

**Tien Giang Investment and Construction
Joint Stock Company**

Consolidated financial statements

The second quarter of 2026

Tien Giang Investment and Construction Joint Stock Company
Consolidated Statement of Financial Position
As at 30 June 2026
Currency: VND

ASSETS	Code	Notes	30/06/2026	31/12/2025
A. CURRENT ASSETS	100		1,512,512,709,740	1,592,952,498,341
I. Cash and cash equivalents	110	(V.1)	195,116,954,020	350,564,903,323
1. Cash	111		121,834,751,118	239,677,939,928
2. Cash equivalents	112		73,282,202,902	110,886,963,395
II. Short-term investments	120		13,637,677,704	7,951,201,074
1. Held- to-maturity investments	123	(V.2)	13,637,677,704	7,951,201,074
III. Current accounts receivable	130	(V.3)	319,920,220,673	320,175,792,321
1. Short-term trade receivables	131		258,090,245,351	274,908,404,215
2. Short-term advances to suppliers	132		34,493,361,311	37,714,788,133
3. Other short-term receivables	135		76,406,348,312	54,357,737,115
4. Provision for doubtful short-term	136		(49,069,734,301)	(46,805,137,142)
IV. Inventories	140	(V.5)	887,607,904,154	831,970,731,740
1. Inventories	141		887,975,344,736	832,338,172,322
2. Provision for obsolete inventories (*)	142		(367,440,582)	(367,440,582)
V. Other current assets	160		96,229,953,189	82,289,869,883
1. Short-term prepaid expenses	161	(V.10)	818,668,095	620,150,127
2. Value-added tax deductible	162	(V.15)	28,286,116,093	20,171,474,727
3. Tax and other receivables from the State	163	(V.15)	3,740,151,919	4,778,460,954
4. Other current assets	165	(V.3)	63,385,017,082	56,719,784,075
B. NON-CURRENT ASSETS	200		842,044,278,978	827,507,016,684
I. Long-term receivables	210	(V.3)	336,945,615	336,945,615
1. Other long-term receivables	215		336,945,615	336,945,615
II. Fixed assets	220		343,967,799,382	358,318,501,424
1. Tangible fixed assets	221	(V.7)	307,949,150,740	321,775,005,566
- Cost	222		861,591,251,670	844,376,648,675
- Accumulated depreciation (*)	223		(553,642,100,930)	(522,601,643,109)
2. Intangible fixed assets	227	(V.8)	36,018,648,642	36,543,495,858
- Cost	228		43,767,247,459	43,767,247,459
- Accumulated depreciation (*)	229		(7,748,598,817)	(7,223,751,601)
III. Investment properties	240	(V.9)	21,336,871,423	16,066,437,806
1. Cost	241		32,679,149,297	26,578,276,576
2. Accumulated depreciation (*)	242		(11,342,277,874)	(10,511,838,770)
IV. Long-term assets in progress	250		424,707,404,022	401,004,912,443
1. Construction in progress	252	(V.6)	424,707,404,022	401,004,912,443
V. Long-term investments	260		280,478,859	364,035,551
1. Investments in jointly controlled entities and associates	262	(V.2)	280,478,859	364,035,551
VI. Other long-term assets	270		51,414,779,677	51,416,183,845
1. Long-term prepaid expenses	271	(V.10)	30,993,295,200	29,500,521,665
2. Deferred tax assets	272	(V.11)	20,421,484,477	19,348,089,109
3. Other assets	274		-	2,567,573,071
			-	-
TOTAL ASSETS	280		2,354,556,988,718	2,420,459,515,025

Tien Giang Investment and Construction Joint Stock Company
Consolidated Statement of Financial Position
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Currency: VND

RESOURCES	Code	Notes	30/06/2026	31/12/2025
C. LIABILITIES	300		1,576,445,479,756	1,626,196,766,569
I. Current liabilities	310		1,183,724,307,797	1,197,513,558,666
1. Short-term trade payables	311	(V.13)	457,843,007,739	448,039,478,449
2. Short-term advances from customers	312	(V.14)	292,817,315,912	343,820,731,298
3. Dividends payable	313		31,216,195,050	96,949,900
4. Taxes and other payables to the State	314	(V.15)	8,786,561,118	41,212,404,087
5. Payables to employees	315		14,074,783,192	21,639,672,820
6. Short-term accrued expenses	316	(V.16)	60,373,870,158	53,990,632,911
7. Short-term unearned revenues	319	(V.18)	1,147,675,140	584,946,123
8. Other short-term payables	320	(V.17)	2,285,783,861	4,180,319,703
9. Short-term loan and finance lease	321	(V.12)	280,223,111,425	259,613,739,871
10. Short-term provision	322	(V.19)	16,283,001,152	15,674,490,741
11. Bonus and welfare fund	323	(V.20)	18,673,003,050	8,660,192,763
II. non-current liabilities	330		392,721,171,959	428,683,207,903
1. Long-term accrued expenses	334	(V.16)	55,169,678,914	51,091,177,513
2. Other long-term liabilities	338	(V.17)	408,240,000	408,240,000
3. Long-term loans and finance lease	339	(V.12)	329,737,052,453	370,283,225,556
4. Long-term provisions	343	(V.19)	7,406,200,592	6,900,564,834
D. OWNERS' EQUITY	400	(V.21)	778,111,508,962	794,262,748,456
1. Share capital	411		351,763,070,000	311,299,070,000
- Shares with voting rights	411a		351,763,070,000	311,299,070,000
- Shares premium	411b			
2. Capital surplus	412		5,700,930,000	5,700,930,000
3. Other owners' capital	414		3,750,000,000	1,000,000,000
4. Investment and development fund	418		274,008,828,209	241,238,383,303
5. Undistributed earnings	420		130,340,513,981	221,998,401,692
- Undistributed earnings of prior period	420a		70,321,033,687	61,765,285,436
- Undistributed earnings of current year	420b		60,019,480,294	160,233,116,256
6. Non-controlling interests	429		12,548,166,772	13,025,963,461
TOTAL LIABILITIES AND OWNERS' EQUITY	440		2,354,556,988,718	2,420,459,515,025

Preparer

Huynh Thi My Huong

Chief Accountant

Huynh Thi My Huong

Dong Thap, July 22nd, 2026
General Director



Vu Huy Giap

Tien Giang Investment and Construction Joint Stock Company
Consolidated Income Statement
For the quarter second of 2026
Currency: VND

Form B01-DN/HN

ITEMS		Co de	Notes	2 nd Quarter		Accumulated from the beginning of the year to the end of this quarter	
				2026	2025	2026	2025
1		2	3	4	5	6	7
1.	Revenue from sale of goods and rendering of services	01	(VI.1)	555,557,462,209	624,802,517,394	1,002,591,306,048	1,139,185,650,523
2.	Deductions	02		0	0		
3.	Net Revenue from sale of goods and rendering of services	10		555,557,462,209	624,802,517,394	1,002,591,306,048	1,139,185,650,523
4.	Cost of goods sold and services rendered	11	(VI.2)	437,630,473,840	493,803,366,311	782,450,154,636	894,186,900,866
5.	Gross profit from sale of goods and rendering of services	20		117,926,988,369	130,999,151,083	220,141,151,412	244,998,749,657
6.	Finance income	22	(VI.3)	1,977,584,594	1,568,908,494	4,039,243,996	3,526,883,388
7.	Finance expenses	23	(VI.4)	7,510,838,217	6,597,433,737	14,888,771,525	12,781,845,282
	In which: Interest expenses	24		7,404,802,620	6,502,380,851	14,729,117,950	12,631,573,178
8.	Selling expenses	25	(VI.5)	60,991,126,816	56,036,504,552	104,613,187,455	114,992,650,596
9.	General and administrative expenses	26	(VI.6)	18,111,055,477	18,060,954,831	32,245,559,316	31,132,311,004
10.	Gain/(loss) from join venture and associate	27		21,924,751	58,558,826	14,244,050	63,313,538
11.	Operating profit	30		33,313,477,204	51,931,725,283	72,447,121,162	89,682,139,701
12.	Other income	31	(VI.7)	320,470,255	1,026,053,700	627,621,255	1,450,756,499
13.	Other expenses	32	(VI.8)	68,127,573	771,505,562	129,422,100	849,003,042
14.	Other profit/(loss)	40		252,342,682	254,548,138	498,199,155	601,753,457
15.	Accounting profit before tax	50		33,565,819,886	52,186,273,421	72,945,320,317	90,283,893,158
16.	Current corporate income tax expense	51	(VI.9)	5,365,640,214	13,520,465,606	13,362,502,986	19,947,390,549
17.	Deferred tax expense	52	(VI.9)	(313,197,235)	(2,796,919,572)	(1,073,394,936)	(2,994,827,767)
18.	Net profit after tax	60		28,513,376,907	41,462,727,387	60,656,212,267	73,331,330,376
19.	Post-tax profits attributable to parent company	61		28,009,724,386	40,637,021,065	60,019,480,294	71,650,938,718
20.	Post-tax profits attributable to non-controlling interests	62		503,652,521	825,706,322	636,731,973	1,680,391,658
21.	Basic earnings per share (*)	70		733	1,063	1,570	1,874
22.	Diluted earnings per share (*)	71		733	1,063	1,570	1,874

Preparer

Huynh Thi My Huong

Chief Accountant

Huynh Thi My Huong

Dong Thap, July 22nd, 2026

General Director

Vu Huy Giap

Tien Giang Investment and Construction Joint Stock Company
Consolidated Cash flows
For the quarter second of 2026
Currency: VND

