FINANCIAL STATEMENTS
SECOND QUARTER OF 2026

TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Currency : VND

ASSETS	Code	Notes	Balance at 30/06/2026	Balance at 01/01/2026
A. CURRENT ASSETS	**100**		**784.913.168.149**	**867.736.392.791**
I. Cash and cash equivalents	**110**	**V.1**	**88.583.757.776**	**165.008.945.330**
1. Cash	111		61.236.354.816	99.723.958.422
2. Cash equivalents	112		27.347.402.960	65.284.986.908
II. Short-term investments	**120**	**V.2a**		**1.936.000.000**
1. Held- to-maturity investments	123			1.936.000.000
III. Current accounts receivable	**130**		**107.696.264.611**	**79.618.860.672**
1.Short-term trade receivables	131	V.3	37.020.607.026	38.466.656.410
2. Short-term advances to suppliers	132	V.4	9.461.866.411	13.098.679.857
3. Other short-term receivables	135	V.5a	63.641.924.498	30.581.654.729
4. Provision for doubtful short-term receivables	136	V6	(2.428.133.324)	(2.528.130.324)
IV. Inventories	**140**	**V.7**	**553.920.738.724**	**586.308.657.440**
1. Inventories	141		554.288.179.306	586.676.098.022
2. Provision for obsolete inventories (*)	142		(367.440.582)	(367.440.582)
VI. Other current assets	**160**		**34.712.407.038**	**34.863.929.349**
1. Short-term prepaid expenses	161	V.8a	542.145.568	614.525.127
2. Deductible value-added tax		V.17	746.230.581	
3.Tax and other receivables from the State	163	V.17	3.643.088.724	4.746.712.109
4. Other short-term assets	165	V.2b	29.780.942.165	29.502.692.113
B. NON-CURRENT ASSETS	**200**		**792.276.116.755**	**814.499.435.157**
I. Long-term receivables	**210**		**91.988.811.695**	**136.165.565.846**
1. Other long-term receivables	215	V.5b	91.988.811.695	136.165.565.846
II. Fixed assets	**220**		**40.613.929.641**	**40.416.087.461**
1. Tangible fixed assets	221	V.9	15.476.250.420	14.781.810.920
- Cost	222		25.945.843.237	24.325.472.867
- Accumulated depreciation (*)	223		(10.469.592.817)	(9.543.661.947)
2. Intangible fixed assets	227	V.10	25.137.679.221	25.634.276.541
- Cost	228		31.901.489.696	31.901.489.696
- Accumulated depreciation (*)	229		(6.763.810.475)	(6.267.213.155)
IV. Investment properties	**240**	**V.11**	**21.661.037.725**	**16.271.225.725**
- Cost	241		33.131.953.773	26.897.687.106
- Accumulated depreciation (*)	242		(11.470.916.048)	(10.626.461.381)
V. Long-term assets in progress	**250**		**412.975.643.222**	**395.777.457.327**
1. Construction in progress	252	V.12	412.975.643.222	395.777.457.327
VI. Long-term investments	**260**	**V.2c**	**212.260.000.000**	**212.260.000.000**
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
VII. Other long-term assets	**270**		**12.776.694.472**	**13.609.098.798**
1. Long-term prepaid expenses	271	V.8b	1.669.270.573	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
TOTAL ASSETS (270 = 100 + 200)	**270**		**1.577.189.284.904**	**1.682.235.827.948**

STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Currency : VND

RESOURCES	Code	Notes	Balance at 30/06/2026	Balance at 01/01/2026
C. LIABILITIES	**300**		**854.139.573.224**	**943.960.630.257**
I. Current liabilities	**310**		**536.521.748.635**	**598.361.494.442**
1. Short-term trade payables	311	V.14	70.449.963.943	100.308.322.332
2. Short-term advances from customers	312	V.15	227.788.144.909	269.604.659.075
3. Dividends and profits payable	313	V.16	31.216.195.050	96.949.900
4. Taxes and other payables to the State	314	V.17	3.748.918.128	31.080.743.505
5. Payables to employees	315		1.320.668.332	4.292.651.334
6. Short-term accrued expenses	316	V.18	1.296.377.578	1.789.368.071
7. Short-term unearned revenues	319	V.20	1.147.675.140	584.946.123
8. Other short-term payables	320	V.19	2.301.414.071	9.041.864.103
9. Short-term loan and finance lease	321	V.21	181.222.623.357	174.150.371.172
10. Bonus and welfare fund	323	V.23	16.029.768.127	7.411.618.827
II. Non-current liabilities	**330**		**317.617.824.589**	**345.599.135.815**
1. Long-term accrued expenses	334	V.18	55.169.678.914	51.091.177.513
2. Long-term unearned revenues	337	V.20		
3. Other long-term liabilities	338	V.19	408.240.000	408.240.000
4. Long-term loans and finance lease	339	V.21	254.633.705.083	287.199.153.468
5. Long-term provisions	343	V.22	7.406.200.592	6.900.564.834
D. OWNERS' EQUITY	**400**	**V.24**	**723.049.711.680**	**738.275.197.691**
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
2. Share premium	412		5.700.930.000	5.700.930.000
3. Investment and development fund	418		270.900.511.152	238.853.887.901
4. Undistributed earnings	420		94.685.200.528	182.421.309.790
-Undistributed earnings of prior period	420a		34.832.223.239	72.181.220.719
- Undistributed earnings of current year	420b		59.852.977.289	110.240.089.071
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	**440**		**1.577.189.284.904**	**1.682.235.827.948**

Dong Thap, July 22nd, 2026

Preparer	Chief accountant	General Director
TU THI VIET	HUYNH THI MY HUONG	VU HUY GIAP

