723.770.593	59.723.770.593
Long-term loan from Military Commercial Joint Stock Bank – Tien Giang Branch (ii)	3.105.340.000	3.105.340.000	3.105.340.000	-	-	-
Long-term loan from Dong Thap Development Investment Fund (iii)	35.911.733.000	35.911.733.000	1.781.250.000	(13.467.973.000)	47.598.456.000	47.598.456.000
<i>Individual long-term loans (iv)</i>	<i>8.318.210.579</i>	<i>8.318.210.579</i>	<i>-</i>	<i>(2.977.500.000)</i>	<i>11.295.710.579</i>	<i>11.295.710.579</i>
<b>Long-term</b>	<b>277.515.276.775</b>	<b>277.515.276.775</b>	<b>15.526.700.000</b>	<b>(25.210.576.693)</b>	<b>287.199.153.468</b>	<b>287.199.153.468</b>
Long-term loan from Vietnam Joint Stock Commercial Bank for Investment and Development - Tien Giang Branch (i)						
Within 1 year	70.509.858.686	70.509.858.686	20.323.986.693	(9.537.898.600)	59.723.770.593	59.723.770.593
From year 2 to year 5	252.625.166.775	252.625.166.775	-	(20.323.986.693)	272.949.153.468	272.949.153.468
<b>Total</b>	<b>323.135.025.461</b>	<b>323.135.025.461</b>	<b>20.323.986.693</b>	<b>(29.861.885.293)</b>	<b>332.672.924.061</b>	<b>332.672.924.061</b>
Minus: Amount payable within 1 year (presented in the short-term loan)	(70.509.858.686)	(70.509.858.686)	(20.323.986.693)	9.537.898.600	(59.723.770.593)	(59.723.770.593)
<b>Amount payable after 12 months</b>	<b>252.625.166.775</b>	<b>252.625.166.775</b>	<b>-</b>	<b>(20.323.986.693)</b>	<b>272.949.153.468</b>	<b>272.949.153.468</b>

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**  
(Shown in VND, except where noted in other currencies)

	31/03/2026		During the year		01/01/2026	
	Value	Possible number debt repayment capacity	Increase	Reduced	Value	Possible number debt repayment capacity
Long-term loan from Military Commercial Joint Stock Bank – Tien Giang Branch due (ii)						
Within 1 year	3.105.340.000	3.105.340.000	3.105.340.000	-	-	-
From year 2 to year 5	12.421.360.000	12.421.360.000	15.526.700.000	(3.105.340.000)	-	-
<b>Total</b>	<b>15.526.700.000</b>	<b>15.526.700.000</b>	<b>18.632.040.000</b>	<b>(3.105.340.000)</b>	-	-
Minus: Amount payable within 1 year (presented in the short-term loan)	(3.105.340.000)	(3.105.340.000)	(3.105.340.000)	-	-	-
<b>Amount payable after 12 months</b>	<b>12.421.360.000</b>	<b>12.421.360.000</b>	<b>15.526.700.000</b>	<b>(3.105.340.000)</b>	-	-
Long-term loan of Dong Thap Development Investment Fund (iii)						
Within 1 year	35.911.733.000	35.911.733.000	1.781.250.000	(13.467.973.000)	47.598.456.000	47.598.456.000
From year 2 to year 5	12.468.750.000	12.468.750.000	-	(1.781.250.000)	14.250.000.000	14.250.000.000
<b>Total</b>	-	-	-	-	-	-
Minus: Amount payable within 1 year (presented in the short-term loan)	48.380.483.000	48.380.483.000	1.781.250.000	(15.249.223.000)	61.848.456.000	61.848.456.000
<b>Amount payable after 12 months</b>	<b>(35.911.733.000)</b>	<b>(35.911.733.000)</b>	<b>(1.781.250.000)</b>	<b>13.467.973.000</b>	<b>(47.598.456.000)</b>	<b>(47.598.456.000)</b>
<b>Total</b>	<b>461.675.493.040</b>	<b>461.675.493.040</b>	<b>66.262.568.693</b>	<b>(65.936.600.293)</b>	<b>461.349.524.640</b>	<b>461.349.524.640</b>

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**

(Shown in VND, except where noted in other currencies)

At the closing date of the accounting period, the Company has details of loans and debts of credit institutions and individuals as follows:

- (i) Short-term loan from Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch according to Contract No. 01/2026/433488/HĐTD dated 22 January 2026 with credit limit is 80.000.000.000 VND, limit issuance term from the date of signing the contract until January 21, 2027. Loans as at 31 March 2026 have a loan period of 5 months to 6 months and are subject to interest rates under each specific credit agreement under the Bank interest rate regime for each period. The purpose of borrowing is to supplement working capital for processing mechanical products, sluice gates for irrigation works and constructing works. The company uses the real estate, the entire bank deposit balance and debt collection rights (receivables) as collateral for this loan. As of March 31, 2026, the loan balance of Limited Credit Contract No. 01/2026/433488/HĐTD is: 66.315.074.000 VND.

In addition, the Company also signed with Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch a contract to grant a guarantee limit No. 02/2026/433488/HĐBL dated 22 January 2026 with a guarantee limit of 220.000.000.000 VND, the term of granting the guarantee limit from the date of signing the contract until January 21, 2027. As the guarantee conditions in the Limit Credit Contract are presented above, the Company also deposits 5%/of the guarantee value in demand deposits or pledges in term deposit contracts to ensure the Contract grants this limit guarantee. As of March 31, 2026, the guarantee balance of the Limited Guarantee Grant Contract No. 02/2026/433488/HĐBL is: 173.150.617.695 VND.

Long-term loans from Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch:

- (i.1) Contract No. 01/2023/433488/HĐTD dated September 19, 2023

- Credit limit : 207.723.785.000 VND;
- Duration of the contract: 48 months from the date of first disbursement
- Loan purpose: D7 Road project and residential areas on both sides of the road
- Collateral assets: Assets formed from Gia Thuan 1 project and land use rights;
- As of March 31, 2026, the loan balance of credit contract 01/2023/433488/HĐTD is: 85.841.087.421 VND, of which the loan balance due for payment is: 38.151.594.408 VND (as of December 31, 2025 loan balance is: 95.378.986.021 VND, of which loan balance is due for repayment is: 38.151.594.408 VND).

- (i.2) Contract No. 01/2024/433488/HĐTD dated September 19, 2024

- Credit limit : 243.660.666.639 VND;
- Duration of the contract: 84 months from the date of first disbursement
- Loan purpose: Gia Thuan 2 Industrial Cluster investment project
- Collateral assets: Assets formed from Gia Thuan 1 project and land use rights;
- As of March 31, 2026, the loan balance of credit contract 01/2024/433488/HĐTD is: 237.293.938.040 VND, of which the loan balance due for payment is: 32.358.264.278 VND (as of December 31, 2025 loan balance is: 237.293.938.040 VND, of which loan balance due is: 22.150.969.694 VND).

- (ii) Long-term loan from Military Commercial Joint Stock Bank (MB) – Tien Giang Branch under Credit Facility Agreement No. 347905.25.748.1830740.TD dated 22 January 2026, with a credit limit of 16.275.000.000 VND and a tenor of 60 months from the day following the first disbursement date. The loan is intended to finance and reimburse construction investment costs for the embankment item (retaining wall for land protection) under the Gia

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**

(Shown in VND, except where noted in other currencies)

Thuan 1 Industrial Cluster Project. The Company has pledged as collateral a real estate property located at Land Plot No. 149, Map Sheet No. 28, Address: Hamlet 5, Trung An Commune, My Tho City, Tien Giang Province (now Trung An Ward, Dong Thap Province) under Land Use Right Certificate No. CM 243070. As of March 31, 2026, loan balance is: 15.526.700.000 VND.

(iii) Long-term loans from Dong Thap Development Investment Fund:

Long-term loan from Dong Thap Province Development Investment Fund according to contract No. 02/2019/HDTD dated June 4, 2019 with credit limit of 85.000.000.000 VND, loan term is 72 months, the company uses land use rights, ownership of houses and other assets attached to land of: Nguyen Trong Dan and Long Thanh Hung residential areas, Trung An commune commercial housing areas to ensure this loan contract. As of March 31, 2026, the loan balance is 3.136.723.000VND, of which the loan balance due for repayment is: 3.136.723.000 VND (as at December 31, 2025, the loan balance is 6.273.456.000 VND, in which the loan balance due is: 6.273.456.000 VND).