Form B01-DN/HN

Items	Code	Accumulated from the beginning of the year to the end of this quarter	
		2026	2025
1	2	4	5
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	1	72,945,320,317	90,283,893,158
2. Adjustments for:		-	
- Depreciation of fixed assets and investment property	2	32,395,744,141	30,983,255,106
- Provisions	3	3,378,743,328	4,792,879,855
- Foreign exchange (gain)/loss due to revaluation of monetary items	4	951,644	(13,181,919)
- Profits from investing activities	5	(4,537,138,455)	(3,727,299,597)
- Interest expenses	6	14,729,117,950	12,631,573,178
- Others	7	-	
3. Operating profit before changes in working capital	8	118,912,738,925	134,951,119,781
- Increase/decrease in receivables	9	(18,641,846,729)	7,913,203,187
- Increase in inventories	10	(55,637,172,414)	53,512,510,355
- Increase/decrease in payables	11	(49,275,910,653)	(74,260,834,398)
- Increase/decrease in prepaid-expense	12	(1,691,291,503)	(25,771,570,475)
- Interest paid	14	(15,258,946,661)	(11,800,656,134)
- Corporate income tax paid	15	(38,681,421,603)	(17,509,470,053)
- Other cash outflows for operating activities	17	(3,674,425,000)	(4,148,600,000)
Net cash flows from operating activities	20	(63,948,275,638)	62,885,702,263
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Purchase and construction of fixed assets and other long-term assets	21	(43,916,504,248)	(90,083,935,897)
2. Proceeds from disposals of fixed assets and other long-term assets	22	513,804,714	159,259,260
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(548,486,883)
4. Proceeds from borrowings recovered and disposals of debt instruments of other entities	24		9,492,970,262
5. Cash receipts from interests' dividends and profits shared	27	3,795,686,062	3,528,856,630
Net cash flows used in investing activities	30	(39,607,013,472)	(77,451,336,628)
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Drawdown of borrowings	33	198,606,815,411	253,641,826,222
2. Repayment of borrowings	34	(218,543,616,960)	(237,141,992,328)
3. Dividends paid/Profit distributed	36	(31,954,907,000)	(53,802,914,875)
Net cash flows from/(used in) financing activities	40	(51,891,708,549)	(37,303,080,981)
Net increase/(decrease) in cash for the year	50	(155,446,997,659)	(51,868,715,346)
Cash and cash equivalents at beginning of year	60	350,564,903,323	298,868,464,516
Effect of exchange rate on cash and cash equivalents	61	(951,644)	13,181,919
Cash and cash equivalents at end of year	70	195,116,954,020	247,012,931,089

Preparer

Huynh Thi My Huong

Chief Accountant

Huynh Thi My Huong



Dong Thap, July 22nd, 2026
General Director

Vu Huy Giap

Tien Giang Investment and Construction Joint Stock Company

Notes to the consolidated financial statements

As at 30 June 2026

Currency: VND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**I. CORPORATE INFORMATION**

Tien Giang Investment and Construction Joint Stock Company (hereinafter referred to as "the Company"), formerly known as Tien Giang Irrigation Construction Company, was equitized under Decision No. 5017/QĐ- UB dated 05 December 2003 of the People's Committee of Tien Giang Province. The Company was incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate No. 5303000020, issued by the Department of Planning and Investment of Tien Giang province for the first time on 02 January 2004. Currently, the Company is operating under the Enterprise Registration Certificate No. 1200526842, amended for the 24th time on 24 June 2026.

The Company's shares have been listed on the Ho Chi Minh City Stock Exchange since 28 July 2011 with the stock code THG.

The head office of the Company is located at 46-48 Nguyen Cong Binh, Trung An Ward, Dong Thap Province, Vietnam.

As at 30 June 2026, the Company has five (05) direct subsidiaries, three (03) indirect subsidiaries, one (01) associate company, two (02) branches and one (01) representative office. Details are as follows:

<i>Company name</i>	<i>Head office</i>	<i>Principal activity</i>	<i>Ownership and voting rights</i>
<i>Direct subsidiaries</i>			
TICCO Concrete One Member Company Limited	Trung An, Dong Thap, Vietnam	Manufacture and trading of concrete	100,00%
TICCO Construction Joint Stock Company	My Phong, Dong Thap, Vietnam	Construction of civil, traffic and irrigation work	66,67%
TICCO Hydraulics Construction One Member Company Limited	My Phong, Dong Thap, Vietnam	Construction of civil, traffic and irrigation work	100,00%
TICCO Tan Phuoc Concrete One Member Company Limited	Tan Phuoc 3, Dong Thap, Vietnam	Manufacture and trading of concrete	100,00%
TICCO Go Cong One Member Company Limited	Trung An, Dong Thap, Vietnam	Manufacture and trading of concrete	100,00%
<i>Indirect subsidiaries</i>			
TICCO Building Materials One Member Company Limited	My Phong, Dong Thap, Vietnam	Wholesale of construction materials	100,00%
TICCO Pile One Member Company Limited	Trung An, Dong Thap, Vietnam	Driving and pressing reinforced concrete piles	100,00%
TICCO Mechanical Building One Member Company Limited	Tan Phuoc 3, Dong Thap, Vietnam	Machining; treatment and coating of metals	100,00%
<i>Associate company</i>			

Tien Giang Investment and Construction Joint Stock Company

Notes to the consolidated financial statements

As at 30 June 2026

Currency: VND

<i>Company name</i>	<i>Head office</i>	<i>Principal activity</i>	<i>Ownership and voting rights</i>
Testco Joint Stock Company	Trung An, Dong Thap, Vietnam	Quality testing of construction	20,00%

<i>Branch name/representative office</i>	<i>Address</i>
Branch of Tien Giang Investment and Construction Joint Stock Company - TICCO Real Estate Exchange (TICCO Real)	No. 46-48 Nguyen Cong Binh, Trung An Ward, Dong Thap Province
Branch of Tien Giang Investment and Construction Joint Stock Company - TICCO Industrial Service Center	Gia Thuan Industrial Cluster, Gia Thuan Commune, Dong Thap Province
Representative office of Tien Giang Investment and Construction Joint Stock Company	No. 388 Nguyen Trong Dan, Binh Xuan Ward, Dong Thap Province

The current principal activities of the Company and its subsidiaries (hereinafter referred to as “the Corporate group”) are manufacture, trading of concrete; real estate investment and trading; construction of traffic, irrigation, civil and industrial works; renting of machinery and equipment; industrial clusters management, exploitation and business of infrastructure; wholesale of construction materials, equipment and supplies; machining; treatment and coating of metals; driving and pressing reinforced concrete piles of all kinds by hydraulic machines.

The normal course of business cycle of real estate investment and trading, construction of traffic, irrigation, civil and industrial works of the Corporate group is based on investment/construction time of each construction/project. Therefore, the Corporate group's Business cycle can last over 12 months.

The Corporate group's normal course of business cycle of other activities is no more than 12 months.

The number of employees of the Corporate group as at 30 June 2026 was 699 people (31 December 2025 is 720 people).

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

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

2. Accounting currency

The Consolidated financial statements are prepared in Viet Nam dong (“VND”) which is also the Corporate group's accounting currency

III. BASIS OF PREPARATION**1. Accounting standards and system**

The Consolidated financial statements of the Corporate group expressed in Vietnam dong (“VND”),

Tien Giang Investment and Construction Joint Stock Company

Notes to the consolidated financial statements

As at 30 June 2026

Currency: VND

are presented under the guidance of Circular No. 43/2026/TT-BTC issued by the Ministry of Finance on 20 April 2026, are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying Consolidated financial statements, including their utilization are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the financial position and results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2. *Applied accounting documentation system*

The Corporate group's applied accounting documentation system is the General Journal system.

3. *Consolidation base*

The consolidated financial statements include the financial statements of the Company and its subsidiaries.

Subsidiary is fully consolidated from the date of acquisition, which is the date the Company obtains control of the subsidiary, and continues to be consolidated until the date it really ceases to have control over the subsidiary.

The financial statements of the Company and its subsidiaries used for consolidation are prepared for the same accounting period, and are applied uniform accounting policies. Accounts balance of balance sheet between companies in the corporate group, unrealized income and expenses, or unrealized internal gains or losses arising from these transactions are completely eliminated.

Non-controlling interests represent the share of profit or loss in the results of operations and the net assets of subsidiaries that are not held by the Company and are presented in a separate item of the consolidated income statement and consolidated balance sheet.

Effects resulting from changes in subsidiary ownership that do not lose control are recorded in undistributed earnings

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Cash and cash equivalents

Cash comprise cash on hand and cash in banks.

Cash equivalents are short-term, highly liquid investments with an original maturity of no longer than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value

2. Inventories

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realizable value.

Net realizable value ("NRV") represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued on a first-in, first-out basis.

Inventory property

Property acquired or being constructed for sale in the ordinary course of business of the Corporate group, rather than to be held for rental or capital appreciation, is held as inventory property at the lower of cost incurred in bringing each property to its present location and condition, and NRV.

Cost of inventory property comprises:

- Freehold and leasehold rights for land;
- Amounts paid to contractors for construction; and
- Borrowing costs; consulting and design costs, ground leveling, compensation and site clearance costs, consulting fees, land transfer taxes, general construction management costs and other related costs.

Net realizable value represents the estimated selling price of real estate in the ordinary course of business, based on market prices at the reporting date and discounted for the time value of money if material, less the estimated costs of completion and the estimated cost of goods sold.

The cost of inventory property sold was recognized in the consolidated income statement based on direct costs of constituting the property and general costs were allocated based on the corresponding area of the property

Provision for obsolete inventories

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

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the Consolidated income statement.

3. Receivables

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

The provision for doubtful debts represents amounts of outstanding receivables that the Corporate group expects that be non-recoverable at the balance sheet date. Increases or decreases to the provision balance are recorded as general and administrative expenses in the Consolidated income statement.