M.S.D.N: 1200526842 CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG TIỀN GIANG P. TRUNG AN - T. ĐỒNG THÁP

SEPARATE INCOME STATEMENT

Quarterly II/2026

Currency: VND

ITEMS	Code	Notes	QUARTER II		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**		**130.676.205.776**	**208.184.758.773**	**249.833.357.435**	**280.108.019.218**
2. Deductions	02		-	-	-	-
3. Net revenue from sale of goods and rendering of services (10 = 01 - 02)	**10**	**VI.1**	**130.676.205.776**	**208.184.758.773**	**249.833.357.435**	**280.108.019.218**
4. Cost of goods sold and services rendered	11	VI.2	106.888.169.987	152.914.595.751	191.999.318.308	202.469.642.705
5. Gross profit from sale of goods and rendering of services (20 = 10 - 11)	**20**		**23.580.902.993**	**55.270.163.022**	**57.834.039.127**	**77.638.376.513**
6. Gain or loss from the sale and disposal of investment property	21		-		-	
7. Finance income	22	VI.3	22.411.179.500	(11.724.177.864)	32.674.186.232	11.201.118.575
8. Finance expenses	23	VI.4	3.551.986.007	4.107.868.790	7.835.808.403	8.324.776.677
- Of which: Borrowing costs	24		3.553.271.858	4.107.868.790	7.834.856.759	8.324.776.677
9. Selling expenses	25	VI.5	1.418.106.704	2.936.234.621	3.893.167.015	5.536.958.231
10. General and administrative expenses	26	VI.6	6.479.817.238	7.680.421.665	12.245.984.953	12.678.343.741
11. Operating profit {30 = 20 + (21 - 22) - (25 + 26)}	**30**		**34.542.172.544**	**28.821.460.082**	**66.533.264.988**	**62.299.416.439**
12. Other income	31	VI.7	63.343.936	121.748.600	131.003.932	198.851.972
13. Other expenses	32	VI.8	60.316.638	466.319.926	120.542.780	532.926.835
14. Other profit/(loss) (40 = 31 - 32)	**40**		3.027.298	(344.571.326)	10.461.152	(334.074.863)
15. Accounting profit before tax (50 = 30 + 40)	**50**		**34.545.199.842**	**28.476.888.756**	**66.543.726.140**	**61.965.341.576**
16. Current corporate income tax expense	51		1.957.176.733	9.063.480.521	7.506.449.131	11.658.732.554
17. Deferred tax expense	52		-	551.776.811	(815.700.280)	476.531.960
18. Net profit after tax (60 = 50 - 51 - 52)	**60**		**32.588.023.109**	**18.861.631.424**	**59.852.977.289**	**49.830.077.062**

Dong Thap, July 22nd, 2026

Preparer	Chief accountant	General Director
TU THI VIET	HUYNH THI MY HUONG	VU HUY GIAP

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG TIỀN GIANG

TIEN GIANG INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY
No. 46 – 48, Nguyen Cong Binh, Trung An Ward, Dong Thap province

SEPARATE CASH FLOW STATEMENT
Quarter II year 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
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	**01**		**66.543.726.140**	**61.965.341.576**
2. Adjustments to the clauses				
- Depreciation of fixed assets and investment property	02		2.266.982.857	1.889.000.711
- Reversal of provision	03		405.638.758	1.341.159.812
- Foreign exchange (gain)/loss due to revaluation of monetary items	04		954.644	(13.181.919)
- Profits from investing activities	05		(32.674.186.232)	(11.187.936.656)
- Borrowing costs	06		7.834.856.759	8.324.776.677
3.Operating profit before changes in working capital	**08**		**44.377.972.926**	**62.319.160.201**
- Increase /(decrease) in receivables	09		(11.963.730.633)	59.403.158.689
- Increase /(decrease) in inventories	10		32.387.918.716	51.821.550.352
- Increase/(decrease) in payables	11		(69.854.506.196)	(46.014.130.732)
- (Increase)/decrease in prepaid expenses	12		(847.088.906)	(145.927.590)
- Borrowing costs paid	14		(7.408.098.857)	(6.970.020.061)
- Corporate income tax paid	15		(28.801.024.360)	(8.906.604.647)
- Other cash outflows for operating activities	17		(4.200.500.000)	(3.737.500.000)
Net cash flows used in operating activities	**20**		**(46.309.057.310)**	**107.769.686.212**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase and construction of fixed assets and other long-term assets	21		(13.381.412.402)	(65.803.998.793)
2. Cash outflows for loans granted and purchases of debt instruments of other entities	23		-	(47.753.406)
3. Cash receipts from interests, dividends and profits shared	27		39.900.081.652	42.988.002.045
Net cash flows from investing activities	**30**		**26.518.669.250**	**(22.863.750.154)**
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Drawdown of borrowings	33		79.804.826.000	109.038.260.928
2. Repayment of borrowings	34		(105.298.022.200)	(124.221.735.100)
3. Dividends paid/Profit distributed	36		(31.140.648.650)	(51.877.914.875)
Net cash flows from/(used in) financing activities	**40**		**(56.633.844.850)**	**(67.061.389.047)**
Net increase in cash for the year (50=20+30+40)	**50**		**(76.424.232.910)**	**17.844.547.011**
Cash and cash equivalents at beginning of year	**60**		**165.008.945.330**	**121.969.328.432**
Effect of exchange rate on cash and cash equivalents	61		(954.644)	13.181.919
Cash and cash equivalents at end of year (70=50+60+61)	**70**		**88.583.757.776**	**139.827.057.362**

Dong Thap, July 22nd, 2026

Preparer	Chief accountant	General Director
Tu Thi Viet	Huynh Thi My Huong	Vu Huy Giap

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG TIỀN GIANG

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 24th time on June 24, 2026.