Long-term loan from Dong Thap Provincial Development Investment Fund according to contract No. 08/2022/HDTD-TDTD dated November 22, 2022 with credit limit of 90.000.000.000 VND, loan term of 48 months, target For the purpose of investing in the D7 Road Project and residential areas on both sides of the road, the company uses land use rights, ownership of houses and other assets. attached to the land of: Nguyen Trong Dan residential area and Long Thanh Hung residential area , Gia Thuan 1 Industrial Cluster service area to ensure this loan contract. As of March 31, 2026, the loan balance is 25.650.000.000 VND, of which the loan balance due for repayment is: 25.650.000.000 VND (as of December 31, 2025, the loan balance is 34.200.000.000 VND, in which the loan balance due is: 34.200.000.000 VND).

Long-term loan from Dong Thap Provincial Development Investment Fund according to contract No. 06/2023/HDTD-TDTD dated December 4, 2023 with credit limit of 30.000.000.000 VND, loan term of 60 months, target For loan purpose to invest in Gia Thuan 2 Industrial Cluster Project, the company uses land use rights, ownership of houses and other assets attached to the project. adjacent to the land of residential areas Nguyen Trong Dan, Gia Thuan 1 Industrial Cluster to ensure this loan contract. As of March 31, 2026, the loan balance is 19.593.750.000VND , of which the loan balance due for payment is 7.125.000.000 VND (as at December 31, 2025, the loan balance is 21.375.000.000 VND, of which the loan balance due for payment is 7.125.000.000 VND).

(iv) Long-term loans for individuals to supplement working capital for production and business, loan term 12 months. Interest rate is negotiable but does not exceed 8.2%. Loan form: Unsecured

**22. Provisions**

	<b>31/03/2026</b>	<b>01/01/2026</b>
Provision for warranty of Gia Thuan 1 Industrial Cluster	7.406.200.592	6.900.564.834
<b>Total</b>	<b>7.406.200.592</b>	<b>6.900.564.834</b>

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**  
(Shown in VND, except where noted in other currencies)

**23. Bonus and welfare fund**

	01/01/2026	Utilization during the year	Appropriation during the year	31/03/2026
Bonus Fund	5.395.304.916	(870.900.000)		4.524.404.916
Welfare Fund	2.016.313.911	(278.600.000)		1.737.713.911
<b>Total</b>	<b>7.411.618.827</b>	<b>(1.149.500.000)</b>		<b>6.262.118.827</b>

**24. Owner investment capital :**

**a. Equity situation**

	Share capital	Share premium	Investment and development fund	Undistributed earnings	Total
<b>01/01/2025</b>	<b>259.418.870.000</b>	<b>5.700.930.000</b>	<b>210.491.086.626</b>	<b>250.783.023.504</b>	<b>726.393.910.130</b>
Increase from dividend-paying share issues	51.880.200.000	-	-	(51.880.200.000)	0
Profit for the period	-	-	-	110.240.089.071	110.240.089.071
Appropriation to funds from undistributed earnings	-	-	28.362.801.275	(43.707.921.785)	(15.345.120.510)
Cash dividends	-	-	-	(83.013.681.000)	(83.013.681.000)
<b>31/12/2025</b>	<b>311.299.070.000</b>	<b>5.700.930.000</b>	<b>238.853.887.901</b>	<b>182.421.309.790</b>	<b>738.275.197.691</b>
<b>01/01/2026</b>	<b>311.299.070.000</b>	<b>5.700.930.000</b>	<b>238.853.887.901</b>	<b>182.421.309.790</b>	<b>738.275.197.691</b>
Increase from dividend-paying share issues	-	-	-	--	
Profit for the period	-	-	-	27.264.954.180	27.264.954.180
Appropriation to funds from undistributed earnings	-	-	-	-	-
Dividends payable in cash	-	-	-	(31.129.907.000)	(31.129.907.000)
<b>31/03/2026</b>	<b>311.299.070.000</b>	<b>5.700.930.000</b>	<b>238.853.887.901</b>	<b>178.556.356.970</b>	<b>734.410.244.871</b>

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**  
(Shown in VND, except where noted in other currencies)