When the doubtful debts are determined to be non-recoverable and the accountant writes off the debt, the differences incurred between the provision for doubtful debts and the original costs of receivables are recorded in the consolidated income statement.

4. *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

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

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the Consolidated income statement as incurred.

When tangible fixed assets are sold or retired, cost and accumulated depreciation are written off and any gain or loss resulting from their disposal is included in the Consolidated income statement.

5. *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortization

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the Consolidated income statement as incurred.

When intangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the Consolidated income statement.

Land use rights

Land use right is recognized as an intangible asset when the Group is granted a land use right certificate. The costs of land use right comprise all directly attributable costs of bringing the land lot to the condition available for intended use and are amortized according to the land use term.

Computer software

Computer software which is not an integral part of hardware is recorded as intangible fixed asset and amortized over the term of benefits.

6. *Depreciation and amortization*

Depreciation of tangible fixed assets and amortization of intangible fixed assets are calculated on a straight- line basis over the estimated useful life of each asset as follows:

Tien Giang Investment and Construction Joint Stock Company

Notes to the consolidated financial statements

As at 30 June 2026

Currency: VND

Buildings and structures	04 – 30 years
Machinery and equipment	02 – 20 years
Means of transportation	03 – 15 years
Management equipment	03 – 10 years
Land use rights	25 – 50 years

7. *Investment properties*

Investment properties are stated at cost including transaction costs less accumulated depreciation and/or amortization. Investment properties held for capital appreciation are not depreciated/amortized but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognized is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the corporate group.

Depreciation and amortization of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Land use rights	46 Years
Buildings	06 - 25 years
Kiosks	06 years

Investment properties are derecognized when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognized in the consolidated income statement in the year of retirement or disposal.

8. *Construction in progress*

Construction in progress represents costs attributable directly to the purchase of fixed assets and construction of the corporate group's buildings, assets which have not yet been completed as at the date of these financial statements.

9. *Borrowing costs*

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds

Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalized as explained in the following paragraph

Borrowing costs that are directly attributable to the acquisition, construction or production of a specific asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset.

10. *Prepaid expenses*

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

11. Investments

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognized as an expense in the consolidated financial statements and deducted against the value of such investments.

Investments in associates

The Group's investment in its associate is accounted for using the equity method of accounting. An associate is an entity in which the Corporate group has significant influence that is neither a subsidiary nor a joint venture of the Corporate group. The Corporate group generally deems they have significant influence if they have over 20% of the voting rights in the investee company.

Under the equity method, the investment is carried in the consolidated balance sheet at cost, then adjusted the post-acquisition changes in the Group's share of net assets of the associates. Goodwill arising on the acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortized and subject to annual review for impairment. The consolidated income statement reflects the share of the post-acquisition results of operation of the associate.

The share of post-acquisition profit/(loss) of the associates is presented in the consolidated income statement and its share of post-acquisition movements in reserves is recognized in reserves. The accumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend receivables from associates reduce the carrying amount of the investment.

The financial statements of the associates are prepared for the same reporting period and use the same accounting policies as the corporate group. Where necessary, adjustments are made to bring the accounting policies in line with those of the corporate group.

12. Payables and accruals

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

13. Provisions

Provisions are recognized when the corporate group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Provisions for warranty of constructions

Provision for warranty of constructions and mechanical constructions

Provision for warranty of constructions and mechanical constructions is made for each construction or construction item completed and handed over during the year. When the warranty period for constructions and mechanical constructions expires, the unused balance of provision shall be reversed and recognized in other income.

14. Foreign currency transactions

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Transactions in currencies other than the corporate group's accounting currency (VND) are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;

Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment.

At the end of the period, monetary balances denominated in foreign currencies are translated at the actual exchange rates at the Consolidated balance sheet dates which are determined as follows:

Monetary assets are translated at buying exchange rate of the commercial bank where the corporate group conduct transactions regularly.

Monetary liabilities are translated at selling exchange rate of the commercial bank where the corporate group conduct transactions regularly.

All exchange differences incurred during the year and arising from the revaluation of monetary accounts denominated in foreign currency at year-end are taken to the Consolidated income statement.

15. Treasury shares

Own equity instruments which are reacquired (treasury shares) are recognized at cost and deducted from equity. No gain or loss is recognized in profit or loss upon purchase, sale, issue or cancellation of the Company's own equity instruments

16. Appropriation of net profits

Net profit after corporate Income Tax is available for appropriation to shareholders after approval by the appropriate in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Company maintains the following reserve funds which are appropriated from the Company's net profit as proposed by the Board of Administration and subject to approval by shareholders at the annual general meeting.

- Investment and development fund

This fund is set aside for use in the corporate group's expansion of its operation or of in-depth investment.

- Bonus and welfare fund

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

17. Revenue recognition

Revenue is recognized to the extent that the economic benefits will probably flow to the corporate

group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discounts, rebates and sales returns. The following specific recognition criteria must also be met before revenue is recognized:

Revenue from Industrial Real Estate Business:

Revenue from the industrial real estate business primarily arises from Gia Thuan 1 Industrial Cluster.

The Company recognizes revenue at a point in time for industrial land sublease contracts based on the following regulations:

Paragraph 6 – Vietnamese Accounting Standard (VAS) No. 14 – Revenue and Other Income (Issued and promulgated under Decision No. 149/2001/QĐ-BTC dated 31 December 2001 of the Minister of Finance):

Revenue from the rendering of services shall be recognized when the outcome of the transaction can be measured reliably. Where a service transaction relates to more than one accounting period, revenue shall be recognized in each period based on the stage of completion of the transaction at the reporting date. The outcome of a service transaction can be estimated reliably when all of the following four conditions are satisfied:

- a) The revenue can be measured reliably;
- b) It is probable that the economic benefits associated with the transaction will flow to the enterprise;
- c) The stage of completion of the transaction at the reporting date can be measured reliably; and
- d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In addition, the lease agreements entered into with the Lessees contain the following key provisions:

• **Lease term**

The lease term covers the entire operating period of Gia Thuan 1 Industrial Cluster, which is consistent with the land lease term granted by the State.

• **Payment terms**

The Lessee is required to pay the land rental in a single upfront payment covering the entire lease term. The lease agreement is non-cancellable by the Lessee, and the Company is not obligated to refund the prepaid rental under any circumstances, except as specifically provided for in the agreement.

• **Legal rights**

Upon fulfillment of all financial obligations, the Lessee is granted a Land Use Rights Certificate by the competent State authority. From that point onward, the Lessee obtains all rights of a land user in accordance with applicable laws, including the rights to transfer, mortgage, sublease or contribute the land use rights as capital to any third party.

• **Transfer of risks and control**

Upon handover of the land and registration of the land use rights, the Company no longer retains control or management over the land. All risks associated with changes in the value of the land use rights, together with all obligations and responsibilities arising from the use of the land, are transferred to and borne by the Lessee.

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• **Financial obligations to the State**

The Company has fulfilled all financial obligations relating to the land use rights, including the one-off land rental payment and all applicable fees and charges, thereby ensuring that the Lessee's lawful rights and interests are not adversely affected.

• **Infrastructure completion**

As of the land handover date, the Company had completed the construction of the integrated technical infrastructure in accordance with the master plan approved by the competent State authorities. All infrastructure development costs had been fully recognized by the Company and the corresponding costs had been transferred to cost of sales relating to one-off land sublease transactions.

Sale of goods

Revenue is recognized when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Revenue from the sale of real estate in which the Company is the investor is recognized when all five (5) of the following conditions are satisfied simultaneously:

- The real estate has completed and transferred to the buyers; enterprises have transferred risks and benefits associated with ownership of the real estate to the buyers;
- Enterprises no longer hold the right to manage the real estate as real estate's owners or the right to control the real estate;
- The turnover is determined reliably;
- Enterprises have received or will receive economic benefits from the sales of the real estate;
- Costs related to sales of the real estate may be determined.

Revenue from construction contracts

Revenue from construction contracts is recognized in accordance with the corporate group's accounting policy on construction contracts.

Rendering of services

Revenues are recognized upon the completion of the services provided.

Interest

Revenue is recognized as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

Dividends

Income is recognized when the corporate group's entitlement as an investor to receive the dividend is established.

Rental income

Rental income arising from operating leases is accounted for in the consolidated income statement on a straight-line basis over the lease term.

18. Construction contract

For the construction contracts specifying that the contractor will receive payments according to the

planned schedule, when the outcome of a construction contract can be estimated reliably, revenue and expenses are recognized based on actual physical accomplishments of the project at the balance sheet date.

In case the construction contracts specifying that the contractor will receive payments according to the completed work, when the outcome of a construction contract can be determined reliably and accepted by the customers, revenue and expenses are recognized by reference to the stage of completion of the contract at the balance sheet date which is accepted by the customers.

Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customer.

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

Difference between the cumulative revenue of a construction contract recognized to date and the cumulative amount of progress billings of that contract is presented as construction contract receivable or payable based on agreed progress billings in the consolidated balance sheet.

19. Current income tax

Current income tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date.

Current income tax is charged or credited to the Consolidated income statement, except when it relates to items recognized directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the corporate group to set off current tax assets against current tax liabilities and when the corporate group intends to settle its current tax assets and liabilities on a net basis

20. Deferred tax

Deferred tax is provided using the liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, except:

- where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss.

