Tien Giang Investment and Construction Joint Stock Company

Reviewed Consolidated interim financial statements

For the six-month period ended 30 June 2026

CÔNG TY TNHH KIỂM TOÁN FAC

FAC AUDITING CO., LTD

Website: www.kiemtoanfac.vn

Tien Giang Investment and Construction Joint Stock Company

Reviewed Consolidated interim financial statements

For the six-month period ended 30 June 2026

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GENERAL INFORMATION

THE COMPANY

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/QD-UB dated 5 December 2003 of the People's Committee of Tien Giang Province. The Company was incorporated and operates under Enterprise Registration Certificate No. 1200526842, initially issued by the Department of Planning and Investment of Tien Giang Province on 2 January 2004, and the 24th amendment thereto, issued by the Department of Finance of Dong Thap Province on 24 June 2026, registered to increase charter capital to VND 351,763,070,000.

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

As at 30 June 2026, the Company's organizational structure has five (05) direct subsidiaries, three (03) indirect subsidiaries, one (01) associate company, two (02) branches and one (01) representative office.

The principal activities of the Company and its subsidiaries in the current fiscal period primarily consist of real estate investment and trading; construction of civil and industrial projects; renting of machinery and equipment; management, operation, and commercialization of industrial infrastructure clusters.

THE COMPANY'S HEAD OFFICE

Address	: No. 46-48 Nguyen Cong Binh, Trung An Ward, Dong Thap Province, Vietnam
Tel	: 0273 387 28 78
Fax	: 0273 385 05 97
Website	: http://ticco.com.vn
Tax code	: **1 2 0 0 5 2 6 8 4 2**

In addition, the Company has two (02) branches and one (01) dependent accounting representative office as follows:

Name	*Address*
Branch of Tien Giang Investment and Construction Joint Stock Company - TICCO Real Estate Exchange (TICCOReal)	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, Hamlet 3, Gia Thuan Commune, Dong Thap Province
Representative office of Tien Giang Investment and Construction Joint Stock Company	388 Nguyen Trong Dan, Long My Quarter, Binh Xuan Ward, Dong Thap Province

BOARD OF ADMINISTRATION

Members of the Board of Administration during the period and at the date of this report are:

Mr	Tran Hoang Huan	Chairman
Mr	Nguyen Thanh Nghia	Deputy Chairman
Mr	Vu Huy Giap	Member
Ms	Nguyen Thi Huong	Member
Ms	Nguyen Thi Truc Giang	Member
Mr	Pham Van Hau	Member

BOARD OF SUPERVISION

Members of the Board of Supervision during the period and at the date of this report are:

Mr	Nguyen Tien Nhan	Head of board
Ms	Nguyen Kieu Diem Trang	Member
Ms	Doan Thi Hong Cam	Member

BOARD OF GENERAL DIRECTORS

Members of the Board of General Directors during the period and at the date of this report are:

Mr	Vu Huy Giap	General Director	reappointment on 01 May 2026
Mr	Nguyen Hoai Bac	Deputy General Director	
Mr	Nguyen Ngoc Hung	Deputy General Director	
Mr	Nguyen Huu Hiep	Deputy General Director	
Mr	Nguyen Thanh Nghia	Deputy General Director	
Mr	Nguyen Van Thanh	Deputy General Director	appointed on 01 January 2026

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report are:

Mr	Tran Hoang Huan	Chairman of the Administrative Board
Mr	Vu Huy Giap	General Director

AUDITORS

The auditor of the Company is FAC Auditing Company Limited.

REPORT OF BOARD OF GENERAL DIRECTORS

The Board of General Directors of Tien Giang Investment and Construction Joint Stock Company (hereinafter referred to as "the Company") is pleased to present its report and the Consolidated interim financial statements of the Company and subsidiaries (hereinafter referred to as "the Corporate group") for the six-month period ended 30 June 2026.

RESPONSIBILITY OF THE BOARD OF GENERAL DIRECTORS IN RESPECT OF THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

The Board of General Directors is responsible for the Consolidated interim financial statements of each financial period which give a true and fair view of the financial position of the Corporate group and of the results of its operations and its cash flows for the period. In preparing those Consolidated interim financial statements, the Board of General Directors is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether the accounting standards applicable to the the Corporate group have been followed, subject to any material departures disclosed and explained in the Consolidated interim financial statements;
- Prepare the Consolidated interim financial statements on the going concern basis unless it is inappropriate to presume that the Corporate group will continue its business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the Consolidated interim financial statements so as to minimize errors and frauds.

The Board of General Directors is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Corporate group and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of General Directors confirmed that it has complied with the above requirements in preparing the accompanying Consolidated interim financial statements.

STATEMENT BY THE BOARD OF GENERAL DIRECTORS

The Board of General Directors does hereby state that, in its opinion, the accompanying Consolidated interim financial statements give a true and fair view of the financial position of the Corporate group as at 30 June 2026, and of the results of its operations and its cash flows for the six-month period ended 30 June 2026 in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of Consolidated interim financial statements.

For and on behalf of the Board of General Directors

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG TIỀN GIANG

Vu Huy Giap
General Director

Approved, 28 August 2026

CÔNG TY TNHH KIỂM TOÁN FAC - FAC AUDITING CO., LTD
64/4 Đường ĐHT 21, Phường Đông Hưng Thuận, Thành Phố Hồ Chí Minh.
Tel: (028) 3636 4038 - 3636 4039
www.kiemtoanfac.vn - Email: congty@kiemtoanfac.vn

No: 019/2026/BCTCHN-FAC

REPORT ON REVIEW OF CONSOLIDATED INTERIM FINANCIAL STATEMENTS

To: **Shareholders, The Board of Administration and The Board of General Directors**
Tien Giang Investment and Construction Joint Stock Company

We have reviewed the accompanying Consolidated interim financial statements of Tien Giang Investment and Construction Joint Stock Company and subsidiaries (referred to as "the Corporate group") as prepared on 28 August 2026 and set out on pages 5 to 64, which comprise the Consolidated interim statement of financial position as at 30 June 2026, and the Consolidated interim income statement and the Consolidated interim cash flow statement for the six-month period ended 30 June 2026 and the notes thereto.

Responsibility of the Board of General Directors

The Board of General Directors is responsible for the preparation and fair presentation of these Consolidated interim financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the financial statements, and for such internal control as the Board of General Directors determines is necessary to enable the preparation and presentation of the Consolidated interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express a conclusion on these Consolidated interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standards on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of Interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Consolidated interim financial statements do not present fairly, in all material respects, of the consolidated financial position of Tien Giang Investment and Construction Joint Stock Company and subsidiaries as at 30 June 2026, and of the consolidated results of its operations and its consolidated cash flows for the six-month period ended on the same day in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the Consolidated interim financial statements.

FAC AUDITING COMPANY LIMITED

CÔNG TY TNHH KIỂM TOÁN FAC
M.S.D.N: 0305992447
THÀNH PHỐ HỒ CHÍ MINH

Do Hoang Chuong - Deputy General Director
Audit Practicing Registration Certificate
No. 2662-2023-099-1
Ho Chi Minh City, 28 August 2026

CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Currency: VND

ASSETS	Code	Notes	30 June 2026	01 January 2026
A. CURRENT ASSETS	**100**		**1,511,488,693,240**	**1,592,943,716,634**
I. Cash and cash equivalents	**110**	4	**173,479,444,741**	**335,746,796,473**
1 Cash	111		121,835,958,744	239,677,939,928
2 Cash equivalents	112		51,643,485,997	96,068,856,545
II. Short-term investments	**120**		**11,376,687,318**	**7,664,035,133**
1 Short-term held-to-maturity investments	123	5.1	11,376,687,318	7,664,035,133
III. Current accounts receivable	**130**		**318,068,042,105**	**319,330,008,754**
1 Short-term trade receivables	131	6	258,090,245,351	274,908,404,215
2 Short-term advances to suppliers	132	7	34,493,361,311	37,714,788,133
3 Other short-term receivables	135	8	75,303,886,744	53,511,953,548
4 Provision for doubtful short-term receivables	136	9	(49,819,451,301)	(46,805,137,142)
IV. Inventories	**140**	10	**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**		**120,956,614,922**	**98,232,144,534**
1 Short-term deferred expenses	161	17	544,395,568	620,150,127
2 Value-added tax deductible	162		28,286,116,093	20,171,474,727
3 Tax and other receivables from the State	163	21	3,740,151,919	4,778,460,954
4 Other current assets	165	11	88,385,951,342	72,662,058,726

	ASSETS	Code	Notes	30 June 2026	01 January 2026
B.	**NON-CURRENT ASSETS**	**200**		**842,405,033,732**	**827,515,798,391**
I.	**Long-term receivables**	**210**		**336,945,615**	**336,945,615**
1	Other long-term receivables	215	8	336,945,615	336,945,615
II.	**Fixed assets**	**220**		**343,967,801,532**	**358,318,501,424**
1	Tangible fixed assets	221	12	307,949,152,890	321,775,005,566
-	*Cost*	*222*		*861,591,253,832*	*844,376,648,675*
-	*Accumulated depreciation*	*223*		*(553,642,100,942)*	*(522,601,643,109)*
2	Intangible fixed assets	227	13	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**	14	**21,336,871,423**	**16,066,437,806**
-	*Cost*	*241*		*32,679,149,297*	*26,578,276,576*
-	*Accumulated depreciation*	*242*		*(11,342,277,874)*	*(10,511,838,770)*
IV.	**Long-term assets in progress**	**250**		**424,763,549,179**	**401,004,912,443**
1	Construction in progress	252	16	424,763,549,179	401,004,912,443
V.	**Long-term investments**	**260**		**280,478,858**	**364,035,551**
1	Investments in jointly controlled entities and associates	262	5.2	280,478,858	364,035,551
VI.	**Other long-term assets**	**270**		**51,719,387,125**	**51,424,965,552**
1	Long-term deferred expenses	271	17	31,228,644,726	29,500,521,665
2	Deferred tax assets	272	37.2	20,490,742,399	19,348,089,109
3	Other non-current assets	274	11	-	2,576,354,778
	TOTAL ASSETS	**280**		**2,353,893,726,972**	**2,420,459,515,025**