Charter capital: 351.763.070.000 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 30 June 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;

_ 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	137 D7 Street, Trung An Ward, Dong Thap Province	60,61%	60,61%
3	TICCO Hydraulics Construction One Member Company Limited	135 D7 Street, Trung An Ward, Dong Thap Province	100,00%	100,00%

Sequence number	Company name	Address	Voting rights	Benefit ratio
4	TICCO Tan Phuoc Concrete One Member Company Limited	Hamlet Tan Lap, 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 30 June 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

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 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/QD-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.

• *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.

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.

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

	Balance 30/06/2026	Balance 01/01/2026
Cash on hand	2.247.431.271	1.791.472.492
Cash at banks (i)	58.988.923.545	97.932.485.930
Cash equivalents (ii)	27.347.402.960	65.284.986.908
Total	**88.583.757.776**	**165.008.945.330**

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

	Balance 30/06/2026	Balance 01/01/2026
Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch	*57.177.577.526*	*87.890.977.580*
Other banks	*1.811.346.019*	*10.041.508.350*
Total	***58.988.923.545***	**97.932.485.930**

Details of the balance of cash at banks denominated in foreign currency are as follows as of June 30, 2026

Bank deposits	Foreign currency origin	Equivalent VND
- EUR	3.256,98	98.370.567

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

	Balance 30/06/2026	Balance 01/01/2026
Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch	*23.411.402.960*	*63.284.986.908*
Other banks	*3.936.000.000*	*2.000.000.000*
Total	***27.347.402.960***	**65.284.986.908**

Cash equivalents reflect deposits with a maturity of no more than 3 months at commercial banks with interest rates ranging from 2.4%/year to 4.75%/year (2025: 1.8%/year to 4.75%/year).

2. Financial investments

a.Investment held to maturity

	Balance 30/06/2026			Balance 01/01/2026		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Short term	-	-	-	**1.936.000.000**	**1.936.000.000**	-
Time deposits at MB Bank	-	-	-	1.936.000.000	1.936.000.000	-
Total	-	-	-	**1.936.000.000**	**1.936.000.000**	-

b. Other assets (including pledged deposits)

	Balance 30/06/2026			Balance 01/01/2026		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Other current assets	**29.780.942.165**	**29.780.942.165**	-	**29.502.692.113**	**29.502.692.113**	-
Term deposits at BIDV Bank	29.780.942.165	29.780.942.165	-	29.502.692.113	29.502.692.113	-
Other non-current assets	-	-	-	**2.567.573.071**	**2.567.573.071**	-
Term deposits at BIDV Bank	-	-	-	2.567.573.071	2.567.573.071	-
Total	**29.780.942.165**	**29.780.942.165**	-	**32.070.265.184**	**32.070.265.184**	-

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.

30/06/2026			01/01/2026		
Original price	Provisions	Fair value	Original price	Provisions	Fair value

Invest in subsidiaries	*212.000.000.000*	-	*227.096.333.543*	*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	-	25.096.333.543	10.000.000.000	-	26.051.926.922
TICCO Hydraulics Construction One Member Company Limited	20.000.000.000	-	20.000.000.000	20.000.000.000	-	20.000.000.000
TICCO Tan Phuoc Concrete One Member Company Limited TICCO	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
Invest in affiliated companies	*260.000.000*	-	*280.478.859*	*260.000.000*	-	*364.035.552*
Testco Joint Stock Company	260.000.000	-	280.478.859	260.000.000	-	*364.035.552*
Total	212.260.000.000	-	227.376.812.402	212.260.000.000	-	228.415.962.474

3. SHORT-TERM TRADE RECEIVABLES

	Balance 30/06/2026		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	23.753.027.621	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	12.432.062.965	1.000.000.003	9.568.983.248	1.099.997.003
Total	**37.020.607.026**	**2.408.333.324**	**38.466.656.410**	**2.508.330.324**

Short-term receivable details of the following customers:

Receivable to related parties:	**29.579.226.417**	-	**29.547.906.417**	-

TICCO Construction Joint Stock Company	3.435.000.000	-	3.435.000.000	-
TICCO Concrete One Member Company Limited	20.412.752.849	-	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 Company Limited	1.729.473.568	-	1.729.473.568	-
Must collect other customers:	**7.441.380.609**	**2.408.333.324**	**8.918.749.993**	**2.508.330.324**
Global Running Company Limited	258.329.148	-	268.531.065	-
Other customers	7.183.051.461	2.408.333.324	8.650.218.928	2.508.330.324
Total	**37.020.607.026**	**2.408.333.324**	**38.466.656.410**	**2.508.330.324**

4. Short term advances to suppliers

	Balance 30/06/2026	Balance 01/01/2026
Advances for construction	7.095.451.411	11.067.703.457
Advances for trading of real estate	2.366.415.000	2.030.976.400
Total	**9.461.866.411**	**13.098.679.857**
Provisions	(19.800.000)	(19.800.000)
Details of advances to suppliers:		
Advances to related parties:	**881.496.000**	**4.510.628.000**
TICCO Construction Joint Stock Company	393.791.000	
TICCO Irrigation Construction Company Limited	487.705.000	4.510.628.000
Advances to others	**8.580.370.411**	**8.588.051.857**
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
Other suppliers	1.436.149.415	1.456.790.861
Total	**9.461.866.411**	**13.098.679.857**