- in respect of taxable temporarily differences associated with investments in associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future

Deferred tax assets are recognized for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilized, except:

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where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss.

in respect of deductible temporarily differences associated with investments in associates, and interests in joint ventures, deferred tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Previously unrecognized deferred tax assets are re-assessed at each balance sheet date and are recognized to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred tax is charged or credited to the income statement, except when it relates to items recognized directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to off- set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

either the same taxable entity; or

when the Company intends either settle current tax liabilities and assets on a net basis or to realize the

assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

21. Related parties

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

V. Notes for items presented on the Statement of Financial Position

1. Cash and cash equivalents

	At June 30 th , 2026	At Dec 31 st , 2025
Cash on hand	4,086,267,175	2,286,101,047
Cash at banks	117,748,483,943 (*)	237,391,838,881
Cash equivalents	73,282,202,902	110,886,963,395
Total	195,116,954,020	350,564,903,323

(*) In which: 3.357,36 EUR

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2. Investment

(2.1) Held to maturity investment

	<u>At June 30th, 2026</u>	<u>At Dec 31st, 2025</u>
Short investment	13,637,677,704	7,951,201,074
Term deposit from 3 months to 1 year	13,637,677,704	7,951,201,074
Long investment	0	0
Term deposit over 1 year	0	0
Total	13,637,677,704	7,951,201,074

(2.2) Investment in associates

	<u>At June 30th, 2026</u>	<u>At Dec 31st, 2025</u>
Cost of investment	260,000,000	260,000,000
Accumulated share in profit of the associate	20,478,859	104,035,551
Total	280,478,859	364,035,551

Details of associates company are as follows:

Company's name	Address	Value	Ownership	Voting rights	Principal activity
Testco Joint Stock Company	Trung An ward, Dong Thap province	260,000,000	20,00%	20,00%	Quality testing of construction

Details of the increase and decrease of investment in associates are as follows:

	<u>At June 30th, 2026</u>	<u>At Dec 31st, 2025</u>
Total assets	1,751,146,144	2,478,316,262
Total liabilities	348,751,850	658,138,502
Net assets	1,402,394,294	1,820,177,760
The Company's share in the assets of the associate company	280,478,859	364,035,551
The Company's share of net assets	280,478,859	364,035,551
Cost of investment	280,478,859	364,035,551
	<u>6 months 2026</u>	<u>6 months 2025</u>
Net revenue	723,470,771	1,292,466,673
Net profit	71,220,249	316,567,690
Share in profit of the associates for the year	14,244,050	63,313,538
Profit in the associates	14,244,050	63,313,538

3. Receivables

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(3.1) Short term trade receivable:

	At June 30th, 2026	Dec 31st, 2025
Receivables from the sale of building materials	1,752,523,100	1,912,438,600
Receivables from sales of concrete	243,819,223,173	256,410,838,937
Receivables from construction activities	6,953,229,388	13,882,936,705
Receivables from repair and machining	762,212,725	762,212,725
Receivables from trading of real estate	4,803,056,965	1,939,977,248
Total	258,090,245,351	274,908,404,215
Provision for doubtful short-term receivables	(48,658,642,201)	(46,394,045,042)
Net Short term trade receivable	209,431,603,150	228,514,359,173

(3.2) Short term advances to supplier:

	June 30th, 2026	Dec 31st, 2025
Advances for concrete manufacturing	12,166,868,096	5,136,043,847
Advances for trading of building materials	45,752,952	455,472,952
Advances for construction	19,914,325,263	30,092,294,934
Advances for trading of real estate	2,366,415,000	2,030,976,400
Total	34,493,361,311	37,714,788,133
Provision for doubtful advance to suppliers	(411,092,100)	(411,092,100)
Net Short term advances to supplier	34,082,269,211	37,303,696,033

(3.3) Short term other receivables:

	June 30th, 2026	Dec 31st, 2025
Staff advances	52,115,059,642	44,268,007,172
Deposit, mortgages or collaterals	370,371,706	857,387,556
Interest on deposits	1,061,118,917	845,783,567
Others	22,859,798,047	8,386,558,820
Total	76,406,348,312	54,357,737,115

(3.4) Long term other receivables:

	June 30th, 2026	Dec 31st, 2025
Deposit, mortgages or collaterals	336,945,615	336,945,615
Total	336,945,615	336,945,615

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(3.5) Other assets:

	June 30th, 2026	Dec 31st, 2025
Other current assets	63,385,017,082	56,719,784,075
- Time deposits with remaining term of less than 12 months	63,385,017,082	56,719,784,075
Other non-current assets	-	2,567,573,071
- Time deposits with remaining term of more than 12 months	-	2,567,573,071
Total	63,385,017,082	59,287,357,146

Time deposits with a remaining term of less than 12 months are classified as other current assets, while those with a remaining term of more than 12 months are classified as other non-current assets.

These time deposits are pledged by the Group as collateral at the Bank for Investment and Development of Vietnam (BIDV) – Tien Giang Branch to secure performance guarantees for construction contracts of the Company, TICCO Irrigation Construction One Member Limited Liability Company, and TICCO Construction Joint Stock Company.

4. Bad debts

	<i>Ending balance</i>			<i>Beginning balance</i>		
	<i>Cost</i>	<i>Recoverable amount</i>	<i>Provision</i>	<i>Cost</i>	<i>Recoverable amount</i>	<i>Provision</i>
<i>Short-term trade receivables</i>	62,169,343,902	13,510,701,701	(48,658,642,201)	54,109,065,994	7,715,020,952	(46,394,045,042)
Receivables from the sale of building materials	1,062,526,900		(1,062,526,900)	1,062,526,900		(1,062,526,900)
Receivables from sales of concrete	57,929,607,578	13,510,701,701	(44,418,905,877)	49,769,332,670	7,715,020,952	(42,054,311,718)
Receivables from construction activities	1,617,800,881	0	(1,617,800,881)	1,617,800,881		(1,617,800,881)
Receivables from repair and machining	559,408,540	0	(559,408,540)	559,408,540		(559,408,540)
Receivables from trading of real estate	1,000,000,003		(1,000,000,003)	1,099,997,003		(1,099,997,003)
<i>Short-term advances to suppliers</i>	425,988,000	14,895,900	(411,092,100)	425,988,000	14,895,900	(411,092,100)
Advances for construction activities	100,000,000		(100,000,000)	100,000,000		(100,000,000)
Advances for sales of concrete	306,188,000	14,895,900	(291,292,100)	306,188,000	14,895,900	(291,292,100)
Advances for trading of real estate	19,800,000		(19,800,000)	19,800,000		(19,800,000)
Total	62,595,331,902	13,525,597,601	(49,069,734,301)	54,535,053,994	7,729,916,852	(46,805,137,142)

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5. Inventories

	June 30th, 2026		Dec 31st, 2025	
	<i>Cost</i>	<i>Provision</i>	<i>Cost</i>	<i>Provision</i>
Raw materials	119,632,079,788		73,475,848,774	
Tools and supplies	26,450,000		136,000,000	
Work in process	71,503,438,288	(367,440,582)	40,400,512,554	(367,440,582)
Finished goods	152,031,109,797		139,981,288,457	
Real estate properties (*)	540,846,985,788		577,184,322,433	
Merchandise	3,935,281,075		1,160,200,104	
Total	887,975,344,736	(367,440,582)	832,338,172,322	(367,440,582)

Real estate properties of the Company include:

- Construction in process of Gia Thuan 1 Industrial Cluster, Gia Thuan Commune, Dong Thap Province;
- D7 Street and the residential areas on both sides of the street project Trung An Ward, Dong Thap Province;
- Long Thanh Hung Residential Area project, Cho Gao Commune, Dong Thap Province;
- Commercial housing area in Trung An Ward, Dong Thap Province;
- Extended Nguyen Trai Street and the residential areas on both sides of the street project in Son Qui Ward and Long Thuan Ward, Dong Thap Province;
- Extended Nguyen Trong Dan Street and the residential areas on both sides of the street project in Go Cong Ward and Binh Xuan Ward, Dong Thap Province.

6. Construction in process

	June 30th, 2026	Dec 31st, 2025
Gia Thuan 2 Industrial Cluster Project	405.021.495.668	387,248,402,475
Construction in process other	19.685.908.354	13,756,509,968
Total	424,707,404,022	401,004,912,443

7. Tangible fixed assets

	<i>Buildings and structures</i>	<i>Machinery and equipment</i>	<i>Means of transportation</i>	<i>Management equipment</i>	Total
Cost					
Beginning balance	170,427,432,376	466,367,837,041	204,980,038,807	2,601,340,441	844,376,648,675
Increase in the year	7,574,616,228	3,747,144,333	3,808,710,136	3,187,704,444	18,318,175,131
Decrease		(1,103,572,136)			(1,103,572,136)
Ending balance	178,002,048,604	469,011,409,238	208,788,748,943	5,789,044,885	861,591,251,670

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	<i>Buildings and structures</i>	<i>Machinery and equipment</i>	<i>Means of transportation</i>	<i>Management equipment</i>	Total
Accumulated depreciation:					
Beginning balance	81,266,784,918	306,242,763,555	133,040,338,007	2,051,756,629	522,601,643,109
Increase in the year	5,966,140,475	17,670,217,497	8,414,815,048	92,856,937	32,144,029,957
Decrease		(1,103,572,136)			(1,103,572,136)
Ending balance	87,232,925,393	322,809,408,916	141,455,153,055	2,144,613,566	553,642,100,930
Net carrying amount:					
Beginning balance	89,160,647,458	160,125,073,486	71,939,700,800	549,583,812	321,775,005,566
Ending balance	90,769,123,211	146,202,000,322	67,333,595,888	3,644,431,319	307,949,150,740

8. Intangible fixed assets

	<i>Land use rights</i>	<i>Computer software</i>	Total
Cost			
Beginning balance	43,331,483,659	435,763,800	43,767,247,459
Increase in the year			
Decrease			
Ending balance	43,331,483,659	435,763,800	43,767,247,459
Accumulated depreciation:			
Beginning balance	6,787,987,801	435,763,800	7,223,751,601
Increase in the year	524,847,216		524,847,216
Decrease			
Ending balance	7,312,835,017	435,763,800	7,748,598,817
Net carrying amount			
Beginning balance	36,543,495,858	0	36,543,495,858
Ending balance	36,018,648,642	0	36,018,648,642