RESOURCES	Code	Notes	30 June 2026	01 January 2026
C. LIABILITIES	**300**		**1,576,525,564,975**	**1,626,196,766,569**
I. Current liabilities	**310**		**1,183,804,393,016**	**1,197,513,558,666**
1 Short-term trade payables	311	18	457,847,302,302	448,039,478,449
2 Short-term advances from customers	312	19	292,817,315,912	343,820,731,298
3 Dividends payable	313	20	31,216,195,050	96,949,900
4 Short-term taxes and other payables to the State	314	21	9,603,684,041	41,212,404,087
5 Payables to employees	315		14,074,783,192	21,639,672,820
6 Short-term accrued expenses	316	22	60,373,870,158	53,990,632,911
7 Short-term deferred revenue	319	23	1,147,675,140	584,946,123
8 Other short-term payables	320	24	2,285,783,861	4,180,319,703
9 Short-term loan and finance lease	321	25	280,223,111,425	259,613,739,871
10 Short-term provision	322	26	15,541,668,885	15,674,490,741
11 Bonus and welfare fund	323	27	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	22	55,169,678,914	51,091,177,513
2 Other long-term liabilities	338	24	408,240,000	408,240,000
3 Long-term loans and finance lease	339	25	329,737,052,453	370,283,225,556
4 Long-term provisions	343	26	7,406,200,592	6,900,564,834
D. OWNERS' EQUITY	**400**	28	**777,368,161,997**	**794,262,748,456**
1 Contributed charter capital	411		351,763,070,000	311,299,070,000
- Ordinary shares with voting rights	411a		351,763,070,000	311,299,070,000
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		129,597,167,016	221,998,401,692
- Undistributed earnings of prior period	420a		70,321,035,418	61,765,285,436
- Undistributed earnings of current period	420b		59,276,131,598	160,233,116,256
6 Non-controlling interests	429		12,548,166,772	13,025,963,461
TOTAL LIABILITIES AND OWNERS' EQUITY	**440**		**2,353,893,726,972**	**2,420,459,515,025**

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

Huynh Thi My Huong	Huynh Thi My Huong	Vu Huy Giap
Preparer	Chief Accountant	General Director

Approved, 28 August 2026

CONSOLIDATED INTERIM INCOME STATEMENT

For the six-month period ended 30 June 2026

Currency: VND

	ITEMS	Code	Notes	From 1 Jan 2026 to 30 Jun 2026	From 1 Jan 2025 to 30 Jun 2025
1	**Revenue from sale of goods and rendering of services**	**01**	29	**1,002,591,306,048**	**1,139,185,650,523**
2	Deductions	02		-	-
3	**Net revenue from sale of goods and rendering of services**	**10**	29	**1,002,591,306,048**	**1,139,185,650,523**
4	Cost of goods sold and services rendered	11	30	782,455,860,630	894,186,900,866
5	**Gross profit from sale of goods and rendering of services**	**20**		**220,135,445,418**	**244,998,749,657**
6	Gain/loss on disposal of investment properties	21		-	-
7	Finance income	22	31	4,039,243,997	3,526,883,388
8	Finance expenses	23	32	14,893,093,061	12,781,845,282
-	*In which: Borrowing costs*	24		*14,729,117,950*	*12,631,573,178*
9	Selling expenses	25	33	104,471,751,331	114,992,650,596
10	General and administrative expenses	26	34	32,391,061,737	31,132,311,004
11	Gain/(loss) from join venture and associate	27		14,244,050	63,313,538
12	**Operating profit**	**30**		**72,433,027,336**	**89,682,139,701**
13	Other income	31	35	627,621,255	1,450,756,499
14	Other expenses	32	35	110,812,401	849,003,042
15	**Other profit**	**40**	35	**516,808,854**	**601,753,457**
16	**Accounting profit before tax**	**50**		**72,949,836,190**	**90,283,893,158**
17	Current corporate income tax expense	51	37.1	14,179,625,910	19,947,390,549
18	Deferred tax income	52	37.2	(1,142,653,291)	(2,994,827,767)
19	**Net profit after tax**	**60**		**59,912,863,571**	**73,331,330,376**
20	Post-tax profits attributable to parent company	61		59,276,131,598	71,650,938,718
21	Post-tax profits attributable to non-controlling interests	62		636,731,973	1,680,391,658
22	Basic earnings per share	70	39	1,550	1,874
23	Diluted earnings per share	71	39	1,550	1,874

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

Huynh Thi My Huong	Huynh Thi My Huong	Vu Huy Giap
Preparer	Chief Accountant	General Director

Approved, 28 August 2026

CONSOLIDATED INTERIM CASH FLOW STATEMENT

(Indirect method)

For the six-month period ended 30 June 2026

Currency: VND

	ITEMS	Code	Notes	From 1 Jan 2026 to 30 Jun 2026	From 1 Jan 2025 to 30 Jun 2025
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**				
1	**Profit before tax**	**01**		**72,949,836,190**	**90,283,893,158**
2	**Adjustments for:**				
-	Depreciation of fixed assets and investment property	02		33,814,585,907	30,983,255,106
-	Provisions	03		3,387,128,061	4,792,879,855
-	Foreign exchange (gain)/loss due to revaluation of monetary items	04		5,276,180	(13,181,919)
-	Profits from investing activities	05		(4,421,288,273)	(3,727,299,597)
-	Borrowing costs	06	32	14,729,117,950	12,631,573,178
3	**Operating profit before changes in working capital**	**08**		**120,464,656,015**	**134,951,119,781**
-	(Increase)/decrease in receivables	09		(2,405,630,973)	7,913,203,187
-	(Increase)/decrease in inventories	10		(55,637,172,413)	53,512,510,355
-	Decrease in payables	11		(48,740,668,054)	(74,260,834,398)
-	Increase in deferred expenses	12		(1,967,638,120)	(25,771,570,475)
-	Borrowing costs paid	14		(14,189,313,793)	(11,800,656,134)
-	Corporate income tax paid	15	21	(38,681,421,603)	(17,509,470,053)
-	Other cash outflows for operating activities	17	27	(3,674,425,000)	(4,148,600,000)
	Net cash flows from/(used in) operating activities	**20**		**(44,831,613,941)**	**62,885,702,263**
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**				
1	Purchase and construction of fixed assets and other long-term assets	21		(53,141,560,175)	(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		(22,582,581,145)	(548,486,883)
4	Collections from borrowers and proceeds from sale of debt instruments of other entities	24		6,167,573,071	9,492,970,262
5	Cash receipts from interests, dividends and profits shared	27		3,510,457,560	3,528,856,630
	Net cash flows used in investing activities	**30**		**(65,532,305,975)**	**(77,451,336,628)**

	ITEMS	Code	Notes	From 1 Jan 2026 to 30 Jun 2026	From 1 Jan 2025 to 30 Jun 2025
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**				
1	Drawdown of borrowings	33	25	198,606,815,411	253,641,826,222
2	Repayment of borrowings	34	25	(218,543,616,960)	(237,141,992,328)
3	Dividends paid/Profit distributed	36		(31,965,648,650)	(53,802,914,875)
	Net cash flows used in financing activities	**40**		**(51,902,450,199)**	**(37,303,080,981)**
	Net decrease in cash for the period	**50**		**(162,266,370,115)**	**(51,868,715,346)**
	Cash and cash equivalents at beginning of period	**60**	4	**335,746,796,473**	**298,868,464,516**
-	Effect of exchange rate on cash and cash equivalents	61		(981,617)	13,181,919
	Cash and cash equivalents at end of period	**70**	4	**173,479,444,741**	**247,012,931,089**

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

Huynh Thi My Huong
Preparer

Huynh Thi My Huong
Chief Accountant

Vu Huy Giap
General Director

Approved, 28 August 2026

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

1. 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/QD-UB dated 5 December 2003 of the People's Committee of Tien Giang Province. The Company was incorporated and operates under Enterprise Registration Certificate No. 1200526842, initially issued by the Department of Planning and Investment of Tien Giang Province on 2 January 2004, and the 24th amendment thereto, issued by the Department of Finance of Dong Thap Province on 24 June 2026, registered to increase charter capital to VND 351,763,070,000.

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

The head office of the Company is located at No. 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) dependent accounting representative office. Details are as follows:

Name	*Head office*	*Principal activities*	*Ownership & voting rights*
Direct subsidiaries			
TICCO Concrete One Member Co., Ltd	Trung An Ward, Dong Thap Province, Vietnam	Manufacture and trading of concrete	100.00%
TICCO Construction Joint Stock Company	Trung An Ward, Dong Thap Province, Vietnam	Construction of civil, traffic infrastructure, irrigation projects	66.67%
TICCO Hydraulics Construction One Member Co., Ltd	Trung An Ward, Dong Thap Province, Vietnam	Construction of civil, traffic infrastructure, irrigation projects	100.00%
TICCO Tan Phuoc Concrete One Member Co., Ltd	Tan Phuoc 3 Commune, Dong Thap Province, VN	Manufacture and trading of concrete	100.00%
TICCO Go Cong One Member Co., Ltd	Gia Thuan Commune, Dong Thap Province, VN	Manufacture and trading of concrete	100.00%
Indirect subsidiaries			
TICCO Building Materials One Member Co., Ltd	My Phong Ward, Dong Thap Province, Vietnam	Wholesale of construction materials, equipment and supplies	100.00%
TICCO Pile One Member Co., Ltd	Trung An Ward, Dong Thap Province, Vietnam	Driving, pressing concrete reinforced piles using hydraulic machines	100.00%
TICCO Mechanical Building One Member Co., Ltd	Tan Phuoc 3 Commune, Dong Thap Province, VN	Machining; treatment and coating of metals	100.00%
Associate company			
Testco Joint Stock Company	Trung An Ward, Dong Thap Province, Vietnam.	Design, supervision, verification and quality testing of construction	20.00%

Branch name/representative office	*Address*
Branch of Tien Giang Investment and Construction JSC - TICCO Real Estate Exchange (TICCOReal)	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, Hamlet 3, Gia Thuan Commune, Dong Thap Province
Representative office of Tien Giang Investment and Construction Joint Stock Company	388 Nguyen Trong Dan, Long My Quarter, Binh Xuan Ward, Dong Thap Province

CORPORATE INFORMATION (continued)

The principal activities of the Company and its subsidiaries (referred to as "the Corporate group") in the current fiscal period primarily consist of real estate investment and trading; construction of civil and industrial projects; renting of machinery and equipment; management, operation, and commercialization of industrial infrastructure clusters.