5. Other receivables

	30/06/2026		01/01/2026	
	Value	Provisions	Value	Provisions
a/ Short term	**63.641.924.498**	-	**30.581.654.729**	-
Receivable from related parties	**51.414.200.551**	-	**14.680.650.720**	-
TICCO Irrigation Construction One Member Company Limited	8.906.903.578	-	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	33.134.270.520	-	-	-
TICCO Go Cong One Member Company Limited	4.873.026.453	-	4.704.672.029	-
Other short-term receivables	**12.227.723.947**		**15.901.004.009**	
Staff advances	11.305.190.357	-	15.200.756.766	-
Receivable from employees for Personal Income Tax	10.076.837	-	*10.076.837*	-
Insurance accounts receivable	56.230.455	-	-	-
Other accounts receivable	856.226.298	-	*690.170.406*	-
b/ Long-term	**91.988.811.695**		**136.165.565.846**	-
TICCO Concrete One Member Company Limited	26.402.464.604	-	32.056.483.816	-
TICCO Tan Phuoc Concrete One Member Company Limited	65.249.401.476	-	98.163.248.384	
TICCO Irrigation Construction One Member Company Limited	-	-	5.608.888.031	-
Deposit, mortgages or collaterals	336.945.615		336.945.615	
Total (a) + (b)	**154.630.736.193**	-	**166.747.220.575**	-

6. Bad debt

	30/06/2026			01/01/2026		
	Original price	Value yes revocable	Provisions	Original price	Value yes revocable	Provisions
Short-term trade receivables	**2.408.333.324**	-	**(2.408.333.324)**	**2.508.330.324**	-	**(2.508.330.324)**
Lam Dong Irrigation Construction Investment Joint Stock Company	284.333.500	-	(284.333.500)	284.333.500	-	(284.333.500)
Other customers	2.123.999.824	-	(2.123.999.824)	2.223.996.824	-	(2.223.996.824)
Short-term advances to suppliers	**19.800.000**	-	**(19.800.000)**	**19.800.000**	-	**(19.800.000)**
Mr. Vo Trong Ky	19.800.000	-	(19.800.000)	19.800.000	-	(19.800.000)
Total	**2.428.133.324**	-	**(2.428.133.324)**	**2.528.130.324**	-	**(2.528.130.324)**

7. Inventory

	30/06/2026		01/01/2026	
	Original price	Provisions	Original price	Provisions
Work in process (*)	11.956.549.962	(367.440.582)	8.029.031.464	(367.440.582)
Real estate products (**)	542.260.282.796	-	578.581.367.041	-
Raw materials	71.346.548	-	65.699.517	-
Tools	-	-	-	-
Total	**554.288.179.306**	**(367.440.582)**	**586.676.098.022**	**(367.440.582)**

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

	30/06/2026	01/01/2026
Real estate projects	11.589.109.380	7.661.590.882
Construction	367.440.582	367.440.582
Total	**11.956.549.962**	**8.029.031.464**

(**) 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

	30/06/2026	01/01/2026
a/ Short term	**542.145.568**	**614.525.127**
Non-agricultural land tax Long Thanh Hung residential area	5.472.748	5.472.748
Tools and supplies	275.612.362	533.019.580
Prepaid land lease payments	261.060.458	76.032.799
b/ Long-term	**1.669.270.573**	**749.802.108**
Tools and supplies	1.229.270.573	309.802.108
Other costs	440.000.000	440.000.000
Total (a) + (b)	**2.211.416.141**	**1.364.327.235**

9. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Means of transportation	Management equipment	Total
Cost					
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	-	-	-	-	-
30/06/2026	17.913.676.977	246.731.685	5.586.534.006	2.198.900.569	25.945.843.237
Accumulated depreciation:					
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	666.050.178	-	208.230.880	51.649.812	925.930.870
Decrease during the period	-	-	-	-	-
30/06/2026	5.598.260.760	246.731.685	2.813.073.421	1.811.526.951	10.469.592.817
Net carrying amount:					
01/01/2026	12.981.466.395	-	1.361.321.095	439.023.430	14.781.810.920
30/06/2026	12.315.416.217	-	2.773.460.585	387.373.618	15.476.250.420
Original price Fixed assets that are depreciated and still in use					
01/01/2026	212.735.042	246.731.685	1.151.854.545	1.682.402.421	3.293.723.693
30/06/2026	212.735.042	246.731.685	1.151.854.545	1.682.402.421	3.293.723.693
Total Remaining Value of Fixed Assets under mortgage to secure loan debt:					
01/01/2026	11.552.687.372	-	-	-	11.552.687.372
30/06/2026	8.126.945.694	-	-	-	8.126.945.694

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.

Targets	Accounting software	Land use rights	Total
Cost:			
01/01/2026	**350.263.800**	**31.551.225.896**	**31.901.489.696**
Increase during the period			
Decrease during the period			
30/06/2026	**350.263.800**	**31.551.225.896**	**31.901.489.696**
Accumulated depreciation and amortisation:			
01/01/2026	**350.263.800**	**5.916.949.355**	**6.267.213.155**
Increase during the period	-	496.597.320	496.597.320
Depreciation during the period	-	496.597.320	496.597.320
Decrease during the period	-	-	-
30/06/2026	**350.263.800**	**6.413.546.675**	**6.763.810.475**
Net carrying amount:			
01/01/2026	-	**25.634.276.541**	**25.634.276.541**
30/06/2026	-	**25.137.679.221**	**25.137.679.221**

11. Investment Properties

Targets	Kiosks for rent	Offices, real estate for rent	Total
Cost:			
01/01/2026	**1.580.316.192**	**25.317.370.914**	**26.897.687.106**
Increase during the period	-	6.234.266.667	6.234.266.667
Decrease during the	-	-	-
30/06/2026	**1.580.316.192**	**31.551.637.581**	**33.131.953.773**
Accumulated depreciation and amortisation:			
01/01/2026	**1.580.316.192**	**9.046.145.189**	**10.626.461.381**
Increase during the period	-	844.454.667	844.454.667
Depreciation during the period	-	844.454.667	844.454.667
Decrease during the period	-	-	-
30/06/2026	**1.580.316.192**	**9.890.599.856**	**11.470.916.048**
Net carrying amount:			
01/01/2026	-	**16.271.225.725**	**16.271.225.725**
30/06/2026	-	**21.661.037.725**	**21.661.037.725**