9. Investment properties

	<i>Kiosk for rent</i>	<i>Land, office, warehouse for rent</i>	Total
Cost			
Beginning balance	1,580,316,192	24,997,960,384	26,578,276,576
Increase in the year		6,100,872,721	6,100,872,721
Decrease			
Ending balance	1,580,316,192	31,098,833,105	32,679,149,297
Accumulated depreciation:			
Beginning balance	1,580,316,192	8,931,522,578	10,511,838,770

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	<i>Kiosk for rent</i>	<i>Land, office, warehouse for rent</i>	Total
Increase in the year		830,439,104	830,439,104
Decrease			
Ending balance	1,580,316,192	9,761,961,682	11,342,277,874
Net carrying amount			
Beginning balance		16,066,437,806	16,066,437,806
Ending balance		21,336,871,423	21,336,871,423

10. Prepaid expense

	June 30th, 2026	Dec 31st, 2025
Short-term	818,668,095	620,150,127
Tools and supplies	552,134,889	533,019,580
Lands use right	261,060,458	76,032,799
Others	5,472,748	11,097,748
Long-term	30,993,295,200	29,500,521,665
Lands use right	25,274,114,396	25,589,384,012
Tools and supplies	5,279,180,804	3,349,587,194
Repair and maintenance cost		120,363,997
Others	440,000,000	441,186,462
Total	31,811,963,295	29,500,521,665

11. Deferred tax asset

	Provision for devaluation of inventories	Tax losses	Unrealized profit on consolidation	Total
Beginning balance	73,488,116	10,218,235,503	9,056,365,490	19,348,089,109
Net deferred tax charge to income statement		815,700,280	257,694,656	1,073,394,936
Ending balance	73,488,116	11,033,935,783	9,314,060,146	20,421,484,477

12. Loans and finance Leases

	June 30th, 2026	Dec 31st, 2025
Short-term loans	143,612,861,948	120,265,705,487
Current portion of long-term loans	136,610,249,477	139,348,034,384
Total short-term loans	280,223,111,425	259,613,739,871

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	<u>June 30th, 2026</u>	<u>Dec 31st, 2025</u>
Long-term loans	<u>329,737,052,453</u>	<u>370,283,225,556</u>
Total long-term loans	<u>609,960,163,878</u>	<u>629,896,965,427</u>

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	<i>Beginning balance</i>	<i>Drawdown of borrowings</i>	<i>Principal repayment</i>	<i>Reclassification</i>	<i>Ending balance</i>
Short-term	259,613,739,871	- 176,324,937,411	- (218,543,616,960)	- 62,828,051,103	- 280,223,111,425
Short-term loans	113,765,705,487	- 176,324,937,411	- (154,795,991,529)	- -	- 135,294,651,369
Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch	110,239,521,487	- 159,803,718,551	- (141,316,244,023)	- -	- 128,726,996,015
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tien Giang Branch	-	- 9,953,563,506	- (9,953,563,506)	- -	-
Military Joint Stock Commercial Bank - Tien Giang Branch	3,526,184,000	- 6,567,655,354	- (3,526,184,000)	- -	- 6,567,655,354
Current portion of long-term loans	134,552,323,805	- -	- (60,770,125,431)	- 62,828,051,103	- 136,610,249,477
Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch	72,271,945,393	- -	- (25,377,799,600)	- 46,347,546,772	- 93,241,692,565
Dong Thap Development Investment Fund	47,598,456,000	-	- (26,935,956,000)	- 3,562,500,000	- 24,225,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tien Giang Branch	5,919,140,000	- -	- (3,199,570,000)	- 4,159,570,000	- 6,879,140,000
Military Joint Stock Commercial Bank - Tien Giang Branch	8,762,782,412	- -	- (5,256,799,831)	- 8,758,434,331	- 12,264,416,912
Individuals	11,295,710,579	-	- (2,977,500,000)	-	- 8,318,210,579
Long-term	370,283,225,556	- 22,281,878,000	- -	- (62,828,051,103)	- 329,737,052,453
Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch	296,813,512,397	- -	- -	- (46,347,546,772)	- 250,465,965,625
Dong Thap Development Investment Fund	14,250,000,000	-	-	- (3,562,500,000)	- 10,687,500,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tien Giang Branch	20,008,905,000	- 5,170,000,000	- -	- (4,159,570,000)	- 21,019,335,000
Military Joint Stock Commercial Bank - Tien Giang Branch	39,210,808,159	- 17,111,878,000	- -	- (8,758,434,331)	- 47,564,251,828
TOTAL	629,896,965,427	- 198,606,815,411	- (218,543,616,960)	- -	- 609,960,163,878

Tien Giang Investment and Construction Joint Stock Company

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As at 30 June 2026

Currency: VND

Details[AC1] of loan contracts are as follows:

Bank name	Loan Contract	Date	Loan duration	Rate (%/year)	Loan purpose	Collateral	Line of credit	Ending balance	Current portion of long-term loans	Long-term loans after 12 months
Short-term Loans							308,000,000,000	135,294,651,369	135,294,651,369	0
BIDV- Tien Giang Branch	01/2025/12223824/HĐTD	16/09/2025	16/09/2026	6,1% - 7,8%	Supplement working capital for commercial concrete and precast concrete business, open a Letter of Credit to import raw materials for production and business activities	Land use rights, address: Son Quy ward, Dong Thap Province Land use rights and assets attached to land, address: Tan Phuoc 3 commune, Dong Thap Province	50,000,000,000	28,677,783,140	28,677,783,140	
	02/2026/1678922/HĐTD	30/06/2026	30/06/2027				48,000,000,000	35,771,086,875	35,771,086,875	
	01/2026/433488/HĐTD	22/01/2026	21/01/2027		Supplement working capital for machining mechanical products, sluice gates for irrigation works and construction works	Land use rights and assets attached to land address: My Phong ward, Dong Thap province Land use rights, address: Trung An ward, Dong Thap province Land use rights, address: Son Phu Commune, Vinh Long province	80,000,000,000	64,278,126,000	64,278,126,000	
MB- Tien Giang Branch	384751.26.748.36762996.TD	04/03/2026	10/03/2027		Supplement working capital	Land use rights at No. 2130, 2131, 2138, Map Sheet No. 3; Address: Hamlet 3, Gia Thuan Commune, Dong Thap Province, Vietnam	60,000,000,000	6,567,655,354	6,567,655,354	
Long-term Loans							880,459,277,738	474,665,512,509	144,928,460,056	329,737,052,453
TICCO Concrete One Member Company Limited							89,052,894,000	52,594,948,147	10,585,066,300	42,009,881,847
VCB- Tien Giang Branch	0502/VCB-KH/TC24	19/11/2024	60 months	6.90	Invest in KOBELCO 7150 crawler crane	Assets formed from the loan	4,100,000,000	2,870,000,000	820,000,000	2,050,000,000

Tien Giang Investment and Construction Joint Stock Company

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Currency: VND

Bank name	Loan Contract	Date	Loan duration	Rate (%/year)	Loan purpose	Collateral	Line of credit	Ending balance	Current portion of long-term loans	Long-term loans after 12 months
VCB- Tien Giang Branch	0024/VCB-KH/26CD	13/02/2026	60 months	9.00	Loan for investment in a 120 m ³ /h batching plant – Gia Thuan I	Assets formed from the loan	3,100,000,000	2,945,000,000	620,000,000	2,325,000,000
VCB- Tien Giang Branch	0043/VCB-KH/26CD	16/03/2026	60 months	9.00	Loan for the purchase of 2 tractor trucks and 2 semi-trailers	Assets formed from the loan	1,700,000,000	1,615,000,000	340,000,000	1,275,000,000
MB- Tien Giang Branch	276718.25.748.36762996.TD	23/01/2025	48 months	10.90	Gantry Crane (50+50)T- I33 GT Beam (MBbank)	Assets formed from the loan	1,620,000,000	1,188,000,000	324,000,000	864,000,000
MB- Tien Giang Branch	274091.25.748.36762996.TD	22/01/2025	48 months	10.90	HOWO dump truck (03 units)	Assets formed from the loan	1,875,000,000	1,250,000,000	468,750,000	781,250,000
MB- Tien Giang Branch	298604.25.748.36762996.TD	09/05/2025	120 months	7.90	Land for lease in Gia Thuan I	Land use rights at No. 2130, 2131, 2138, Map Sheet No. 3; Address: Hamlet 3, Gia Thuan Commune, Dong Thap Province, Vietnam	30,000,000,000	27,000,000,000	3,000,000,000	24,000,000,000
MB- Tien Giang Branch	350061.25.748.36762996.TD	25/11/2025	48 months	8.60	Investment in a LOVOL excavator	Assets formed from the loan	1,276,000,000	1,116,500,000	319,000,000	797,500,000
MB- Tien Giang Branch	350061.25.748.36762996.TD	25/11/2025	48 months	8.60	Investment in dump trucks and semi-trailers	Assets formed from the loan	1,938,750,000	1,696,406,250	484,687,500	1,211,718,750
BIDV- Tien Giang Branch	03/2024/1678922/HBTD	20/11/2024	60 months	8.00	Invest in a 150 ton crawler crane, KOBELCO 7150 brand	Assets formed from the loan	3,766,000,000	2,636,200,000	753,200,000	1,883,000,000
BIDV- Tien Giang Branch	02/2024/1678922/HBTD	30/05/2024	60 months	7.00	Invest in Super T Beams	Assets formed from the loan	8,387,610,000	3,577,274,625	1,677,522,000	1,899,752,625
BIDV- Tien Giang Branch	01/2024/1678922/HBTD	10/06/2024	60 months	7.00	Invest in pile molds and rotary frames	Assets formed from the loan	2,489,534,000	1,165,567,272	497,906,800	667,660,472
BIDV- Tien Giang Branch	02/2025/1678922/HBTD	26/09/2025	60 months	7.70	Invest 04 I33 and Super T 4 Line	Assets formed from the loan	4,500,000,000	3,825,000,000	900,000,000	2,925,000,000