The normal course of business cycle for real estate investment and trading; construction of civil and industrial projects activities of the Corporate group are determined based on the investment/construction period of each project. Therefore, the normal course of business cycle of the Corporate group may extend beyond 12 months.

The normal course of business cycle for other activities of the Corporate group do not exceed 12 months.

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

2. BASIS OF PREPARATION

2.1. Changes in accounting policies and disclosures

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") providing guidance on the accounting regime for enterprises, which replaced Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance ("Circular 200") providing guidance on the accounting regime for enterprises. Circular 99 takes effect from 1 January 2026 and applies to financial years beginning on or after 1 January 2026.

On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC ("Circular 43") amending and supplementing certain provisions of Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance ("Circular 202") providing guidance on the methods for preparing and presenting consolidated financial statements. Circular 43 takes effect from the date of issuance and applies to financial years beginning on or after 1 January 2026.

The Board of General Directors ensures that the Corporate group has fully complied with the requirements of the Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises issued under Circular 99, Circular 202, Circular 43 and other relevant legal regulations relating to the preparation and presentation of the Consolidated interim financial statements.

The accounting policies adopted by the Corporate group in the preparation of the Consolidated interim financial statements are consistent with those used in the preparation of the Consolidated financial statements for the financial year ended 31 December 2025, except for the changes arising from the adoption of Circular 99 and Circular 43. The changes in accounting policies arising from the adoption of Circular 99 and Circular 43 have been applied prospectively because these circulars do not require retrospective application.

2.2. Accounting standards and system

The Consolidated interim financial statements of the Corporate group expressed in Vietnam dong ("VND"), are presented under the guidance of Circular No. 202/2014/TT-BTC on 22 December 2014 and Circular No. 43/2026/TT-BTC on 20 April 2026 (amending and supplementing several articles of Circular No. 202/2014/TT-BTC) issued by the Ministry of Finance, are prepared in accordance with Vietnamese Enterprise Accounting System, Vietnamese Accounting Standard No. 27 - Interim Financial Reporting and other 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);

Accounting standards and system (continued)

- 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 interim financial statements, including their utilisation 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.

2.3. 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.

The Consolidated interim financial statements are prepared for the accounting period from 1 January 2026 to 30 June 2026.

2.4. Accounting currency

The Consolidated interim financial statements are prepared in Vietnam dong ("VND") which is also the Corporate group's accounting currency.

2.5. 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 statement of financial position 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 statement of financial position.

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

2.6. Comparison information

The six-month period ended 30 June 2026 is the first accounting period in which the Corporate group has applied the Vietnamese Accounting Regime for Enterprises issued under Circular 99. Accordingly, certain items in the financial statements have been reclassified and/or renamed compared with those under the Vietnamese Accounting Regime for Enterprises issued under Circular 200, which was applied by the Corporate group in the previous period. Therefore, the comparative figures presented in these interim separate financial statements have been restated in accordance with the new classifications and terminology under Circular 99 to ensure comparability (see Note 42 for details). These changes do not affect the Corporate group's total assets, total liabilities, equity or profit after corporate income tax. .

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1. *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash in banks and short-term investments with original maturities of no more than three months that are highly liquid, readily convertible into known amounts of cash, subject to an insignificant risk of changes in value and unrestricted as to use.

3.2. *Inventories*

Inventories are stated at the lower of the original price and net realisable value.

The original price of inventories consists of the purchasing cost, processing cost and other directly-related costs for having the inventories stored in the present place and conditions.

Net realisable value is 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 Corporate group determines the quantity of inventory issued from stock for each transaction, with the value estimated using the first-in, first-out method.

Inventory property

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held forrental or capital appreciation, is held as inventory property and is measured at the lower of cost and net realisable value.

Cost includes:

- Freehold and leasehold rights for land;
- Amounts paid to contractors for construction; and
- Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services,property transfer taxes, construction overheads and other related costs.

Net realisable value is the estimated selling price in the ordinary course of the business, based on market prices at the reportingdate and discounted for the time value of money if material, less costs to completion and the estimated costs of sale.

The cost of inventory property recognised in profit or loss on disposal is determined with reference to thespecific costs incurred on the property sold and an allocation of any non-specific costs based on the relative sizeof the property sold.

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 interim income statement.

3.3. *Receivables*

Receivables are presented in the Consolidated interim financial statements at the carrying amounts after deducting provisions made for doubtful debts.

Receivables are classified as trade receivables or other receivables based on the following principles:

- Trade receivables are receivables of a commercial nature arising from transactions involving the sale of goods, services or assets between the Corporate group and buyers that are independent of the Corporate group;
- Other receivables comprise non-trade receivables that do not arise from the purchase or sale of goods or the provision of services.

Receivables (continued)

Receivables are classified as short-term or long-term in the Consolidated interim statement of financial position based on their remaining collection periods as at the end of the accounting period.

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the Consolidated interim income statement. When bad debts are determined as unrecoverable and accountant writtes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the Consolidated interim income statement.

The provision for doubtful receivables is made as follows:

- For receivables that are overdue for payment:
  - Provision of 30% is made for receivables overdue from 6 months to less than 1 year;
  - Provision of 50% is made for receivables overdue from 1 year to less than 2 years;
  - Provision of 70% is made for receivables overdue from 2 years to less than 3 years;
  - Provision of 100% is made for receivables overdue 3 years or more.
- For receivables not yet overdue for payment but unlikely to be recovered, an provision is made based on the estimated loss.

3.4. *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 interim 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 (the difference between the net disposal proceeds and the carrying amount) is included in the Consolidated interim income statement.

3.5. *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortisation.

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 interim 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 interim income statement.

Land use rights

Land use right is recognized as an intangible asset when the Corporate 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 amortised over the term of benefits.

3.6. *Depreciation and amortisation*

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

- 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
- Computer software 05 - 06 years
- Infinite land use rights are recognized at the

3.7. *Investment properties*

Investment properties are stated at cost including transaction costs less accumulated depreciation and/or amortisation. Investment properties held for capital appreciation are not depreciated/amortised 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 amortisation 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 derecognised 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 recognised in the income statement in the year of retirement or disposal.

3.8. *Construction in progress*

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

3.9. *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 an asset that necessarily take 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.

3.10. *Deferred expenses*

Deferred expenses represent actual expenses incurred that relate to the operating results of multiple accounting periods.

Deferred expenses are classified as short-term or long-term in the Consolidated interim statement of financial position based on the expected allocation period and are not reclassified from long-term deferred expenses to short-term deferred expenses.

3.11. *Investments*

Held-to-maturity investments

An investment is classified as a held-to-maturity investment when the Corporate group has the intention to hold it until maturity for the purpose of earning interest.

Held-to-maturity investments are initially recognized at the fair value of the consideration paid at the transaction date. Dividends and profits distributed in cash or non-monetary assets relating to the period prior to the investment date are deducted from the carrying amount of the investment.

Held-to-maturity investments are classified as short-term or long-term in the Consolidated interim statement of financial position based on the remaining maturity of the investments as at the end of the accounting period.

Provision for impairment of held-to-maturity investments is made when there is evidence that the Corporate group's held-to-maturity investments may be impaired. Increases or decreases in the provision balance are recognized in finance expenses in the Consolidated interim income statement.

Investments in associates

The Corporate group's investment in its associate are accounted for using the equity method of accounting. An associate is an entity in which the Coporate group has significant influence that is neither a subsidiary nor a joint venture of the Coporate group. The Coporate 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.

3.12. *Payables and accrual expenses*

Payables and accrual expenses are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Corporate group.

Payables are classified as trade payables, accrued expenses other payables based on the following principles:

- Trade payables comprise commercial payables arising from transactions involving the purchase of goods, services or assets from suppliers or sellers that are independent of the Corporate group;
- Accrued expenses comprise payables for goods and services received from suppliers during the reporting period but not yet paid due to insufficient accounting vouchers, records and supporting documents;
- Other payables comprise non-commercial payables that do not relate to transactions involving the purchase or sale of goods or the provision of services.

Payables are classified as short-term or long-term in the Consolidated interim statement of financial position based on their remaining payment terms as at the end of the accounting period.

3.13. *Dividends payable*

Dividends payable is recognized when the Company has no right to avoid the obligation to pay profits to shareholders in accordance with applicable laws and the Company's Charter.

3.14. *Deferred revenue*

Deferred revenue represents amounts received in advance from customers relating to the lease of assets and provision of services over multiple accounting periods.

Deferred revenue is classified as short-term or long-term in the Consolidated interim statement of financial position based on the remaining allocation period as at the end of the accounting period.

3.15. *Provisions*

Provisions are recognised when the Company 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.

When the Corporate group expects some or all of a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as an asset but only when the reimbursement is virtually certain. The expense relating to any provision is presented in the Consolidated interim income statement net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as a finance expense.

Provision for construction warranty costs

Provision for construction warranty costs is provided for each construction project or work item based on construction service revenue recognized during the period in accordance with the regulations on construction. Increases or decreases in the provision for construction warranty costs are recognized in selling expenses in the Consolidated interim income statement.

Provision for construction maintenance costs

Provision for construction maintenance costs is established in accordance with the Ministry of Construction's guidance on determining construction maintenance costs.

3.16. *Foreign currency transactions*

Transactions denominated in currencies other than the Corporate group's accounting currency (VND) are recorded at the average transfer exchange rate quoted by the commercial bank with which the Corporate group regularly transacts.

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

- Foreign currency cash at banks is retranslated at the average transfer exchange rate quoted by the commercial bank with which the Corporate group maintains the relevant bank account;
- Other monetary items denominated in foreign currencies are retranslated at the average transfer exchange rate quoted by the commercial bank with which the Corporate group regularly transacts.

All actual foreign exchange differences arising during the period and exchange differences arising from the retranslation of monetary balances denominated in foreign currencies at the end of the period are recognized in the Consolidated interim income statement.

3.17. *Contributed charter capital*

Ordinary shares with voting rights

Ordinary shares with voting rights are recognized at par value.

Capital Surplus

Capital surplus reflects the difference between the par value and the issue price of shares, less actual share issuance costs incurred in connection with successfully issued shares. Share issuance costs relating to unsuccessful share issuances are recognized as finance expenses.