12. Construction in progress

	Balance 30/06/2026	Balance 01/01/2026
Purchase construction of fixed assets	-	667.562.746
Construction in process	412.975.643.222	395.109.894.581
Total	**412.975.643.222**	**395.777.457.327**

13. Deferred tax assets

	Investment cost of Gia Thuan 1	Provision for devaluation of inventoris	Total
01/01/2026	**10.218.235.503**	**73.488.116**	**10.291.723.619**
Net deferred tax charge to income statement	(815.700.280)	-	(815.700.280)
30/06/2026	**11.033.935.783**	**73.488.116**	**11.107.423.899**

14. Short term trade payables

	Balance 30/06/2026	Balance 01/01/2026
Payables for trading of building materials	2.009.800	2.009.800
Payables for construction	54.908.096.533	51.147.656.142
Payables for trading of real estate	15.539.857.610	49.158.656.390
Total	**70.449.963.943**	**100.308.322.332**
Payables to related parties	**68.363.692.796**	**92.678.889.444**
TICCO Construction Joint Stock Company	38.628.738.013	75.613.233.525
TICCO Irrigation Construction One Member Company Limited	29.734.954.783	17.065.655.919
Payables to other parties	**2.086.271.147**	**7.629.432.888**
Other customers	2.086.271.147	7.629.432.888
Total	**70.449.963.943**	**100.308.322.332**

15. Short term advances from customers

	30/06/2026	01/01/2026
Advances from trading of building materials	5.805.000	5.805.000
Advances from construction activities	85.154.585.203	87.772.193.899
Advances from mechanical construction activities	7.800.000	7.800.000
Advances from trading of real estate	142.619.954.706	181.818.860.176
Total	**227.788.144.909**	**269.604.659.075**
Details of short-term advances from customers are as follows:	**227.788.144.909**	**269.604.659.075**
Investment Project Management Board for Civil	-	7.189.013.000

	30/06/2026	01/01/2026
and Industrial Construction in Dong Thap province		
Real estate customers	142.619.954.706	181.818.860.176
Other customers	91.015.624.603	80.596.785.899
Total	**227.788.144.909**	**269.604.659.075**

16. Dividends and Profit Payable

	Balance 30/06/2026	Balance 01/01/2026
Short term		
Dividends and Profit Payable	31.216.195.050	96.949.900
Total	**31.216.195.050**	**96.949.900**

17. Statutory obligations

	Beginning balance	Payable for the year	Payable for the year	Ending balance
Value added tax	4.677.099.691	1.768.110.520	(7.191.440.792)	(746.230.581)
Value added tax overpaid	(4.746.712.109)	1.103.623.385		(3.643.088.724)
Corporate income tax	24.879.448.011	7.506.449.131	(28.801.024.360)	3.584.872.782
Personal Income Tax	1.520.576.610	1.824.042.476	(3.183.911.880)	160.707.206
Other taxes	3.619.193	537.690.316	(537.971.369)	3.338.140
TOTAL	**26.334.031.396**	**12.739.915.828**	**(39.714.348.401)**	**(640.401.177)**

In which:

		Beginning balance	Ending balance
Payable tax		*31.080.743.505*	*3.748.918.128*
Tax overpaid	(*)	*4.746.712.109*	*3.643.088.724*

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

18. Accrued expenses

a) Short term

	Balance 30/06/2026	Balance 01/01/2026
Accrued cost of sale of real estate products	-	742.364.373
Construction costs	-	15.483.295
Interest expenses	1.122.872.614	678.291.436
Other costs payable	173.504.964	353.228.967
Total	**1.296.377.578**	**1.789.368.071**

b) Long-term

	Balance 30/06/2026	Balance 01/01/2026
Accrued cost of sale of real estate products	55.169.678.914	51.091.177.513
Total	**55.169.678.914**	**51.091.177.513**

19. Other payables

		Balance 30/06/2026	Balance 01/01/2026
a)	**Other short-term payments**	**2.301.414.071**	**9.041.864.103**
	Trade union fee	23.798.553	23.798.553
	Deposits received	341.500.000	306.812.000
	Other accounts payable	1.234.225.727	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 (*)	-	4.920.504.000
	TICCO Construction Joint Stock Company (*)	688.703.200	151.190.400
	TICCO Tan Phuoc Concrete One Member Company Limited (*)	-	1.159.000.000
b)	**Other long-term payments**	**408.240.000**	**408.240.000**
	Deposits received	408.240.000	408.240.000
	Total (a) + (b)	**2.709.654.071**	**9.450.104.103**
	Other payables to related parties (*)	*701.889.791*	*7.775.380.991*

20. Short-term unearned revenues

	Balance 30/06/2026	Balance 01/01/2026
Short term	**1.147.675.140**	**584.946.123**
Unearned rental income from investment property	1.147.675.140	584.946.123
Total	**1.147.675.140**	**584.946.123**