Tien Giang Investment and Construction Joint Stock Company

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Currency: VND

Bank name	Loan Contract	Date	Loan duration	Rate (%/year)	Loan purpose	Collateral	Line of credit	Ending balance	Current portion of long-term loans	Long-term loans after 12 months
BIDV- Tien Giang Branch	03/2025/1678922/HĐTD	05/12/2025	60 months	9.50	Equipment for producing W300-W600 sheet piles (2 lines, L=72 meters/line)	Assets formed from the loan	1,900,000,000	1,710,000,000	380,000,000	1,330,000,000
TICCO Tan Phuoc Concrete One Member Company Limited							97,746,932,099	38,549,591,922	14,534,856,399	24,014,735,523
VCB- Tien Giang Branch	0446/VCB-KH/24CD	30/08/2024	60 months	6.60	Invest in mixing plant to upgrade power station (1x400+1x750+1x1250) kVA	Assets formed from the loan	5,852,000,000	3,484,630,000	1,000,000,000	2,484,630,000
VCB- Tien Giang Branch	0447/VCB-KH/24CD	05/09/2024	60 months	6.60	Invest in cranes and trailers (RM-84-R1) to carry concrete beams	Assets formed from the loan	1,085,000,000	329,875,000	101,500,000	228,375,000
VCB- Tien Giang Branch	0017/VCB-KH/25CD	11/04/2025	60 months	6.60	Invest in 03 ISUZU mixer trucks	Assets formed from the loan	3,900,000,000	3,120,000,000	780,000,000	2,340,000,000
VCB- Tien Giang Branch	0167/VCB-KH/25CD	13/10/2025	60 months	7.90	Investing in Laser Cutting Machines and Steel Processing Equipment	Assets formed from the loan	1,665,000,000	691,200,000	153,600,000	537,600,000
VCB- Tien Giang Branch	0225/VCB-KH-25CD	31/12/2025	60 months	9.30	Invest SHACMAN 63B-02633 tractor truck	Assets formed from the loan	1,000,000,000	900,000,000	200,000,000	700,000,000
MB- Tien Giang Branch	287755.25.748.34480719.TD	27/03/2025	60 months	8.00	Gantry Crane (50+50)T-133 GT Beam	Assets formed from the loan	1,488,102,000	1,140,878,200	297,620,400	843,257,800
MB- Tien Giang Branch	291950.25.748.34480719.TD ngày 25/04/2025	25/04/2025	36 months	8.00	Investment in 133m PX2 beam workshop project + Investment in Super T PX2 beam workshop	Assets formed from the loan	6,123,554,849	4,453,494,428	2,226,747,228	2,226,747,200

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As at 30 June 2026

Currency: VND

Bank name	Loan Contract	Date	Loan duration	Rate (%/year)	Loan purpose	Collateral	Line of credit	Ending balance	Current portion of long-term loans	Long-term loans after 12 months
					project					
MB- Tien Giang Branch	338683.25.748.34480719.TD	02/10/2025	48 months	7.50	Investment in fabrication and installation of railway tracks, support platforms, and casting platforms for 133m PX2 girders.	Land use rights at 46-48 Nguyen Cong Binh, Trung An ward, Dong Thap province	6.567,909,129	5,746,920,487	1,641,977,284	4,104,943,203
					Investing in Super T bridge girder casting platforms.					
MB- Tien Giang Branch	368681.26.748.34480719.TD	12/01/2026	48 months	8.20	Investment in molds for SW840 sheet piles		1,585,178,000	1,486,104,375	396,294,500	1,089,809,875
BIDV- Tien Giang Branch	01/2022/12223824/HĐTD	17/05/2022	60 months	9.10	Purchased 133 beam mold	Assets formed from the loan	1,759,318,921	351,318,921	351,318,921	
BIDV- Tien Giang Branch	01/2023/12223824/HĐTD	12/01/2023	60 months	9.10	Invest in a factory to produce square piles and culvert pillows	Assets formed from the loan	2,283,050,000	493,817,680	456,610,000	37,207,680
BIDV- Tien Giang Branch	02/2023/12223824/HĐTD	08/11/2023	60 months	8.30	Construction of gantry rails, gantry cranes, super T beam molds	Assets formed from the loan	10,355,030,000	1,565,088,066	1,565,088,066	
BIDV- Tien Giang Branch	01/2024/12223824/HĐTD	18/01/2024	60 months	9.80	Invest in Super T beam mold	Assets formed from the loan	1,394,422,900	575,422,900	364,000,000	211,422,900
BIDV- Tien Giang Branch	02/2024/12223824/HĐTD	24/01/2024	60 months	9.80	Invest in W740 sheet pile mold for	Assets formed from the loan	1,094,366,300	598,191,300	220,500,000	377,691,300

Tien Giang Investment and Construction Joint Stock Company

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Currency: VND

Bank name	Loan Contract	Date	Loan duration	Rate (%/year)	Loan purpose	Collateral	Line of credit	Ending balance	Current portion of long-term loans	Long-term loans after 12 months
					the second time					
BIDV- Tien Giang Branch	03/2024/12223824/HĐTD	09/05/2024	60 months	7.00	Invest in 02 150T crawler cranes	Assets formed from the loan	9,100,000,000	5,110,000,000	1,820,000,000	3,290,000,000
BIDV- Tien Giang Branch	04/2024/12223824/HĐTD	05/06/2024	60 months	7.00	Invest in tractors and beam towing trailers	Assets formed from the loan	1,050,000,000	553,000,000	210,000,000	343,000,000
BIDV- Tien Giang Branch	05/2024/12223824/HĐTD	02/07/2024	60 months	7.50	Invest in Pallante 25 tons	Assets formed from the loan	658,000,000	388,472,000	131,600,000	256,872,000
BIDV- Tien Giang Branch	06/2024/12223824/HĐTD	04/07/2024	60 months	7.50	Invest in beam molds of types I33, T1240, T750, T550	Assets formed from the loan	1,330,000,000	738,156,100	266,000,000	472,156,100
BIDV- Tien Giang Branch	07/2024/12223824/HĐTD	11/07/2024	60 months	7.50	Invest in 133m bridge girder mold	Assets formed from the loan	1,890,000,000	1,082,963,479	378,000,000	704,963,479
BIDV- Tien Giang Branch	08/2024/12223824/HĐTD	12/07/2024	60 months	7.50	Investing in rails and Super T - PX2 factory crane gates	Assets formed from the loan	6,720,000,000	3,664,704,252	1,344,000,000	2,320,704,252
BIDV- Tien Giang Branch	11/2024/12223824/HĐTD	08/11/2024	60 months	7.50	Invest in double girder gantry crane (10+10) T	Assets formed from the loan	3,150,000,000	2,075,354,734	630,000,000	1,445,354,734
Tien Giang Investment and Construction Joint Stock Company							672,659,451,639	371,578,202,440	116,944,497,357	254,633,705,083
BIDV- Tien Giang Branch	01/2023/433488/HĐTD	19/09/2023	48 months	8.7	Invest in the D7 Street and the residential areas on both sides of the street project	Assets formed from the loan	207,723,785,000	76,303,188,821	38,151,594,408	38,151,594,413
BIDV- Tien Giang Branch	01/2024/433488/HĐTD	19/09/2024	84 months	8.8	Invest in infrastructure construction of Gia Thuan 2 Industrial Cluster	Assets formed from the loan	243,660,666,639	237,293,938,040	43,144,352,370	194,149,585,670

Tien Giang Investment and Construction Joint Stock Company

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Currency: VND

Bank name	Loan Contract	Date	Loan duration	Rate (%/year)	Loan purpose	Collateral	Line of credit	Ending balance	Current portion of long-term loans	Long-term loans after 12 months
Dong Thap Development Investment Fund	08/2022/HĐTD-TĐTD	22/11/2022	48 months	6.6	Invest in the D7 Street and the residential areas on both sides of the street project	Land use rights at Gia Thuan commune, and at Binh Xuan ward, Dong Thap province	90,000,000,000	17,100,000,000	17,100,000,000	
Dong Thap Development Investment Fund	06/2023/HĐTD-TĐTD	04/12/2023	60 months	6.3	Invest in infrastructure construction of Gia Thuan 2 Industrial Cluster	Land use rights at Gia Thuan commune, Dong Thap province	30,000,000,000	17,812,500,000	7,125,000,000	10,687,500,000
MB- Tien Giang Branch	347905.25.748.1830740.TD	22/01/2026	60 months	8.2	Investment in the construction of an embankment at Gia Thuan 1 Industrial Cluster	Land use rights at 46-48 Nguyen Cong Binh, Trung An ward, Dong Thap province	16,275,000,000	14,750,365,000	3,105,340,000	11,645,025,000
Individuals			12 months	8.2	Supplement working capital	Unsecured loans		8,318,210,579	8,318,210,579	
TICCO Hydraulics Construction One Member Company Limited							15,300,000,000	9,025,030,000	2,049,720,000	6,975,310,000
VCB- Tien Giang Branch	0772/VCB-KH/22CD	28/11/2022	84 months	11	Invest in fixed assets which are houses No. A09- 09 and A09-08 belonging to Nguyen Trong Dan Street and the residential areas on both sides of the street project	Assets formed from the loan	5,700,000,000	2,849,880,000	814,320,000	2,035,560,000
VCB- Tien Giang Branch	0205/VCB-KH/24CD	15/05/2024	84 months	6	Invest in prestressed concrete sheet pile construction equipment	Assets formed from the loan	9,600,000,000	6,175,150,000	1,235,400,000	4,939,750,000