<b>b. Shares</b>	<u>31/03/2026</u>	<u>01/01/2026</u>
Authorized shares	31.129.907	31.129.907
Shares issued and fully paid	31.129.907	31.129.907
+ Ordinary shares	31.129.907	31.129.907
Shares redeemed	-	-
Shares in circulation	31.129.907	31.129.907
+ Ordinary shares	31.129.907	31.129.907
Share par value	10.000VND/share	10.000VND/share

**VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT.**

**1. Revenue from sale of goods and rendering of services**

	<b>From 01/01/2026 to 31/03/2026</b>	<b>From 01/01/2025 to 31/03/2025</b>
Revenue from construction contracts	67.106.915.935	19.561.657.106
Revenue from trading of real estate	51.557.969.472	51.685.905.609
Revenue from services rendered	699.399.048	675.697.730
<b>Net revenue</b>	<b>119.364.284.455</b>	<b>71.923.260.445</b>
<b>Sales to related parties:</b>		
TICCO Construction Joint Stock Company	30.087.977	36.818.182
TICCO Irrigation Construction One Member Company Limited	14.486.804	17.727.273
TICCO Concrete One Member Company Limited	14.500.000	21.444.000
TICCO Construction Materials Company Limited	27.272.727	27.272.727
<b>Total</b>	<b>86.347.508</b>	<b>103.262.182</b>

**2. Cost of goods sold**

Cost of construction contracts	66.494.086.566	19.400.827.189
Cost of trading real estate	18.245.124.431	29.823.095.278
Cost of services rendered	371.937.324	331.124.487
<b>Total</b>	<b>85.111.148.321</b>	<b>49.555.046.954</b>

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**  
(Shown in VND, except where noted in other currencies)

**3. Finance income**

	<b>From 01/01/2026 to 31/03/2026</b>	<b>From 01/01/2025 to 31/03/2025</b>
Interest income from deposits at banks	1.219.256.296	886.964.939
Dividends are divided from affiliated companies	54.600.000	54.600.000
Dividends and profits are divided from subsidiaries	8.989.150.436	21.980.079.544
Unrealised foreign exchange gains	-	3.651.956
<b>Total</b>	<b>10.263.006.732</b>	<b>22.925.296.439</b>

**4. Finance expenses**

Interest expenses	4.281.584.901	4.216.907.887
Unrealized exchange loss	2.237.495	-
<b>Total</b>	<b>4.283.822.396</b>	<b>4.216.907.887</b>

**5. Selling expenses**

Staff costs	1.756.971.591	507.725.680
Tools and supplies	13.586.201	27.246.186
External services	48.870.296	24.426.956
Other	655.632.223	2.041.324.788
<b>Total</b>	<b>2.475.060.311</b>	<b>2.600.723.610</b>

**6. General and administrative expenses**

Staff expenses	2.575.559.837	2.211.026.412
Office supply expenses	95.043.701	76.458.137
Office equipment expenses	273.341.233	83.549.504
Fixed asset depreciatio	457.195.972	287.996.807
Taxes, fees and charge	57.003.197	65.412.434
Contingency costs		
External services	688.503.845	555.460.656
Other monetary costs	1.619.519.930	1.718.018.126
<b>Total</b>	<b>5.766.167.715</b>	<b>4.997.922.076</b>

**7. Other income**

Income electricity and water fees for rental	66.415.941	75.425.274
Other revenue	1.244.055	1.678.098
<b>Total</b>	<b>67.659.996</b>	<b>77.103.372</b>

**8. Other expenses**

Electricity and water costs for rental activities	58.426.142	66.606.909
Other expenditure	1.800.000	
<b>Total</b>	<b>60.226.142</b>	<b>66.606.909</b>