21. Loans and finance leases

	30/06/2026		During the year		01/01/2026	
	Value	Possible repayment amount	Increase	Reduced	Value	Possible repayment amount
Short term	**181.222.623.357**	**181.222.623.357**	**112.370.274.385**	**105.298.022.200)**	**174.150.371.172**	**174.150.371.172**
Short-term loans	***64.278.126.000***	***64.278.126.000***	***64.278.126.000***	***(55.532.434.000)***	***55.532.434.000***	***55.532.434.000***
Short-term loan from Vietnam Joint Stock Commercial Bank for Investment and Development - Tien Giang Branch (i)	64.278.126.000	64.278.126.000	64.278.126.000	(55.532.434.000)	55.532.434.000	55.532.434.000
Long-term loans to credit institutions due for payment	***108.626.286.778***	***108.626.286.778***	***48.092.148.385***	***(46.788.088.200)***	***107.322.226.593***	***107.322.226.593***
Long-term loan from Vietnam Investment and Development Joint Stock Commercial Bank - Tien Giang Branch (i)	81.295.946.778	81.295.946.778	40.647.973.385	(19.075.797.200)	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	3.881.675.000	(776.335.000)	-	-
Long-term loan from Dong Thap Development Investment Fund (iii)	24.225.000.000	24.225.000.000	3.562.500.000	(26.935.956.000)	47.598.456.000	47.598.456.000
Individual long-term loans (iv)	***8.318.210.579***	***8.318.210.579***	-	***(2.977.500.000)***	***11.295.710.579***	***11.295.710.579***
Long-term	**254.633.705.083**	**254.633.705.083**	**15.526.700.000**	**(48.092.148.385)**	**287.199.153.468**	**287.199.153.468**
Long-term loan from Vietnam Joint Stock Commercial Bank for Investment and Development - Tien Giang Branch (i)						
Within 1 year	81.295.946.778	81.295.946.778	40.647.973.385	(19.075.797.200)	59.723.770.593	59.723.770.593
From year 2 to year 5	232.301.180.083	232.301.180.083	-	(40.647.973.385)	272.949.153.468	272.949.153.468
Total	**313.597.126.861**	**313.597.126.861**	**40.647.973.385**	**(59.723.770.585)**	**332.672.924.061**	**332.672.924.061**
Minus: Amount payable within 1 year (presented in the short-term loan)	(81.295.946.778)	(81.295.946.778)	(40.647.973.385)	19.075.797.200	(59.723.770.593)	(59.723.770.593)
Amount payable after 12 months	**232.301.180.083**	**232.301.180.083**	-	**(40.647.973.385)**	**272.949.153.468**	**272.949.153.468**

	30/06/2026		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	3.881.675.000	(776.335.000)	-	-
From year 2 to year 5	11.645.025.000	11.645.025.000	15.526.700.000	(3.881.675.000)	-	-
Total	**14.750.365.000**	**14.750.365.000**	**19.408.375.000**	**(4.658.010.000)**	-	-
Minus: Amount payable within 1 year (presented in the short-term loan)	(3.105.340.000)	(3.105.340.000)	(3.881.675.000)	776.335.000	-	-
Amount payable after 12 months	**11.645.025.000**	**11.645.025.000**	**15.526.700.000**	**(3.881.675.000)**	-	-
Long-term loan of Dong Thap Development Investment Fund (iii)						
Within 1 year	24.225.000.000	24.225.000.000	3.562.500.000	(26.935.956.000)	47.598.456.000	47.598.456.000
From year 2 to year 5	10.687.500.000	10.687.500.000	-	(3.562.500.000)	14.250.000.000	14.250.000.000
Total	**34.912.500.000**	**34.912.500.000**	**3.562.500.000**	**(30.498.456.000)**	-	-
Minus: Amount payable within 1 year (presented in the short-term loan)	(24.225.000.000)	(24.225.000.000)	(3.562.500.000)	26.935.956.000	**61.848.456.000**	**61.848.456.000**
Amount payable after 12 months	**10.687.500.000**	**10.687.500.000**	-	**(3.562.500.000)**	(47.598.456.000)	(47.598.456.000)
Total	**435.856.328.440**	**435.856.328.440**	**127.896.974.385**	**(153.390.170.585)**	**461.349.524.640**	**461.349.524.640**

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 30 June 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 June 30, 2026, the loan balance of Limited Credit Contract No. 01/2026/433488/HĐTD is: 64.278.126.000 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 June 30, 2026, the guarantee balance of the Limited Guarantee Grant Contract No. 02/2026/433488/HDBL is: 173.998.419.045 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/HDTD 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 June 30, 2026, the loan balance of credit contract 01/2023/433488/HDTD is: 76.303.188.821 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/HDTD 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 June 30, 2026, the loan balance of credit contract 01/2024/433488/HDTD is: 237.293.938.040 VND, of which the loan balance due for payment is: 43.144.352.370 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 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 June 30, 2026, loan balance is: 14.750.365.000 VND , of which the loan balance due for payment is: 3.105.340.000 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 June 30, 2026, the loan balance is 0 VND, of which the loan balance due for repayment is: 0 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 Thạnh Hưng residential area , Gia Thuan 1 Industrial Cluster service area to ensure this loan contract. As of June 30, 2026, the loan balance is 17.100.000.000 VND, of which the loan balance due for repayment is: 17.100.000.000 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 June 30, 2026, the loan balance is 17.812.500.000 VND , 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

	30/06/2026	01/01/2026
Provision for warranty of Gia Thuan 1 Industrial Cluster	7.406.200.592	6.900.564.834
Total	**7.406.200.592**	**6.900.564.834**

23. Bonus and welfare fund

	01/01/2026	Utilization during the year	Appropriation during the year	30/06/2026
Bonus Fund	5.395.304.916	(3.370.900.000)	8.545.766.201	10.570.171.117
Welfare Fund	2.016.313.911	(829.600.000)	4.272.883.099	5.459.597.010
Total	**7.411.618.827**	**(4.200.500.000)**	**12.818.649.300**	**16.029.768.127**