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Currency: VND

Bank name	Loan Contract	Date	Loan duration	Rate (%/year)	Loan purpose	Collateral	Line of credit	Ending balance	Current portion of long-term loans	Long-term loans after 12 months
TICCO Construction Joint Stock Company							5,700,000,000	2,917,740,000	814,320,000	2,103,420,000
VCB- Tien Giang Branch	0874/VCB-KH/22CD	28/12/2022	84 months	11	Invest in fixed assets which are houses No. A09- 06 and A09-07 belonging to Nguyen Trong Dan Street and the residential areas on both sides of the street project	Assets formed from the loan	5,700,000,000	2,917,740,000	814,320,000	2,103,420,000
Total							1,103,459,277,738	609,960,163,878	280,223,111,425	329,737,052,453

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In addition, the corporate group signed with the bank's agreements of guarantee issuance by limits as follows

- The Company signed with the Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch an agreement of guarantee issuance by limits No 02/2026/433488/HDBL dated 22/01/2026 with a guaranteed limit of VND 220,000,000,000, the guarantee issuing period is until the end of 21/01/2027, The Company used land use rights at 490 Dinh Bo Linh, My Phong ward, Dong Thap Province; all demand deposits at the Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch; debt collection rights and deposited 5% of the guarantee value using demand deposit or pledged term deposit contracts as collateral to secure this agreement. As at 30 June 2026, the total guarantee balance of this agreement was VND 173,998,419,045VND
- TICCO Tan Phuoc Concrete One Member Company Limited signed with the Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch an agreement of guarantee issuance by limits No 02/2025/12223824/HDBL dated 16/09/2025, the guarantee issuing period is until the end of 15 September 2026, collateral under asset mortgage agreement No, 01/2025/12223824/HDBD dated 12/03/2025, real estate mortgage agreement No, 04/2023/433488/HDBD dated 05/12/2023 and No 04/2025/12223824/HDBD dated 16/09/2025. In addition, TICCO Tan Phuoc Concrete One Member Company Limited also uses the entire balance of the bank deposit account and receivables under economic contracts to secure this agreement. As at 30 June 2026, the total guarantee balance of this agreement was VND 23,147,120,560VND
- TICCO Hydraulics Construction One Member Limited Liability Company signed with the Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch an agreement of guarantee issuance by limits No 01/2025/9075085/HDBL dated 05/11/2025 with a guaranteed limit of VND 60,000,000,000, the guarantee issuing period is until the end of 31 October 2026, TICCO Hydraulics Construction One Member Limited Liability Company uses the entire balance of the bank deposit account at Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch, debt collection rights and deposited 40% of the guarantee value using demand deposit or pledged term deposit contracts as collateral to secure this agreement. As at 30 June 2026, the total guarantee balance of this agreement was VND 36,227,421,000VND
- TICCO Construction Joint Stock Company has signed with BIDV Tien Giang Bank a limit guarantee contract No, 01/2025/2136723/HDBL dated February 24, 2025 with a limit of VND 30,000,000,000, effective from February 24, 2025 to February 24, 2026, Guarantees in the field of construction works include: Bid guarantee, contract performance guarantee, advance payment refund guarantee, warranty guarantee, The Company makes a deposit at BIDV or pledges the deposit contract of the guaranteed party. As at 31 March 2026, the balance of BIDV Tien Giang's guarantee for the Company is 14,845,104,300 VND.

13. Short-Term trade payables

	June 30th, 2026	Dec 31st, 2025
Payables for trading of building materials	133,248,700	359,285,408
Payables for concrete manufacturing	428,110,756,433	405,365,667,433
Payables for construction	26,502,127,612	40,211,577,852
Payables for repair and machining	2,972,978,384	1,936,936,366
Payables for trading of real estate	123,896,610	166,011,390

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	June 30th, 2026	Dec 31st, 2025
TOTAL	457,843,007,739	448,039,478,449
In which, other payables to related parties		
<i>Testco Joint Stock Company</i>	125,249,760	579,584,475
14. Short-term advances from customers		
	June 30th, 2026	Dec 31st, 2025
Advances from trading of building materials	15,735,000	10,108,300
Advances from trading of concrete	57,152,338,003	36,840,180,738
Advances from construction	93,021,488,203	125,143,782,084
Advances from trading of real estate	142,619,954,706	181,818,860,176
Advances from mechanical construction	7,800,000	7,800,000
TOTAL	292,817,315,912	343,820,731,298

15. Statutory obligations

	<i>Beginning balance</i>		<i>Increase in the period</i>		<i>Ending balance</i>	
	<i>Payable</i>	<i>Overpayment (*)</i>	<i>Payable for the year</i>	<i>Payment made in the year</i>	<i>Payable</i>	<i>Overpayment (*)</i>
Value added tax	6,014,612,030	4,746,712,109	8,437,816,171	13,536,648,105	187,843,289	3,643,088,724
			2,895,534,972	2,895,534,972		
Corporate income tax	33,659,845,254	-	13,362,502,986	38,681,421,603	8,340,926,637	0
Personal income tax	1,534,327,610	31,748,845	371,119,064	3,390,642,835	254,453,052	97,063,195
Other taxes	3,619,193	-	995,262,438	995,543,491	3,338,140	0
TOTAL	41,212,404,087	4,778,460,954	26,062,235,631	59,499,791,006	8,786,561,118	3,740,151,919

(*) Tax overpayments are presented in the item "Tax and other receivables from the State".

Tien Giang Investment and Construction Joint Stock Company

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Currency: VND

16. Accrued expense

	June 30th, 2026	Dec 31st, 2025
Short-term		
Accrued cost of sale of real estate products	0	742,364,373
Construction costs	52,078,326,518	49,843,085,046
Interest expenses	1,693,361,156	1,163,532,445
Cost of concrete production	5,976,245,930	1,390,582,535
Others	625,936,554	851,068,512
Total short term accrued expense	60,373,870,158	53,990,632,911
Accrued cost of sale of real estate products	55,169,678,914	51,091,177,513
Total long term accrued expense	55,169,678,914	51,091,177,513

17. Other payables

	June 30th, 2026	Dec 31st, 2025
Trade union fee	220,453,133	23,798,553
Deposits received	341,500,000	246,812,000
Others	1,723,830,728	3,909,709,150
Short-term other payable	2,285,783,861	4,180,319,703
<i>In which, other payables to related parties</i>	<i>13,186,591</i>	<i>13,186,591</i>
Deposits received	408,240,000	408,240,000
Long-term other payable	408,240,000	408,240,000

18. Short-term unearned revenue

	June 30th, 2026	Dec 31st, 2025
Revenue from advance rental of real estate	1,147,675,140	584.946.123
Total	1,147,675,140	584.946.123

19. Provisions

	June 30th, 2026	Dec 31st, 2025
<i>a/ Short-term</i>	16,283,001,152	15,674,490,741
Provision for warranty of mechanical constructions	116,869,563	116,869,563

Tien Giang Investment and Construction Joint Stock Company

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	June 30th, 2026	Dec 31st, 2025
Provision for warranty of constructions	16,166,131,589	15,557,621,178
<i>b/ Long-term</i>	7,406,200,592	6,900,564,834
Provision for warranty of Gia Thuan 1 Industrial Cluster 1	7,406,200,592	6,900,564,834
Total	23,689,201,744	22,575,055,575

20. Bonus and welfare Fund

	Bonus fund	Welfare fund	Total
Beginning balance	6,347,929,873	2,312,262,890	8,660,192,763
Appropriation during the year	9,197,205,691	4,490,029,596	13,687,235,287
Utilization during the year	(2,775,900,000)	(898,525,000)	(3,674,425,000)
Ending balance	12,769,235,564	5,903,767,486	18,673,003,050

21. Owners' Equity**21.1 Increase and decrease in owners' equity**

	Share capital	Share premium	Other owners' equity	Investment and development fund	Undistributed earnings	Non-controlling interests	Total
Beginning balance	311,299,070,000	5,700,930,000	1,000,000,000	241,238,383,303	221,998,401,692	13,025,963,461	794,262,748,456
Net profit for the year	-	-	-	-	60,019,480,294	636,731,973	60,656,212,267
Appropriation to funds from	-	-	-	32,770,444,906	(46,168,151,531)	(289,528,662)	(13,687,235,287)
Issuance of shares as dividends	40,464,000,000	-	2,750,000,000	-	(43,214,000,000)	-	0
Cash dividends payable	-	-	-	-	(31,129,907,000)	-	(31,129,907,000)
Cash dividend	-	-	-	-	(31,129,907,000)	(825,000,000)	(31,954,907,000)
Associate's appropriation to bonus and welfare fund	-	-	-	-	(35,402,474)	-	(35,402,474)
Ending balance	351,763,070,000	5,700,930,000	3,750,000,000	274,008,828,209	130,340,513,981	12,548,166,772	778,111,508,962

21.2 Shares

	June 30 th , 2026	Dec 31 st , 2025
Authorized shares	35,176,307	31,129,907
Shares issued and fully paid	35,176,307	31,129,907
+ <i>Ordinary shares</i>	35,176,307	31,129,907
Shares in circulation	35,176,307	31,129,907
+ <i>Ordinary shares</i>	35,176,307	31,129,907
<i>Share par value</i>	10.000 VND/share	10.000 VND/share

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VI. Notes for items presented on the income statement:

1. Revenue from sale of goods and rendering of services

	<u>6 months 2026</u>	<u>6 months 2025</u>
a) Total revenue		
Revenue from sale of concrete and building materials	651,665,576,859	774,230,106,085
Revenue from construction and machining	241,296,331,452	191,645,430,922
Revenue from trading of real estate (*)	100,136,191,583	161,761,895,874
Revenue from investment property	2,370,214,002	2,009,921,322
Revenue from services rendered	7,122,992,152	9,538,296,320
b) Revenue deductions		
Net revenue	<u>1,002,591,306,048</u>	<u>1,139,185,650,523</u>

(*) During the first six months of 2026, revenue recognized from the one-time land lease payment contract at Gia Thuan 1 Industrial Cluster amounted to VND 50,333,269,555.