**VII. OTHER INFORMATIONS**

1. Details of transactions with related parties in the period from January 1, 2026 to March 31, 2026 are as follows:

<b>NO</b>	<b>Related parties</b>	<b>Professional content</b>	<b>Amount</b>
<b>I</b>	<b>TICCO CONCRETE ONE COMPANY LIMITED</b>		
	<b>Sale transaction</b>		<b>5.213.648.077</b>
		Vehicle rental income	14.500.000
		Remittance of profits	5.199.148.077
	<b>Purchase</b>		<b>30.585.456</b>
		Vehicle rental expense	30.585.456
<b>II</b>	<b>TAN PHUOC TICCO CONCRETE ONE MEMBER COMPANY LIMITED</b>		
	<b>Sale transaction</b>		<b>533.250.128</b>
		Remittance of profits	533.250.128
	<b>Purchase</b>		<b>43.923.773</b>
		Service rental expense	32.727.273
		Electricity expenses paid on behalf	11.196.500
<b>III</b>	<b>TICCO CONSTRUCTION JOINT STOCK COMPANY</b>		
	<b>Sale transaction</b>		<b>1.741.311.131</b>
		Expenses paid on behalf	54.710.125
		Electricity and water charges	6.513.029
		Kiosk rental income	30.087.977
		Cash dividends received	1.100.000.000
		Remaining cash dividends for 2025	550.000.000
	<b>Purchase</b>		<b>27.812.852.004</b>
		Receive acceptance project value	27.812.852.004
<b>IV</b>	<b>TICCO IRRIGATION CONSTRUCTION ONE MEMBER COMPANY LIMITED</b>		
	<b>Sale transaction</b>		<b>1.658.504.825</b>
		Expenses paid on behalf	39.739.821
		Electricity and water charges	5.601.913
		Kiosk rental income	14.486.804
		Remittance of profits	1.598.676.287
	<b>Purchase</b>		<b>41.336.031.784</b>
		Receive acceptance project value	41.336.031.784
<b>V</b>	<b>TICCO GO CONG ONE MEMBER COMPANY LIMITED</b>		

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**  
(Shown in VND, except where noted in other currencies)

NO	Related parties	Professional content	Amount
	<b>Sale transaction</b>		<b>8.075.944</b>
		Remittance of profits	8.075.944
	<b>Purchase</b>		
<b>VI</b>	<b>TICCO CONSTRUCTION MATERIALS ONE MEMBER COMPANY LIMITED</b>		
	<b>Sale transaction</b>		<b>30.212.235</b>
		Electricity and water charges	2.939.508
		Kiosk rental income	27.272.727
	<b>Purchase</b>		
<b>VII</b>	<b>TESTCO JOINT STOCK COMPANY</b>		
	<b>Sale transaction</b>		<b>54.600.000</b>
		Dividend received	54.600.000
	<b>Purchase</b>		

**2. The balance details with related parties as at 31/03/2026 are as follows:**

Sequence number	Party concerned	Items	Balance as at 31/03/2026
<b>I</b>	<b>TICCO CONCRETE ONE MEMBER COMPANY LIMITED</b>		
	<b>Accountable amount</b>		<b>53.541.792.450</b>
		Short-term trade receivables	20.397.092.849
		Other short-term receivables	3.500.000.000
		Other long-term receivables	29.644.699.601
	<b>Amount payable</b>		
<b>II</b>	<b>TAN PHUOC TICCO CONCRETE ONE MEMBER COMPANY LIMITED</b>		
	<b>Accountable amount</b>		<b>99.209.472.080</b>
		Short-term trade receivables	1.729.473.568
		Other short-term receivables	24.000.000.000
		Other long-term receivables	73.479.998.512
	<b>Amount payable</b>		<b>48.092.220</b>
		Short-term trade payables	48.092.220
<b>III</b>	<b>TICCO CONSTRUCTION JOINT STOCK COMPANY</b>		
	<b>Accountable amount</b>		<b>5.685.000.000</b>
		Short-term trade receivables	3.435.000.000
		Other short-term receivables	550.000.000

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**  
(Shown in VND, except where noted in other currencies)

<b>Sequence number</b>	<b>Party concerned</b>	<b>Items</b>	<b>Balance as at 31/03/2026</b>
		Short-term advances to Supplier	1.700.000.000
		<b>Amount payable</b>	<b>16.273.126.115</b>
		Short-term trade payables	15.984.422.915
		Other short-term payables	288.703.200
<b>IV</b>		<b>TICCO IRRIGATION CONSTRUCTION ONE MEMBER COMPANY LIMITED</b>	
		<b>Accountable amount</b>	<b>12.589.914.318</b>
		Short-term trade receivables	4.002.000.000
		Other short-term receivables	1.598.676.287
		Other long-term receivables	5.608.888.031
		Short-term advances to Supplier	1.380.350.000
		<b>Amount payable</b>	<b>16.478.485.247</b>
		Short-term trade payables	16.226.485.247
		Other short-term payables	252.000.000
<b>V</b>		<b>TICCO GO CONG ONE MEMBER COMPANY LIMITED</b>	
		<b>Accountable amount</b>	<b>4.712.747.973</b>
		Other short-term receivables	4.712.747.973
		<b>Amount payable</b>	
<b>VI</b>		<b>TICCO CONSTRUCTION MATERIALS ONE MEMBER COMPANY LIMITED</b>	
		<b>Accountable amount</b>	<b>1.033.173.400</b>
		Short-term trade receivables	33.173.400
		Other short-term receivables	1.000.000.000
		<b>Amount payable</b>	
<b>VII</b>		<b>TESTCO JOINT STOCK COMPANY</b>	
		<b>Accountable amount</b>	
		<b>Amount payable</b>	<b>13.186.591</b>
		Other short-term payables	13.186.591

**TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY**  
**NOTES TO THE FINANCIAL STATEMENTS QUARTER I OF 2026**  
(Shown in VND, except where noted in other currencies)

**3. Remuneration of key management personnel**

Full name	Titile	From 01/01/2026 to 31/03/2026			From 01/01/2025 to 31/03/2025		
		Position-based Salary	Concurrent salay/bonus	Total	Position-based Salary	Concurrent salay/bonus	Total
<b>Board of Administration</b>		<b>120.000.000</b>	<b>691.953.030</b>	<b>811.953.030</b>	<b>180.000.000</b>	<b>625.394.375</b>	<b>805.394.375</b>
Mr. Tran Hoang Huan	Chairman	20.000.000	623.953.030	643.953.030	30.000.000	613.394.375	643.394.375
Mr. Vu Huy Giap	Member	20.000.000		20.000.000	30.000.000		30.000.000
Mr. Nguyen Thanh Nghia	Member	20.000.000		20.000.000	30.000.000		30.000.000
Ms. Nguyen Thi Huong	Member	20.000.000	20.000.000	40.000.000	30.000.000		30.000.000
Ms. Nguyen Thi Truc Giang	Member	20.000.000	28.000.000	48.000.000	30.000.000	12.000.000	42.000.000
Mr. Pham Van Hau	Member	20.000.000	20.000.000	40.000.000	30.000.000		30.000.000
<b>Board of Supervision</b>		<b>50.000.000</b>	<b>328.414.292</b>	<b>378.414.292</b>	<b>75.000.000</b>	<b>331.604.230</b>	<b>406.604.230</b>
Ông Nguyễn Tiến Nhân	Head	18.000.000	181.200.000	199.200.000	27.000.000	169.786.042	196.786.042
Bà Nguyễn Kiều Diễm Trang	Member	16.000.000	108.460.938	124.460.938	24.000.000	121.741.605	145.741.605
Bà Đoàn Thị Hồng Cẩm	Member	16.000.000	38.753.354	54.753.354	24.000.000	40.076.583	64.076.583
<b>Board of Executive</b>		<b>577.500.000</b>	<b>278.625.000</b>	<b>856.125.000</b>	<b>790.520.771</b>	<b>226.675.000</b>	<b>1.017.195.771</b>
Mr. Vu Huy Giap	General Director	202.500.000	100.375.000	302.875.000	285.750.000	83.525.000	369.275.000
Mr. Nguyen Thanh Nghia	Deputy General Director	217.500.000	94.625.000	312.125.000	282.520.771	77.075.000	359.595.771
Mr. Nguyen Huu Hiep	Deputy General Director	157.500.000	83.625.000	241.125.000	222.250.000	66.075.000	288.325.000
<b>Total</b>		<b>747.500.000</b>	<b>1.298.992.322</b>	<b>2.046.492.322</b>	<b>1.045.520.771</b>	<b>1.183.673.605</b>	<b>2.229.194.376</b>

**4. Events arising after the closing date of the accounting period**

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

**5. Comparative data**

Comparative figures on the Statement of Financial Position are figures on the audited separate financial statements for the fiscal year ending December 31, 2025; comparative figures on the Income Statement and Cash Flow Statement are figures on the separate financial statements for the first quarter of 2025; some indicators have been reclassified to conform to the presentation of this period's report..

*Dong Thap, April 22<sup>nd</sup>, 2026*

**Preparer**



**TU THI VIET**

**Chief Accountant**



**HUYNH THI MY HUONG**

**General Director**



**VU HUY GIAP**