24. Owner investment capital :

a. Equity situation

	Share capital	Share premium	Investment and development fund	Undistributed earnings	Total
01/01/2025	**259.418.870.000**	**5.700.930.000**	**210.491.086.626**	**250.783.023.504**	**726.393.910.130**
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)
31/12/2025	**311.299.070.000**	**5.700.930.000**	**238.853.887.901**	**182.421.309.790**	**738.275.197.691**
01/01/2026	**311.299.070.000**	**5.700.930.000**	**238.853.887.901**	**182.421.309.790**	**738.275.197.691**
Increase from dividend-paying share issues	40.464.000.000	-	-	(40.464.000.000)	-
Profit for the period	-	-	-	59.852.977.289	59.852.977.289
Appropriation to funds from undistributed earnings	-	-	32.046.623.251	(44.865.272.551)	(12.818.649.300)
Dividends payable in cash	-	-	-	(62.259.814.000)	(62.259.814.000)
30/06/2026	**351.763.070.000**	**5.700.930.000**	**270.900.511.152**	**94.685.200.528**	**723.049.711.680**

b. Shares

	30/06/2026	01/01/2026
Authorized shares	35.176.307	31.129.907
Shares issued and fully paid	35.176.307	31.129.907
+ Ordinary shares	31.129.907	31.129.907
Shares redeemed	-	-
Shares in circulation	35.176.307	31.129.907
+ Ordinary shares	35.176.307	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

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Revenue from construction contracts	145.816.905.039	77.742.028.454
Revenue from trading of real estate (*)	102.605.525.820	200.998.128.560
Revenue from services rendered	1.410.926.576	1.367.862.204
Net revenue	**249.833.357.435**	**280.108.019.218**
Sales to related parties:		
TICCO Construction Joint Stock Company	30.087.977	73.636.364
TICCO Irrigation Construction One Member Company Limited	14.486.804	35.454.546
TICCO Concrete One Member Company Limited	29.000.000	37.098.619.000
TICCO Construction Materials Company Limited	54.545.454	54.545.454
Total	**128.120.235**	**37.262.255.364**

(*) 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 sold

Cost of construction contracts	144.494.978.177	77.057.445.643
Cost of trading real estate	46.730.382.969	124.688.796.376
Cost of services rendered	773.957.162	723.400.686
Total	**191.999.318.308**	**202.469.642.705**

3. Finance income

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Interest income from deposits at banks	1.984.225.789	1.552.156.966
Dividends are divided from affiliated companies	62.400.000	62.400.000
Dividends and profits are divided from subsidiaries	30.627.560.443	9.573.379.690
Unrealised foreign exchange gains	-	13.181.919
Total	**32.674.186.232**	**11.201.118.575**

4. Finance expenses

Interest expenses	7.834.856.759	8.324.776.677
Unrealized exchange loss	951.644	
Total	**7.835.808.403**	**8.324.776.677**

5. Selling expenses

Staff costs	2.155.963.017	1.697.246.404
Tools and supplies	21.754.100	61.447.550
External services	60.437.596	36.672.403
Other	1.655.012.302	3.741.591.874
Total	**3.893.167.015**	**5.536.958.231**

6. General and administrative expenses

Staff expenses	4.499.722.828	5.093.888.809
Office supply expenses	199.659.738	170.217.192
Office equipment expenses	562.857.563	179.069.976
Fixed asset depreciatio	927.895.030	595.757.903
Taxes, fees and charge	65.954.758	168.751.569
Contingency costs	(99.997.000)	242.507.312
External services	1.383.828.515	1.324.803.856
Other monetary costs	4.706.063.521	4.903.347.124
Total	**12.245.984.953**	**12.678.343.741**

7. Other income

Income electricity and water fees for rental	127.067.582	168.098.106
Other revenue	3.936.350	30.753.866
Total	**131.003.932**	**198.851.972**

8. Other expenses

Electricity and water costs for rental activities	118.692.862	152.656.184
Other expenditure	1.849.918	380.270.651
Total	**120.542.780**	**532.926.835**

VII. OTHER INFORMATIONS

1. Details of transactions with related parties in the period from January 1, 2026 to June 30, 2026 are as follows:

NO	Related parties	Professional content	Amount
I	**TICCO CONCRETE ONE COMPANY LIMITED**		
	Sale transaction		**12.828.945.372**
		Vehicle rental income	29.000.000
		Remittance of profits	12.799.945.372
	Purchase		**61.170.912**
		Vehicle rental expense	61.170.912
II	**TAN PHUOC TICCO CONCRETE ONE MEMBER COMPANY LIMITED**		
	Sale transaction		**12.086.153.092**
		Remittance of profits	12.086.153.092
	Purchase		**104.185.546**
		Service rental expense	65.454.546
		Electricity expenses paid on behalf	38.731.000
III	**TICCO CONSTRUCTION JOINT STOCK COMPANY**		
	Sale transaction		**1.814.908.720**
		Expenses paid on behalf	128.307.714
		Electricity and water charges	6.513.029
		Kiosk rental income	30.087.977
		Cash dividends received	1.650.000.000
	Purchase		**94.743.425.152**
		Receive acceptance project value	94.743.425.152
IV	**TICCO IRRIGATION CONSTRUCTION ONE MEMBER COMPANY LIMITED**		
	Sale transaction		**4.009.844.085**

NO	Related parties	Professional content	Amount
		Expenses paid on behalf	66.647.813
		Electricity and water charges	5.601.913
		Kiosk rental income	14.486.804
		Remittance of profits	3.923.107.555
	Purchase		**65.344.122.094**
		Receive acceptance project value	65.344.122.094
V	**TICCO GO CONG ONE MEMBER COMPANY LIMITED**		
	Sale transaction		**168.354.424**
		Remittance of profits	168.354.424
	Purchase		
VI	**TICCO CONSTRUCTION MATERIALS ONE MEMBER COMPANY LIMITED**		
	Sale transaction		**61.040.211**
		Electricity and water charges	6.494.757
		Kiosk rental income	54.545.454
	Purchase		
VII	**TICCO CONSTRUCTION MECHANICAL ONE MEMBER COMPANY LIMITED**		
	Sale transaction		
	Purchase		**68.454.545**
		Document storage rack fabrication expense	68.454.545
VII	**TESTCO JOINT STOCK COMPANY**		
	Sale transaction		**62.400.000**
		Dividend received	62.400.000
	Purchase		