3.18. *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 Directors 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 expansionof 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 interim statement of financial position.

3.19. *Revenue recognition*

Revenue is recognised to the extent that it is probable that the economic benefits will 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 discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Sale of goods

Revenue is recognised 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 Corporate group 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 industrial real estate business

Revenue from industrial real estate business is mainly derived from Gia Thuan 1 Industrial Cluster. The entire revenue from the contract is recognized in full when the substance of the transaction indicates that substantially all risks and rewards incidental to the land use rights and infrastructure have been transferred to the lessee, and all of the following conditions are satisfied:

- The lessor has fulfilled its principal obligations, as evidenced by the actual handover of the land use rights and infrastructure to the lessee; the lessor no longer has the right to refuse or restrict the lessee's use of the land in any form;

Revenue from industrial real estate business (continued)

- The contract is non-cancellable. From an economic perspective, the cost of returning the land is significantly higher than the cost of continuing to use it; therefore, the likelihood of the lessee terminating the contract is considered insignificant;
- The revenue can be measured with reasonable certainty, and the Company will receive the economic benefits from the transaction, as evidenced by the collection of a substantial portion of the contract value and the existence of a reasonable basis for collecting the remaining amount; the collection rate has reached the minimum threshold stipulated in the Company's policy approved by the competent authority;
- The costs incurred and the remaining costs relating to the transaction can be measured reliably.

Revenue from construction contracts

Revenue from construction contracts is recognized in accordance with the Corporate group's accounting policy on construction contracts (Note 3.20).

Rendering of services

Revenues are recognised upon the completion of the services provided.

Interest

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

Dividends

Income is recognised 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 on a straight line basis over the lease term.

3.20. Construction contract

For 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 costs are recognized by reference to the stage of completion of the contract activity 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 recognised to the extent of contract costs incurred that it is probable will be recoverable. Contract costs are recognised as expenses in the year in which they are incurred.

3.21. Selling expenses

Selling expenses comprise costs directly related to the sale of products and goods and the provision of services by the Corporate group.

3.22. General and administrative expenses

General and administrative expenses comprise costs incurred for the general management and administration of the Corporate group.

3.23. Taxation

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 interim income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax (continued)

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.

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 recognised 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 recognised 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 utilised, except:

- 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 recognised 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 utilised.

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 utilised. Previously unrecognised deferred tax assets are re-assessed at each balance sheet date and are recognised 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 realised 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 recognised 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 realise 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.

3.24. *Earnings per share*

Basic earnings per share amounts are calculated by dividing the net profit or loss after tax for the year attributable to ordinary shareholders of the Company (after adjustments for the allocation to the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share amounts are calculated by dividing the net profit or loss after tax attributable to ordinary equity holders of the Company (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

3.25. *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 their families.

3.26. *Segment information*

A segment is a component determined separately by the Corporate group which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments. The Corporate group's primary format for segment reporting is based on business segments.

Segment information is prepared and presented in accordance with the accounting policies applicable to the preparation and presentation of the Corporate group's consolidated financial statements for the purpose of enabling users of the consolidated financial statements to understand clearly and evaluate the Corporate group's performance in a comprehensive way.

4. CASH AND CASH EQUIVALENTS

VND

		30 June 2026	*01 January 2026*
Cash on hand		4,086,267,175	2,286,101,047
Cash at banks		117,749,691,569	237,391,838,881
Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch		*109,684,641,007*	*220,133,013,103*
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tien Giang Branch		*4,973,470,513*	*14,311,217,725*
Military Commercial Joint Stock Bank - Tien Giang Branch		*1,942,587,934*	*2,341,583,207*
Other banks		*1,148,992,115*	*606,024,846*
Cash equivalents	(*)	51,643,485,997	96,068,856,545
Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch		*40,635,072,846*	*82,034,196,271*
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tien Giang Branch		*5,007,367,672*	*5,010,742,466*
Military Commercial Joint Stock Bank - Tien Giang Branch		*6,001,045,479*	*9,023,917,808*
TOTAL		**173,479,444,741**	**335,746,796,473**

(*) Cash equivalents comprise term deposits at commercial banks with original maturities of no more than three months and unrestricted as to use.

5. INVESTMENTS

5.1. *Short-term held-to-maturity investments*

VND

	30 June 2026			*01 January 2026*		
	Cost	*Recoverable amount*	*Provision*	*Cost*	*Recoverable amount*	*Provision*
Term deposits (*)	11,376,687,318	11,376,687,318	-	7,664,035,133	7,664,035,133	-
Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch	*8,742,017,246*	*8,742,017,246*	-	*5,090,082,191*	*5,090,082,191*	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tien Giang Branch	*616,901,918*	*616,901,918*	-	*601,306,849*	*601,306,849*	-
Military Commercial Joint Stock Bank - Tien Giang Branch	*2,017,768,154*	*2,017,768,154*	-	*1,972,646,093*	*1,972,646,093*	-
TOTAL	**11,376,687,318**	**11,376,687,318**	**-**	**7,664,035,133**	**7,664,035,133**	**-**

(*) Term deposits with original maturities of more than three months and remaining maturities of no more than 12 months, which are unrestricted as to use.

5.2. *INVESTMENTS IN ASSOCIATES*

Investment in associates reflects the Company's investment in Testco Joint Stock Company with contributed capital of VND 260,000,000, accounting for 20% of the charter capital of this company. The principal activities of Testco Joint Stock Company are design, supervision, verification, and quality testing of construction; head office address: Lot 1, 2, 3, My Tho Industrial Park, Trung An Ward, Dong Thap Province. Details of this investment are as follows:

VND

	30 June 2026	*01 January 2026*
Cost of investment	260,000,000	260,000,000
Accumulated profit in the associate	20,478,858	104,035,551
Net carrying amount	**280,478,858**	**364,035,551**

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

VND

	From 1 Jan 2026 to 30 Jun 2026	*From 1 Jan 2025 to 30 Jun 2025*
Beginning balance	364,035,551	360,374,165
Profit in associates arising during the year	14,244,050	63,313,538
Dividends distributed	(62,400,000)	(62,400,000)
Associate's appropriation to bonus and welfare fund	(35,400,743)	(17,342,329)
Ending balance	**280,478,858**	**343,945,374**

The summary of financial information of the associate is as follows:

VND

	30 June 2026	*01 January 2026*
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
Ownership rate	20.00%	20.00%
The Company's share of net assets	**280,478,858**	**364,035,551**

6. SHORT-TERM TRADE RECEIVABLES

VND

	30 June 2026	*01 January 2026*
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 the sale of building materials	1,752,523,100	1,912,438,600
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	(49,408,359,201)	(46,394,045,042)

Details of short-term trade receivables from customers are as follows:

Tran Tran Company Limited	12,076,565,400	36,535,919,400
Tan Hoan Thien Service Trading Construction Co., Ltd	15,424,498,620	16,863,160,340
368 Construction Joint Stock Company	8,023,928,536	16,917,651,816
Others	222,565,252,795	204,591,672,659
TOTAL	**258,090,245,351**	**274,908,404,215**

The Corporate Group pledged its trade receivables under economic contracts of which the Corporate group is the beneficiary as collateral to secure short-term loans and guarantees at the Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch (Note 25).

7. SHORT-TERM ADVANCES TO SUPPLIERS

VND

	30 June 2026	*01 January 2026*
Advances for construction activities	19,914,325,263	30,092,294,934
Advances for concrete manufacturing	12,166,868,096	5,136,043,847
Advances for trading of real estate	2,366,415,000	2,030,976,400
Advances for trading of building materials	45,752,952	455,472,952
TOTAL	**34,493,361,311**	**37,714,788,133**
Provision for doubtful advance to suppliers	(411,092,100)	(411,092,100)

Details of short-term advances to suppliers are as follows:

Tri Viet Machine Technology Joint Stock Company	7,620,800,000	-
Saigon Water Technology Joint Stock Company	4,177,597,996	4,177,597,996
Saigon Irrigation Company Limited	3,534,340,000	3,364,036,000
Sai Gon Project Construction Development Investment Co., Ltd	2,895,813,376	3,599,295,000
Others	16,264,809,939	26,573,859,137
TOTAL	**34,493,361,311**	**37,714,788,133**

8. OTHER RECEIVABLES

	30 June 2026	01 January 2026
		VND
Short term		
Staff advances	58,829,551,540	44,268,007,172
Advances for construction activities	*26,605,013,570*	*18,792,521,650*
Advances for real estate business activities	*11,305,190,357*	*15,200,756,766*
Advances for concrete production activities	*19,685,354,755*	*9,409,818,065*
Others	*1,233,992,858*	*864,910,691*
Deposit, mortgages or collaterals	369,137,107	857,387,556
Receivables for completed construction work (*)	15,514,985,814	4,681,528,891
Others	590,212,283	3,705,029,929
Total	**75,303,886,744**	**53,511,953,548**
Long term		
Deposit, mortgages or collaterals	336,945,615	336,945,615
Total	**336,945,615**	**336,945,615**
GRAND TOTAL	**75,640,832,359**	**53,848,899,163**

(*) Amounts receivable from the consortium leader. Under the terms of the construction contract, the project owner makes payments to the account of the consortium leader, who is responsible for making payments to the other consortium members.

9. BAD DEBTS

VND

	30 June 2026			*01 January 2026*		
Debtor (*)	*Cost*	*Recoverable amount*	*Provision*	*Cost*	*Recoverable amount*	*Provision*
Short-term trade receivables	***62,919,060,902***	***13,510,701,701***	***(49,408,359,201)***	***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	2,367,517,881	-	(2,367,517,881)	1,617,800,881	-	(1,617,800,881)
Receivables from repair and machining	559,408,540	-	(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)
Short-term advances to suppliers	***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 concrete sales activities	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	**63,345,048,902**	**13,525,597,601**	**(49,819,451,301)**	**54,535,053,994**	**7,729,916,852**	**(46,805,137,142)**

(*) These are overdue debts and have been made provision for receivables by the Corporate group as stated in Note 6 and Note 7.