2. Cost of goods and rendering of services

Cost of concrete and building materials sold	506,123,781,704	610,406,812,294
Cost of construction and machining	225,923,408,001	179,356,305,417
Cost of trading of real estate	44,481,364,587	96,240,570,105
Cost of investment property	1,647,847,413	1,340,275,609
Cost of services rendered	4,273,752,931	6,842,937,441
Total	<u>782,450,154,636</u>	<u>894,186,900,866</u>

3. Finance income

Interest income from deposits at banks	4,023,333,741	3,504,726,799
Realized foreign exchange gains	15,910,255	22,156,589
Total	<u>4,039,243,996</u>	<u>3,526,883,388</u>

4. Finance expense

Interest expenses	14,729,117,950	12,631,573,178
Realized foreign exchange losses	158,701,931	150,272,104
Realized foreign exchange losses unrealized	951,644	
Total	<u>14,888,771,525</u>	<u>12,781,845,282</u>

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5. Selling expense

	6 months 2026	6 months 2025
Staff expenses	10,647,183,024	11,761,535,539
Materials and packages expenses	21,278,512,912	18,505,332,825
Tools and supplies	33,211,552	66,759,055
Depreciation	6,799,507,521	8,311,885,975
External services	60,323,489,110	70,343,598,989
Others	5,531,283,336	6,003,538,213
Total	104,613,187,455	114,992,650,596

6. General and administrative expense

Staff expenses	15,416,485,381	15,022,917,462
Office supply expenses	782,307,714	496,992,113
Office equipment expenses	1,276,331,051	852,259,114
Fixed asset depreciation	2,865,830,282	1,191,875,021
Taxes, fees and charge	253,172,789	354,339,873
Provision expenses	2,264,597,159	2,540,053,735
External services	1,748,571,661	1,583,779,012
Others	7,638,263,279	9,090,094,674
Total	32,245,559,316	31,132,311,004

7. Other incomes

Reversal of provision for warranty of constructions	-	1,027,910,921
Gains from disposal of assets	513,804,714	159,259,260
Others	113,816,541	263,586,318
Total	627,621,255	1,450,756,499

8. Other expense

Others	129,422,100	849,003,042
Total	129,422,100	849,003,042

9. Corporate income tax

Current tax expense	13,362,502,986	19,947,390,549
Deferred tax expense	(1,073,394,936)	(2,994,827,767)
Total	12,289,108,050	16,952,562,782

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The company is obliged to pay corporate income tax for production and business activities as follows:

- For production and business activities in My Tho Industrial Park of TICCO Concrete Company Limited, TICCO Concrete Company Limited enjoys corporate income tax incentives: Corporate income tax rate at a rate of 15% calculated on taxable income within 12 years since the project started business operations (2007) and 20% (tax rate applied from 2016) in the following years. according to. TICCO Concrete Company Limited is exempt from corporate income tax for 3 years from the first year of profitable business (from 2008 to 2010) and is reduced by 50% for the next 7 years (from 2011 to 2011). 2017), in 2018 the company applies a tax rate of 15%. In 2026, TICCO Concrete Company Limited applies a tax rate of 20%.
- For production and business activities in Tan Phuoc district that enjoy corporate income tax incentives: The corporate income tax rate is 10% calculated on taxable income within 15 years from Business operations project (2017). The company is exempt from corporate income tax for 4 years from the first year (from 2017 to 2020) and is reduced by 50% for the next 9 years (from 2021 to 2029). In 2026, TICCO Tan Phuoc Concrete Company Limited will apply a tax rate of 10% and receive a 50% reduction.
- For production and business activities outside Tan Phuoc district and other income, the Company is obliged to pay a tax rate of 20% (tax rate applied from 2016, tax rate applied before 2016: 22%) calculated. on taxable income.
- For real estate projects, the Company temporarily pays corporate income tax on 1% of the amount temporarily collected in the period according to regulations.

10. Earnings per share

The calculation of basic earnings per share and diluted earnings per share allocated to shareholders owning common shares of the Company is carried out on the basis of the following data:

- **Basic earnings per share**

	<u>6 months 2026</u>	<u>6 months 2025</u>
Profit after tax (VND)	60,019,480,294	71,650,938,718
Appropriation to Bonus and welfare funds (*) (VND)	(4,801,558,424)	(5,732,075,097)
Net profit after tax attributable to ordinary shareholders (VND)	<u>55,217,921,870</u>	<u>65,918,863,621</u>
Weighted average number of ordinary shares outstanding	35,176,307	35,176,307
Basic earnings per share	<u>1,570</u>	<u>1,874</u>

- **Diluted earnings per share**

Net profit after tax attributable to ordinary shareholders (VND)	<u>55,217,921,870</u>	<u>65,918,863,621</u>
Adjustments to profit after corporate income tax to calculate profit attributable to ordinary shareholders when determining diluted earnings per share (VND)		

Tien Giang Investment and Construction Joint Stock Company

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As at 30 June 2026

Currency: VND

Net profit attributable to ordinary shareholders equity holders adjusted for the effect of dilution (VND)	55,217,921,870	65,918,863,621
Weighted average number of ordinary shares outstanding	35,176,307	35,176,307
Weighted average number of ordinary shares expected to be issued		
Weighted average ordinary shares outstanding adjusted for the effect of dilution	35,176,307	35,176,307
Diluted earnings per share	1,570	1,874

VII. OTHER INFORMATION

1. Transactions with related parties

Related Party

Relationship

1. Testco Joint Stock Company

Associate

2. Mrs Pham Thi Tuyet Dung

Insider's relation to Mr. Vu Huy Giap

In 6 months 2026, the Company will have transactions with related parties as follows:

	6 months 2026	6 months 2025
Testco Joint Stock Company		
Testing service	457.441.808	229.592.000
Dividend received	62.400.000	54.600.000
Mrs. Pham Thi Tuyet Dung		
Land use rights	0	4.409.131.850

The company has debt balances with related parties as follows

	June 30th, 2026	Dec 31st, 2025
Testco Joint Stock Company		
Short-term trade payables	125,249,760	579,584,475
Other short-term payables	13,186,591	13,186,591

3. Commitments

The Company has contractual commitments for land and yard rental payments according to the following contracts:

- Land sublease contract No. 01/HD/TLD dated 15 November 2003, contract annex dated 15 November 2003 and annex No. 01 dated 18 November 2004, annex No. 02 dated 28 August 2008 between TICCOC Concrete One Member Company Limited and Tien Giang Industrial Park Infrastructure Development Company on the lease of 37,805 m² of land in plots 1-6 My Tho Industrial Park, Trung An Commune, My Tho City, Tien Giang Province, the lease term is 44 years starting from 15 November 2003, the rental unit price is 0.6 USD/m²/year.
- Land lease contract No. 38/HD.BB dated 19 July 2006 and Contract annex No. 01 dated 28 August 2008 between TICCOC Concrete One Member Company Limited and Tien Giang Industrial Park

Tien Giang Investment and Construction Joint Stock Company

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Infrastructure Development Company on the lease of 9,721 m² of land with a length of 13 m along the Tien river bank and 355 m Xang Cut canal in My Tho Industrial Park, Trung An Commune, Tien Giang Province, the lease term is 40 years, starting from 19 July 2006, the rental unit price is 1USD/m²/year.

- Land lease contract No. 2166/HDTD dated 23 December 2008 between Tien Giang Construction and Investment Joint Stock Company and the People's Committee of Tien Giang Province on the lease of 21,482.4 m² of land at 490 Dinh Bo Linh, Ward 9, My Tho City, Tien Giang Province, Vietnam for the Company's office, the lease term is from 25 November 2008 to 01 January 2047. Land lease contract annex No. 2160/PLHD dated 18 May 2020 changes from annual land rental payment to one-off land rental payment for the entire lease period for an area of 7,692.8 m² of land for non-agricultural production establishments. The leased land area with annual rental payment is 13,789.6 m², the annual land rent is VND 369,074,843.
- Land lease contract No. 1701/HDTD dated 24 April 2017 between Tien Giang Construction and Investment Joint Stock Company and the People's Committee of Tien Giang Province on the lease of 1,822.3 m² of land at 490 Dinh Bo Linh, Ward 9, My Tho City, Tien Giang Province, Vietnam, the lease term is from 22 March 2017 to 01 January 2047, the annual land rent is VND 13,638,093.
- Land lease contract No. 5125/HDTD dated 15 December 2016 between Tien Giang Construction and Investment Joint Stock Company and the People's Committee of Tien Giang Province on the lease of 118,574.5 m of land in Hamlet 4, Tan Lap Commune 1, Tan Phuoc District, Tien Giang Province for the investment construction project of a factory producing precast concrete and commercial concrete, the lease term is from 27 October 2015 to 27 October 2065, the annual land rent is VND 249,006,450.

4. Comparative figures:

Comparative figures on the Consolidated Balance Sheet are figures on the audited consolidated financial statements for the fiscal year ending December 31, 2025, comparative figures on the Consolidated Income Statement and Cash Flow Statement are Figures in the reviewed interim condensed consolidated financial statements as of June 30, 2025; some indicators have been reclassified to conform to the presentation of this period's report.

Prepared



Huynh Thi My Huong

Chief accountant



Huynh Thi My Huong

Dong Thap, July 22nd, 2026



General Director



Vu Huy Giap