2. The balance details with related parties as at 30/06/2026 are as follows:

Sequence number	Party concerned	Items	Balance as at 30/06/2026
I	**TICCO CONCRETE ONE MEMBER COMPANY LIMITED**		
	Accountable amount		**50.315.217.453**
		Short-term trade receivables	20.412.752.849

Sequence number	Party concerned	Items	Balance as at 30/06/2026
		Other short-term receivables	3.500.000.000
		Other long-term receivables	26.402.464.604
	Amount payable		
II	**TAN PHUOC TICCO CONCRETE ONE MEMBER COMPANY LIMITED**		
	Accountable amount		**100.113.145.564**
		Short-term trade receivables	1.729.473.568
		Other short-term receivables	33.134.270.520
		Other long-term receivables	65.249.401.476
	Amount payable		
		Short-term trade payables	
III	**TICCO CONSTRUCTION JOINT STOCK COMPANY**		
	Accountable amount		**3.828.791.000**
		Short-term trade receivables	3.435.000.000
		Short-term advances to Supplier	393.791.000
	Amount payable		**39.028.738.013**
		Short-term trade payables	38.628.738.013
		Other short-term payables	688.703.200
IV	**TICCO IRRIGATION CONSTRUCTION ONE MEMBER COMPANY LIMITED**		
	Accountable amount		**13.396.608.578**
		Short-term trade receivables	4.002.000.000
		Other short-term receivables	8.906.903.578
		Short-term advances to Supplier	487.705.000
	Amount payable		**29.734.954.783**
		Short-term trade payables	29.734.954.783
V	**TICCO GO CONG ONE MEMBER COMPANY LIMITED**		
	Accountable amount		**4.873.026.453**
		Other short-term receivables	4.873.026.453
	Amount payable		
VI	**TICCO CONSTRUCTION MATERIALS ONE MEMBER COMPANY LIMITED**		
	Accountable amount		**1.000.000.000**
		Other short-term receivables	1.000.000.000

Sequence number	Party concerned	Items	Balance as at 30/06/2026
	Amount payable		
VII	**TESTCO JOINT STOCK COMPANY**		
	Accountable amount		
	Amount payable		**13.186.591**
		Other short-term payables	13.186.591

3. Remuneration of key management personnel

Full name	Titile	From 01/01/2026 to 30/06/2026			From 01/01/2025 to 30/06/2025		
		Position-based Salary	Concurrent salay/bonus	Total	Position-based Salary	Concurrent salay/bonus	Total
Board of Administration		**1.983.496.744**	**715.379.480**	**2.698.876.224**	**1.767.210.096**	**650.997.500**	**2.418.207.596**
Mr. Tran Hoang Huan	Chairman	330.582.791	635.379.480	965.962.271	294.535.016	626.997.500	921.532.516
Mr. Vu Huy Giap	Member	330.582.791		330.582.791	294.535.016		294.535.016
Mr. Nguyen Thanh Nghia	Member	330.582.791		330.582.791	294.535.016		294.535.016
Ms. Nguyen Thi Huong	Member	330.582.791	20.000.000	350.582.791	294.535.016		294.535.016
Ms. Nguyen Thi Truc Giang	Member	330.582.790	40.000.000	370.582.790	294.535.016	24.000.000	318.535.016
Mr. Pham Van Hau	Member	330.582.790	20.000.000	350.582.790	294.535.016		294.535.016
Board of Supervision		**125.000.000**	**447.829.252**	**572.829.252**	**150.000.000**	**438.639.499**	**588.639.499**
Ông Nguyễn Tiến Nhân	Head	45.000.000	243.075.000	288.075.000	54.000.000	218.008.645	272.008.645
Bà Nguyễn Kiều Diễm Trang	Member	40.000.000	141.660.939	181.660.939	48.000.000	155.431.251	203.431.251
Bà Đoàn Thị Hồng Cẩm	Member	40.000.000	63.093.313	103.093.313	48.000.000	65.199.603	113.199.603
Board of Executive		**836.250.000**	**278.625.000**	**1.114.875.000**	**1.049.270.771**	**226.675.000**	**1.275.945.771**
Mr. Vu Huy Giap	General Director	303.750.000	100.375.000	404.125.000	387.000.000	83.525.000	470.525.000
Mr. Nguyen Thanh Nghia	Deputy General Director	296.250.000	94.625.000	390.875.000	361.270.771	77.075.000	438.345.771
Mr. Nguyen Huu Hiep	Deputy General Director	236.250.000	83.625.000	319.875.000	301.000.000	66.075.000	367.075.000
Total		**2.944.746.744**	**1.441.833.732**	**4.386.580.476**	**2.966.480.867**	**1.316.311.999**	**4.282.792.866**

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; the comparative figures on the Statement of income and cash flows are those on the separate interim financial statements that have been reviewed as at 30 June 2025; some indicators have been reclassified in line with the presentation of this period's report.

Dong Thap, July 22nd, 2026

Preparer	Chief Accountant	General Director
TU THI VIET	HUYNH THI MY HUONG	VU HUY GIAP

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG TIỀN GIANG

Digitally signed by CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG TIỀN GIANG
DN: C=VN, S=Đồng Tháp, L=TP. Mỹ Tho, CN=CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG TIỀN GIANG, OID.0.9.2342.19200300.100.1.1=MST:1200526842
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