10. INVENTORIES

VND

	30 June 2026		01 January 2026	
	Cost	Provision	Cost	Provision
Raw materials	119,632,079,788	-	73,475,848,774	-
Tools and supplies	26,450,000	-	136,000,000	-
Work in process (*)	67,583,726,481	(367,440,582)	40,400,512,554	(367,440,582)
Concrete products	155,890,648,095	-	139,981,288,457	-
Real estate products (**)	540,907,159,297	-	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)**

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

	30 June 2026		01 January 2026	
	Cost	Provision	Cost	Provision
Real estate projects	11,528,935,871	-	7,661,590,882	-
Constructions	52,311,772,112	(367,440,582)	32,262,560,439	(367,440,582)
Constructions	3,743,018,498	-	476,361,233	-
TOTAL	**67,583,726,481**	**(367,440,582)**	**40,400,512,554**	**(367,440,582)**

(**) Real estate products of the Corporate group are products from the following projects:

- 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.

Some land use rights of the Corporate group's projects were pledged as collateral to secure loans of the Corporate group at credit institutions (Note 25).

11. OTHER ASSETS

			VND
		30 June 2026	*01 January 2026*
Short term			
Term deposits	(*)	88,385,951,342	72,662,058,726
Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch		*87,413,845,301*	*72,662,058,726*
An Binh Commercial Joint Stock Bank – Tien Giang Branch		*972,106,041*	*-*
Total		**88,385,951,342**	**72,662,058,726**
Long term			
Term deposits	(*)	-	-
Interest receivables on deposits		-	2,576,354,778
Total		**-**	**2,576,354,778**
TOTAL		**88,385,951,342**	**75,238,413,504**

(*) Term deposits at commercial banks are used as collateral for obligations guaranteed by the respective banks (Note 25).

12. TANGIBLE FIXED ASSETS

VND

	Buildings and structures	*Machinery and equipment*	*Means of transportation*	*Management equipment*	*Total*
Cost:					
Beginning balance	170,427,432,376	466,367,837,041	204,980,038,817	2,601,340,441	844,376,648,675
Increase in the period	7,619,132,668	4,134,296,712	6,432,384,209	132,363,704	18,318,177,293
Disposal	-	(1,103,572,136)	-	-	(1,103,572,136)
Ending balance	178,046,565,044	469,398,561,617	211,412,423,026	2,733,704,145	861,591,253,832
In which:					
Fully depreciated	*5,736,956,267*	*162,130,362,979*	*53,357,020,263*	*1,944,493,330*	*223,168,832,839*
Accumulated depreciation:					
Beginning balance	81,266,784,918	306,242,763,555	133,040,338,007	2,051,756,629	522,601,643,109
Depreciation for the period	6,153,488,189	17,588,785,896	8,319,701,416	82,054,468	32,144,029,969
Disposal	-	(1,103,572,136)	-	-	(1,103,572,136)
Ending balance	87,420,273,107	322,727,977,315	141,360,039,423	2,133,811,097	553,642,100,942
Net carrying amount:					
Beginning balance	89,160,647,458	160,125,073,486	71,939,700,810	549,583,812	321,775,005,566
Ending balance	90,626,291,937	146,670,584,302	70,052,383,603	599,893,048	307,949,152,890
In which, net carrying amount of the asset used as collateral (Note 25):					
Beginning balance	*76,695,694,662*	*99,067,765,945*	*56,357,202,978*	-	*232,120,663,585*
Ending balance	*59,094,468,836*	*104,665,328,553*	*42,502,146,640*	-	*206,261,944,029*

No individual assets existed at the end of the accounting period or were disposed of during the period that had a value of 10% or more of the total value of tangible fixed assets.

13. INTANGIBLE FIXED ASSETS

VND

	Land use rights	*Computer software*	*Total*
Cost:			
Beginning balance	43,331,483,659	435,763,800	43,767,247,459
Ending balance	43,331,483,659	435,763,800	43,767,247,459
In which:			
Fully depreciated	-	*435,763,800*	*435,763,800*
Accumulated amortisation:			
Beginning balance	6,787,987,801	435,763,800	7,223,751,601
Amortization for the period	524,847,216	-	524,847,216
Ending balance	7,312,835,017	435,763,800	7,748,598,817
Net carrying amount:			
Beginning balance	36,543,495,858	-	36,543,495,858
Ending balance	36,018,648,642	-	36,018,648,642
In which, net carrying amount of the asset used as collateral (Note 25):			
Beginning balance	*31,753,159,818*	-	*31,753,159,818*
Ending balance	*29,656,046,184*	-	*29,656,046,184*

List of intangible fixed assets as at the end of the accounting period

VND

	Cost	*Accumulated amortisation*	*Net carrying amount*
Land use rights at 490 Dinh Bo Linh Street, My Phong Ward, Dong Thap Province	20,300,772,640	4,645,631,378	15,655,141,262
Land use rights at parcel No. 133, map sheet No. 3, located at An Hoi Ward, Vinh Long Province	8,401,750,456	1,257,006,690	7,144,743,766
Others	15,064,724,363	1,845,960,749	13,218,763,614
TOTAL	**43,767,247,459**	**7,748,598,817**	**36,018,648,642**

14. INVESTMENT PROPERTIES

VND

	Kiosk for rent	*Land, office, warehouse for rent*	*Total*
Cost:			
Beginning balance	1,580,316,192	24,997,960,384	26,578,276,576
Increase in the period	-	6,100,872,721	6,100,872,721
Ending balance	1,580,316,192	31,098,833,105	32,679,149,297
In which:			
Fully depreciated	*1,580,316,192*	-	*1,580,316,192*
Accumulated depreciation and amortisation:			
Beginning balance	1,580,316,192	8,931,522,578	10,511,838,770
Depreciation for the period	-	830,439,104	830,439,104
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

List of investment properties as at the end of the accounting period

VND

	Cost	*Accumulated depreciation*	*Net carrying amount*
Land use rights and office building at No. 25 Nguyen Cong Binh Street	19,285,289,573	5,915,572,036	13,369,717,537
Warehouse No. 3 at 490 Dinh Bo Linh Street	6,100,872,721	131,120,804	5,969,751,917
Others	7,292,987,003	5,295,585,034	1,997,401,969
TOTAL	**32,679,149,297**	**11,342,277,874**	**21,336,871,423**

The fair value of investment properties has not been formally assessed and determined as at 30 June 2026. However, based on the market value of assets as well as business performance, the Board of Directors of the Company believes that the fair value of investment properties exceeds the carrying amount on the books as of the end of the accounting period.

Rental revenues and related operating expenses of investment properties

VND

	From 1 Jan 2026 to 30 Jun 2026	*From 1 Jan 2025 to 30 Jun 2025*
Rental income from investment property	2,370,214,002	2,009,921,322
Direct operating expenses arising from investment property	1,650,070,645	1,340,275,609

15. BORROWING COSTS

VND

		From 1 Jan 2026 to 30 Jun 2026	From 1 Jan 2025 to 30 Jun 2025
Record as a financial expense in the period	*(Note 32)*	14,729,117,950	12,631,573,178
Capitalized into the cost of real estate project	(*)	10,986,310,679	3,615,871,770
TOTAL		**25,715,428,629**	**16,247,444,948**

(*) Borrowing costs capitalized relate to the loan to invest in the Gia Thuan 2 Industrial Cluster Project (Note 16).

16. Construction in process

VND

		30 June 2026	01 January 2026
Gia Thuan 2 Industrial Cluster Project	(*)	405,021,495,668	387,248,402,475
Others		19,742,053,511	13,756,509,968
TOTAL		**424,763,549,179**	**401,004,912,443**

(*) Gia Thuan 2 Industrial Cluster project was pledged as collateral to secure the Company's long-term loan to invest in this project at Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch (Note 25).

17. PREPAID EXPENSES

VND

	30 June 2026	01 January 2026
Short term		
Land rental	261,060,458	76,032,799
Tools and supplies	275,612,362	533,019,580
Others	7,722,748	11,097,748
Total	**544,395,568**	**620,150,127**
Long term		
Land use rights	25,274,114,396	25,589,384,012
Tools and supplies	4,115,524,756	3,349,587,194
Others	1,839,005,574	561,550,459
Total	**31,228,644,726**	**29,500,521,665**
GRAND TOTAL	**31,773,040,294**	**30,120,671,792**

18. SHORT-TERM TRADE PAYABLES

VND

	30 June 2026		*01 January 2026*	
	Balance	*Payable amount*	*Balance*	*Payable amount*
Payables for concrete manufacturing	428,115,050,996	428,115,050,996	405,365,667,433	405,365,667,433
Payables for construction	26,502,127,612	26,502,127,612	40,211,577,852	40,211,577,852
Payables for repair and machining	2,972,978,384	2,972,978,384	1,936,936,366	1,936,936,366
Payables for trading of building materials	133,248,700	133,248,700	359,285,408	359,285,408
Payables for trading of real estate	123,896,610	123,896,610	166,011,390	166,011,390
TOTAL	**457,847,302,302**	**457,847,302,302**	**448,039,478,449**	**448,039,478,449**

Details of short-term trade payables are as follows:

VND

		30 June 2026	*01 January 2026*
Duc Toan Trading and Service Joint Stock Company		148,473,520,492	142,680,903,906
Nghia Cuong Construction Trading Co., Ltd		57,146,550,066	38,588,973,178
Trung Dung Steel Joint Stock Company		26,164,545,163	27,912,891,547
Povina Steel Joint Stock Company		11,734,906,761	18,686,881,815
Others		214,327,779,820	220,169,828,003
TOTAL		**457,847,302,302**	**448,039,478,449**
In which:			
Other payables to related parties	*(Note 38)*	*125,249,760*	*579,584,475*
Other payables to third parties		*457,722,052,542*	*447,459,893,974*

19. SHORT-TERM ADVANCES FROM CUSTOMERS

	30 June 2026	VND 01 January 2026
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 trading of concrete	57,152,338,003	36,840,180,738
Advances from trading of building materials	15,735,000	10,108,300
Advances from mechanical construction	7,800,000	7,800,000
TOTAL	**292,817,315,912**	**343,820,731,298**

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

Real estate buyers	142,619,954,706	181,818,860,176
Construction Investment Project Management Board for Region 3	31,227,067,269	44,109,270,147
Construction Investment Project Management Board for Region 4	19,482,338,000	35,410,715,000
Management Board of Agricultural and Rural Development Construction Investment Projects of Dong Thap Province	12,870,000,000	12,083,990,000
Others	86,617,955,937	70,397,895,975
TOTAL	**292,817,315,912**	**343,820,731,298**

20. DIVIDENDS PAYABLE

		30 June 2026	VND 01 January 2026
Final dividend payment for 2025	(*)	31,129,907,000	-
Previous dividend payments	(**)	86,288,050	96,949,900
TOTAL		**31,216,195,050**	**96,949,900**

(*) According to the information disclosed in Official Letter No. 179/CV-TICCO, the dividend payment date is 10 July 2026.

(**) Unclaimed dividends of shareholders holding unregistered shares

21. STATUTORY OBLIGATIONS

VND

	Beginning balance		*Arising during the period*		*Ending balance*	
	Payable	*Overpayment (*)*	*Amount payable*	*Amount paid*	*Payable*	*Overpayment (*)*
Value added tax	6,014,612,030	4,746,712,109	9,979,081,177	14,702,226,533	187,843,289	3,643,088,724
Corporate income tax	33,659,845,254	-	14,179,625,910	38,681,421,603	9,158,049,561	-
Personal income tax	1,534,327,610	31,748,845	2,124,333,207	3,469,522,116	254,453,051	97,063,195
Other taxes	3,619,193	-	537,690,316	537,971,369	3,338,140	-
TOTAL	**41,212,404,087**	**4,778,460,954**	**26,820,730,610**	**57,391,141,621**	**9,603,684,041**	**3,740,151,919**

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

22. ACCRUED EXPENSES

	30 June 2026	01 January 2026
		VND
Short term		
Costs of real estate business	52,059,940,759	49,843,085,046
Costs of construction contracts	5,592,589,717	1,390,582,535
Borrowing costs	1,711,746,915	1,163,532,445
Others	1,009,592,767	1,593,432,885
Total	**60,373,870,158**	**53,990,632,911**
Long term		
Costs of reinvesting in infrastructure for real estate projects	55,169,678,914	51,091,177,513
Total	**55,169,678,914**	**51,091,177,513**
GRAND TOTAL	**115,543,549,072**	**105,081,810,424**

23. SHORT-TERM DEFERRED REVENUE

	30 June 2026	01 January 2026
		VND
Revenue from leasing investment properties.	1,147,675,140	584,946,123
TOTAL	**1,147,675,140**	**584,946,123**

24. OTHER PAYABLES

		30 June 2026	01 January 2026
			VND
Short term			
Trade union fee		239,245,053	23,798,553
Deposits received		341,500,000	246,812,000
Testco Joint Stock Company	*(Related party - Note 38)*	13,186,591	13,186,591
Others		1,691,852,217	3,896,522,559
Total		**2,285,783,861**	**4,180,319,703**
Long term			
Deposits received		408,240,000	408,240,000
Total		**408,240,000**	**408,240,000**
GRAND TOTAL		**2,694,023,861**	**4,588,559,703**

25. LOANS

VND

	Beginning balance	*Drawdown of borrowings*	*Principal repayment*	*Reclassification*	*Ending balance*
Short-term loans	**259,613,739,871**	**176,324,937,411**	**(218,543,616,960)**	**62,828,051,103**	**280,223,111,425**
Short-term loans from banks	***125,061,416,066***	***176,324,937,411***	***(157,773,491,529)***	-	***143,612,861,948***
Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch (a)	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 Commercial Joint Stock Bank - Tien Giang Branch (b)	3,526,184,000	6,567,655,354	(3,526,184,000)	-	6,567,655,354
Individuals (h)	11,295,710,579	-	(2,977,500,000)	-	8,318,210,579
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 (c)	72,271,945,393	-	(25,377,799,600)	46,347,546,772	93,241,692,565
Dong Thap Development Investment Fund (d)	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 (e)	5,919,140,000	-	(3,199,570,000)	4,159,570,000	6,879,140,000
Military Commercial Joint Stock Bank - Tien Giang Branch (g)	8,762,782,412	-	(5,256,799,831)	8,758,434,331	12,264,416,912
Long-term loans	**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 (c)	296,813,512,397	-	-	(46,347,546,772)	250,465,965,625
Dong Thap Development Investment Fund (d)	14,250,000,000	-	-	(3,562,500,000)	10,687,500,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tien Giang Branch (e)	20,008,905,000	5,170,000,000	-	(4,159,570,000)	21,019,335,000
Military Commercial Joint Stock Bank - Tien Giang Branch (g)	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**
Possible repayment amount	*629,896,965,427*				*609,960,163,878*

LOANS (continued)

(a) ***Short-term loans from Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch***

Loan contract	*Ending balance (VND)*	*Loan duration*	*Interest rate (%/year)*	*Loan purpose*	*Collateral*
No. 01/2026/433488/HDTD dated 22 January 2026	64,278,126,000	From 5 to 6 months	From 7.1 to 7.8	Supplement working capital for machining mechanical products, sluice gates for irrigation works and construction works	Land use rights and assets attached to the land at parcel No. 39, map sheet No. 12, with an area of 7,692.8 square meters, located at: Quarter 6, My Phong Ward, Dong Thap Province Land use rights at parcel number 600, map sheet No. 33, with an area of 158.9 square meters, located at: Binh Tao Hamlet, Trung An Ward, Dong Thap Province Land use rights at parcel No. 133, map sheet No. 3, with an area of 11,451.7 square meters, located at: An Hoi Ward, Vinh Long Province Land use rights and assets attached to the land at parcels No. 1030 and 1031, map sheet No. 11, with total area of 246 square meters, located at: Long My Quarter, Binh Xuan Ward, Dong Thap Province Deposits at the Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch Right to claim debts from construction/installation contracts/economic contracts.
No. 02/2026/1678922/HĐTD dated 30 June 2026	35,771,086,875	6 months	From 7.1 to 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	Certain transportation vehicles of TICCO Concrete One Member Co., Ltd Land use rights and assets attached to the land at parcel No. 1897, map sheet No. 5, with a total area of 5,270.6 m², address: Son Quy A Hamlet, Son Qui Ward, Dong Thap Province Land use rights and assets attached to the land at parcel No. 270, map sheet No. 6, with a total area of 118,574.5 m², address: Tan Lap Hamlet, Tan Phuoc 3 Commune, Dong Thap Province

LOANS (continued)

Short-term loans from Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch (continued)

Loan contract	*Ending balance (VND)*	*Loan duration*	*Interest rate (%/year)*	*Loan purpose*	*Collateral*
No. 01/2025/12223824/HDTD dated 16 September 2025	28,677,783,140	5 months	From 7.1 to 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 and assets attached to the land at parcel No. 270, map sheet No. 6, with a total area of 118,574.5 m², address: Tan Lap Hamlet, Tan Phuoc 3 Commune, Dong Thap Province Factory and machinery of TICCO Tan Phuoc Concrete One Member Co., Ltd at Tan Lap Hamlet, Tan Phuoc 3 Commune, Dong Thap Province Balance on the payment account at Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch, held by TICCO Tan Phuoc Concrete One Member Co., Ltd Right to claim debts from economic contracts of TICCO Tan Phuoc Concrete One Member Co., Ltd
TOTAL	**128,726,996,015**				

(b) ***Short-term loans from Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch***

Loan contract	*Ending balance (VND)*	*Loan duration*	*Interest rate (%/year)*	*Loan purpose*	*Collateral*
No. 384751.26.748.36762996.TD dated 3 April 2026	6,567,655,354	6 months	8.7	Supplement working capital for production and business activities of construction materials	Land use rights at parcels No. 2130, 2131 and 2138, map sheet No. GTC1, with total area of 29,250 square meters, located at: Hamlet 3, Gia Thuan Commune, Dong Thap Province 03 HOWO 4-axle dump trucks with square boxes, Model ZZ3317N3267E1 Double girder gantry crane (50+50) tons Deposits under deposit contracts, savings books, deposits at the Bank, valuable papers issued by the Bank and issued by credit institutions accepted by the Bank Goods and debt claims formed from capital financed by the Bank

LOANS (continued)

(c) *Long-term loans from Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch*

Loan contract	*Ending balance (VND)*	*Loan duration*	*Interest rate (%/year)*	*Loan purpose*	*Collateral*
Credit agreement No. 01/2023/433488/HDTD dated 19 September 2023	76,303,188,821	48 months	8.7	Investment in the D7 Street and the residential areas on both sides of the street project	Land use rights at parcels No. 139, 140 map sheet No. 11 and land use rights at parcel No. 331 map sheet No. 9, with total area of 472.3 square meters, located at: Hamlet 3, Go Cong Ward, Dong Thap Province Future assets formed under the D7 Street and the residential areas on both sides of the street project
Credit agreement No. 01/2024/433488/HDTD dated 19 September 2024	237,293,938,040	84 months	8.8	Investment in Gia Thuan Industrial Cluster 2 project	Future assets formed under the Gia Thuan Industrial Cluster 2 project
No. 01/2024/1678922/HDTD dated 10 June 2024	1,165,567,272	60 months	10.5	Purchase of pile molds and rotating rigs	Assets formed from the loan
No 02/2024/1678922/HDTD dated 30 May 2024	3,577,274,625	60 months	10.5	Investment in Super T beam molds	Assets formed from the loan
No. 03/2024/1678922/HDTD dated 20 November 2024	2,636,200,000	60 months	8.0	Purchase of a 150-ton crawler crane	Assets formed from the loan
No. 02/2025/1678922/HDTD dated 26 September 2025	3,825,000,000	60 months	7.7	Purchase of production equipment for Super T and I33 girders	Assets formed from the loan
No. 03/2025/1678922/HDTD dated 5 December 2025	1,710,000,000	60 months	9.5	Purchase of equipment for the production of W300–W600 sheet piles	Assets formed from the loan
No. 01/2022/12223824/HDTD dated 17 May 2022	351,318,921	60 months	8.5	Purchase I33 beam molds	Assets formed from the loan
No. 01/2023/12223824/HDTD dated 12 January 2023	493,817,680	60 months	8.5	Investment in square piles and sewer pillows factory	Assets formed from the loan
No. 02/2023/12223824/HDTD dated 08 November 2023	1,565,088,066	60 months	8.5	Construction of gantry rails, gantry cranes, superT beam molds	Assets formed from the loan

LOANS (continued)

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

Loan contract	*Ending balance (VND)*	*Loan duration*	*Interest rate (%/year)*	*Loan purpose*	*Collateral*
No. 01/2024/12223824/HDTD dated 18 January 2024	575,422,900	60 months	8.5	Investment in Super T beam molds	Assets formed from the loan
No. 02/2024/12223824/HDTD dated 24 January 2024	598,191,300	60 months	8.5	Investment in W740 sheet pile molds	Assets formed from the loan
No. 03/2024/12223824/HDTD dated 09 May 2024	5,110,000,000	60 months	8.5	Investment in two 150-ton crawler cranes	Assets formed from the loan
No. 04/2024/12223824/HDTD dated 05 June 2024	553,000,000	60 months	8.0	Investment in tractor heads and beam trailer	Assets formed from the loan
No. 05/2024/12223824/HDTD dated 02 July 2024	388,472,000	60 months	7.0	Investment in a 25-ton hoist	Assets formed from the loan
No. 06/2024/12223824/HDTD dated 04 July 2024	738,156,100	60 months	8.0	Investment in various beam molds: I33, T1240, T750, T550	Assets formed from the loan
No. 07/2024/12223824/HDTD dated 11 July 2024	1,082,963,479	60 months	8.0	Investment in I33m bridge beam molds	Assets formed from the loan
No. 08/2024/12223824/HDTD dated 12 July 2024	3,664,704,252	60 months	8.0	Investment in rail tracks and gantry crane for Super T workshop - PX2	Assets formed from the loan
No. 11/2024/12223824/HDTD dated 08 November 2024	2,075,354,734	60 months	7.0	Investment in rail tracks for gantry crane at the expanded square pile workshop	Assets formed from the loan
TOTAL	**343,707,658,190**				
In which:					
Current portion	*93,241,692,565*				
Non-current portion	*250,465,965,625*				

LOANS (continued)

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

Loan contract	*Ending balance (VND)*	*Loan duration*	*Interest rate (%/year)*	*Loan purpose*	*Collateral*
Credit agreement No. 08/2022/HDTD-TDTD dated 22 November 2022	17,100,000,000	48 months	6.6	Investment in the D7 Street and the residential areas on both sides of the street project	Land use rights for parcel No. 90, map sheet No. 12, with an area of 1,034.3 square meters, located at: Long My Quarter, Binh Xuan Ward, Dong Thap Province Land use rights and assets attached to the land at parcel No. 2114, map sheet No. GTC1, with an area of 24,726 square meters, located at: Hamlet 3, Gia Thuan Commune, Dong Thap Province Land use rights for parcel No. 2768, map sheet No. 2, with an area of 1,911 square meters, located at: Long Thanh Hamlet, Cho Gao Commune, Dong Thap Province
Credit facility agreement No. 06/2023/HDTD-TDTD dated 04 December 2023	17,812,500,000	60 months	6.3	Investment in Gia Thuan Industrial Cluster 2 project	Land use rights for parcel No. 1020, map sheet No. 11, with an area of 1,010 square meters, located at: Long My Hamlet, Binh Xuan Ward, Dong Thap Province Land use rights for parcel No. 1043, map sheet No. 11, with an area of 225.8 square meters, located at: Long Thanh Hamlet, Cho Gao Commune, Dong Thap Province Land use rights and assets attached to the land at parcels No. 94, 95 and 96, map sheet No. 12, with total area of 345 square meters, located at: Long My Quarter, Binh Xuan Ward, Dong Thap Province
TOTAL	**34,912,500,000**				
In which:					
Current portion	*24,225,000,000*				
Non-current portion	*10,687,500,000*				

LOANS (continued)

(e) ***Long-term loans from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tien Giang Branch***

Loan contract	*Ending balance (VND)*	*Loan duration*	*Interest rate (%/year)*	*Loan purpose*	*Collateral*
No. 0502/VCB-KH/24CD dated 19 November 2024	2,870,000,000	60 months	6.9	Purchase of a KOBELCO 7150 crawler crane	Assets formed from the loan
No. 0024/VCB-KH/26CD dated 13 February 2026	2,945,000,000	60 months	9.0	Investment in a concrete batching plant with a capacity of 120 m³/h	Assets formed from the loan
No. 0043/VCB-KH/26CD dated 16 March 2026	1,615,000,000	60 months	9.0	Purchase of CNHTC tractor trucks (Reg. No. 66A-489.52 and 66A-488.68) and CIMC container semi-trailers (Reg. No.66RM-009.09 and 66RM-009.10)	Assets formed from the loan
No. 0446/VCB-KH/24CD dated 28 August 2024	3,484,630,000	60 months	6.6	Investment in the batching plant - power station upgrade	Assets formed from the loan
No. 0447/VCB-KH/19CD dated 01 October 2019	329,875,000	60 months	9.2	Investment in crane trucks and semi-trailer for transporting concrete beams	Assets formed from the loan
No. 0017/VCB-KH/25CD dated 11 April 2025	3,120,000,000	60 months	8.6	Investment in 03 ISUZU concrete mixer trucks	Assets formed from the loan
No. 0167/VCB-KH/25CD dated 13 October 2025	691,200,000	60 months	7.9	Investment in automatic laser cutting machines and steel processing equipment	Assets formed from the loan
No. 0225/VCB-KH/25CD dated 30 December 2025	900,000,000	60 months	9.3	Investment in tractor trucks and trailers	Assets formed from the loan
No. 0772/VCB-KH/22CD dated 28 November 2022	2,849,880,000	84 months	9.2	Investment in land use rights and assets attached to the land at parcel No. 425 and 426, map sheet No. 9, with total area of 230 m², address: Quarter 5, Go Cong Ward, Dong Thap Province	Land use rights and assets attached to the land at parcel No. 425 and 426, map sheet No. 9, with total area of 230 m², address: Quarter 5, Go Cong Ward, Dong Thap Province
No 0205/VCB-KH/24CD dated 15 May 2024	6,175,150,000	84 months	9.2	Investment in construction equipment for prestressed concrete sheet piles	Land use rights and assets attached to the land at parcel No. 425 and 426, map sheet No. 9, with total area of 230 m², address: Quarter 5, Go Cong Ward, Dong Thap Province Assets formed from the loan

LOANS (continued)

Long-term loans from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tien Giang Branch (continued)

Loan contract	*Ending balance (VND)*	*Loan duration*	*Interest rate (%/year)*	*Loan purpose*	*Collateral*
No. 0874/VCB-KH/22CD dated 28 December 2022	2,917,740,000	84 months	9.2	Investment 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 in Go Cong Ward, Dong Thap Province	Assets formed from the loan are land use rights and assets attached to the land at parcel No. 423 and 424, map sheet No. 9, with total area of 230 m², address: Quarter 5, Go Cong Ward, Dong Thap Province
TOTAL	**27,898,475,000**				
In which:					
Current portion	*6,879,140,000*				
Non-current portion	*21,019,335,000*				

(g) ***Long-term loans from Military Commercial Joint Stock Bank - Tien Giang Branch***

Loan contract	*Ending balance (VND)*	*Loan duration*	*Interest rate (%/year)*	*Loan purpose*	*Collateral*
No. 347905.25.748.1830740.TD dated 22 January 2026	14,750,365,000	60 months	8.2	Investment in construction of the Embankment (Land protection retaining wall) component of Gia Thuan 1 Industrial Cluster project	Land use rights and assets attached to the land at parcel No. 149, map sheet No. 28, located at: Hamlet 5, Trung An Ward, Dong Thap Province
No. 298604.25.748.36762996.TD dated 9 May 2025	27,000,000,000	120 months	7.3	Payment of land rent at Gia Thuan 1 Industrial Cluster, Gia Thuan Commune, Dong Thap Province	Land use rights at parcels No. 2130, 2131 and 2138, map sheet No. GTC1, with total area of 29,250 square meters, located at: Hamlet 3, Gia Thuan Commune, Dong Thap Province
No. 274091.25.748.36762996.TD dated 22 January 2025	1,250,000,000	48 months	11.8	Investment in 03 HOWO 4-axle dump trucks with square boxes, Model ZZ3317N3267E1	Assets formed from the loan
No. 276718.25.748.36762996.TD dated 23 January 2025	1,188,000,000	60 months	12.3	Investment in double girder gantry crane (50+50) tons	Assets formed from the loan
No. 350061.25.748.36762996.TD dated 25 November 2025	2,812,906,250	48 months	8.6	Investment in LOVOL excavators, WANGPAI trucks, CNHTC trucks and CIMC semi-trailers	Assets formed from the loan

LOANS (continued)

Long-term loans from Military Commercial Joint Stock Bank - Tien Giang Branch (continued)

Loan contract	*Ending balance (VND)*	*Loan duration*	*Interest rate (%/year)*	*Loan purpose*	*Collateral*
No. 287755.25.748.34480719.TD dated 27 March 2025	1,140,878,200	60 months	8.0	Investment in 42m span gantry crane (50+50) tons	Assets formed from the loan
No. 291950.25.748.34480719.TD dated 25 April 2025	4,453,494,428	36 months	8.0	Investment in I33m beam workshop and Super T beam workshop project	Assets formed from the loan
No. 338683.25.748.34480719.TD dated 2 October 2025	5,746,920,487	48 months	7.5	Investment in I33m beam workshop and Super T beam workshop project	Assets formed from the loan
No. 368681.26.748.34480719.TD dated 12 January 2026	1,486,104,375	48 months	8.2	Investment in SW840 sheet pile molds	Land use rights and assets attached to the land at parcel No. 149, map sheet No. 28, located at: Hamlet 5, Trung An Ward, Dong Thap Province
TOTAL	**59,828,668,740**				
In which:					
Current portion	*12,264,416,912*				
Non-current portion	*47,564,251,828*				

(h) ***Long-term loans from individuals***

Loans from individuals to supplement working capital for business operations, with loan terms no more than 12 months, in the form of unsecured loans, with interest rates as agreed upon but not exceeding 8.2% per annum.

LOANS (continued)

In addition, the Corporate group signed with the banks agreements of guarantee issuance by limits as follows:

- As a guarantee condition in the contract No. 01/2026/433488/HDTD dated 22 January 2026, The Company signed with the Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch ("BIDV Tien Giang") an agreement of guarantee issuance by limits No. 02/2026/433488/HĐBL dated 22 January 2026 with a guaranteed limit of VND 220,000,000,000, the limit term is until 21 January 2027. Additionally, the Company 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 was VND 173,998,419,045.
- As a guarantee condition in the contract No. 01/2025/12223824/HDTD dated 16 September 2025, 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/HĐBL dated 16 September 2025 with a guaranteed limit of VND 50,000,000,000, the limit term is until 15 September 2026. As at 30 June 2026, the total guarantee balance was VND 23,147,120,560.
- TICCO Hydraulics Construction One Member Limited Liability Company signed with the Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch ("BIDV Tien Giang") an agreement of guarantee issuance by limits No. 01/2025/9075085/HDBL dated 5 November 2025 with a guaranteed limit of VND 60,000,000,000, the limit term is until 31 October 2026. TICCO Hydraulics Construction One Member Limited Liability Company uses the entire balance of the bank deposit account at BIDV Tien Giang, 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 29,813,360,000.
- TICCO Construction Joint Stock 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. 01/2026/2136723/HĐBL dated 7 May 2026 with a guaranteed limit of VND 50,000,000,000, the limit term is until 7 May 2027. The guarantees in the field of construction works include bid guarantees, performance guarantees, advance payment refund guarantees, and warranty guarantees. TICCO Construction Joint Stock Company made deposits at BIDV Tien Giang or pledged term deposit contracts of the guaranteed party to secure this agreement. As at 30 June 2026, the total guarantee balance of this agreement was VND 14,845,104,300.

26. PROVISIONS

	30 June 2026	*01 January 2026*
		VND
Short term		
Provision for warranty of constructions	15,424,799,322	15,557,621,178
Provision for warranty of mechanical constructions	116,869,563	116,869,563
Total	**15,541,668,885**	**15,674,490,741**
Long term		
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**
GRAND TOTAL	22,947,869,477	22,575,055,575

27. BONUS AND WELFARE FUND

VND

	Bonus fund	*Welfare fund*	*Total*
Previous year			
Beginning balance	2,260,741,667	2,335,021,381	4,595,763,048
Appropriation during the period (*)	12,066,188,206	3,898,875,589	15,965,063,795
Utilization during the year	(3,561,600,000)	(587,000,000)	(4,148,600,000)
Ending balance	10,765,329,873	5,646,896,970	16,412,226,843
Current year			
Beginning balance	6,347,929,873	2,312,262,890	8,660,192,763
Appropriation during the period (*)	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	5,657,267,486	18,673,003,050

(*) Appropriation to funds from undistributed earnings (Note 28.1).

28. OWNERS' EQUITY

28.1. Increase and decrease in owners' equity

VND

	Contributed charter capital	*Capital Surplus*	*Other owners' equity*	*development fund*	*Undistributed earnings*	*Non-controlling interests*	*Total*
For the six-month period ended 30 June 2025							
Beginning balance	259,418,870,000	5,700,930,000	1,000,000,000	212,358,962,623	241,314,345,478	11,538,502,948	731,331,611,049
Net profit for the period	-	-	-	-	71,650,938,718	1,680,391,658	73,331,330,376
Appropriation of funds	-	-	-	28,362,801,275	(43,707,921,785)	-	(15,345,120,510)
Stock dividends	51,880,200,000	-	-	-	(51,880,200,000)	-	-
Cash dividends	-	-	-	-	(51,883,774,000)	-	(51,883,774,000)
Subsidiary distributes profit	-	-	-	516,619,405	(929,914,928)	(2,131,647,762)	(2,544,943,285)
Associate's appropriation to bonus and welfare fund	-	-	-	-	(17,342,329)	-	(17,342,329)
Ending balance	311,299,070,000	5,700,930,000	1,000,000,000	241,238,383,303	164,546,131,154	11,087,246,844	734,871,761,301
For the six-month period ended 30 June 2026							
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 period	-	-	-	-	59,276,131,598	636,731,973	59,912,863,571
Appropriation of funds (*)	-	-	-	32,046,623,251	(44,865,272,551)	-	(12,818,649,300)
Stock dividends (*)	40,464,000,000	-	-	-	(40,464,000,000)	-	-
Cash dividends (*)	-	-	-	-	(62,259,814,000)	-	(62,259,814,000)
Subsidiary distributes profit	-	-	2,750,000,000	723,821,655	(4,052,878,980)	(1,114,528,662)	(1,693,585,987)
Associate's appropriation to bonus and welfare fund	-	-	-	-	(35,400,743)	-	(35,400,743)
Ending balance	351,763,070,000	5,700,930,000	3,750,000,000	274,008,828,209	129,597,167,016	12,548,166,772	777,368,161,997

(*) The Company appropriated funds and distributed profits in 2025 according to the annual general meeting of shareholders' resolution No. 01/NQ-DHDCD dated 17 April 2026. Accordingly, the dividend rate for 2025 was 43% of charter capital (equivalent to VND 133,858,600,100), including cash dividends of 30% of charter capital (of which 10% was paid in advance in 2025) and stock dividends of 13% of charter capital; appropriation to the development and investment fund and the bonus and welfare fund at 20% and 8% of consolidated profit after tax for the year 2024, respectively (equivalent to VND 32,046,623,251 and VND 12,818,649,300).

28.2. *Capital transactions with owners and distribution of dividends, profits*

	From 1 Jan 2026 to 30 Jun 2026	From 1 Jan 2025 to 30 Jun 2025
		VND
Contributed capital		
Beginning balance	311,299,070,000	259,418,870,000
Increase through dividend share issuance	40,464,000,000	51,880,200,000
Ending balance	351,763,070,000	311,299,070,000
Dividends		
Dividends decraled (*)	133,858,600,100	129,709,431,000
Dividends pair	133,853,721,000	129,705,861,000
In which:		
Stock dividends	*40,464,000,000*	*51,880,200,000*
Cash dividends	*93,389,721,000*	*77,825,661,000*

(*) According to the annual general meeting of shareholders' resolution No. 01/NQ-DHDCD dated 17 April 2026.

28.3. *Shares*

	30 June 2026	01 January 2026
		Shares
Authorized shares	35,176,307	31,129,907
Issued and paid-up shares	35,176,307	31,129,907
Ordinary shares	*35,176,307*	*31,129,907*
Shares in circulation	35,176,307	31,129,907
Ordinary shares	*35,176,307*	*31,129,907*

The Company's shares are issued with par value of VND 10,000 per share. The holders of the ordinary shares are entitle to receive dividends as and when declared by the Company. Each ordinary share carries one vote per share without restriction.

29. REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	From 1 Jan 2026 to 30 Jun 2026	*VND* *From 1 Jan 2025 to 30 Jun 2025*
Revenue from sale of concrete	645,799,183,916	766,377,040,248
Revenue from construction and machining	241,321,701,822	191,645,430,922
Revenue from trading of real estate	100,136,191,583	161,761,895,874
Revenue from sale of building materials	5,866,392,943	7,853,065,837
Revenue from rental of investment properties	2,370,214,002	2,009,921,322
Revenue from services rendered	7,097,621,782	9,538,296,320
TOTAL	**1,002,591,306,048**	**1,139,185,650,523**
In which:		
Sales to related parties (Note 38)	-	*4,409,131,850*
Sales to others	*1,002,591,306,048*	*1,134,776,518,673*

30. COST OF GOODS SOLD AND SERVICES RENDERED

	From 1 Jan 2026 to 30 Jun 2026	*VND* *From 1 Jan 2025 to 30 Jun 2025*
Cost of concrete sold	502,748,945,967	607,897,775,494
Cost of construction and machining	225,155,635,456	179,356,305,417
Cost of trading of real estate	44,610,458,645	96,240,570,105
Cost of building materials sold	3,659,013,049	2,509,036,800
Cost of leasing investment properties	1,650,070,645	1,340,275,609
Cost of services rendered	4,631,736,868	6,842,937,441
TOTAL	**782,455,860,630**	**894,186,900,866**

31. FINANCE INCOME

	From 1 Jan 2026 to 30 Jun 2026	*VND* *From 1 Jan 2025 to 30 Jun 2025*
Interest income	4,023,333,742	3,504,726,799
Foreign exchange gains	15,910,255	22,156,589
TOTAL	**4,039,243,997**	**3,526,883,388**

32. FINANCE EXPENSES

	From 1 Jan 2026 to 30 Jun 2026	From 1 Jan 2025 to 30 Jun 2025
		VND
Borrowing costs	14,729,117,950	12,631,573,178
Foreign exchange losses	163,975,111	150,272,104
TOTAL	**14,893,093,061**	**12,781,845,282**

33. SELLING EXPENSES

	From 1 Jan 2026 to 30 Jun 2026	From 1 Jan 2025 to 30 Jun 2025
		VND
Staff expenses	11,247,079,167	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
Provision expenses	953,472,871	-
External services	60,323,489,110	70,343,598,989
Other	3,836,478,198	6,003,538,213
TOTAL	**104,471,751,331**	**114,992,650,596**

34. GENERAL AND ADMINISTRATIVE EXPENSES

	From 1 Jan 2026 to 30 Jun 2026	From 1 Jan 2025 to 30 Jun 2025
		VND
Staff expenses	14,810,232,238	15,022,917,462
Office supply expenses	782,307,714	496,992,113
Office equipment expenses	1,273,916,695	852,259,114
Fixed asset depreciation	2,877,565,172	1,191,875,021
Taxes, fees and charge	253,172,789	354,339,873
Provision expenses	3,014,314,159	2,540,053,735
External services	1,769,937,535	1,583,779,012
Other	7,609,615,435	9,090,094,674
TOTAL	**32,391,061,737**	**31,132,311,004**

35. OTHER INCOME AND EXPENSES

VND

	From 1 Jan 2026 to 30 Jun 2026	*From 1 Jan 2025 to 30 Jun 2025*
Other income		
Gains from disposal of assets	513,804,714	159,259,260
Reversal of provision for warranty of constructions	-	1,027,910,921
Others	113,816,541	263,586,318
Total	**627,621,255**	**1,450,756,499**
Other expenses		
Electricity and water income from rental	(1,780,644)	(1,636,968)
Others	(109,031,757)	(847,366,074)
Total	**(110,812,401)**	**(849,003,042)**
NET OTHER PROFIT	**516,808,854**	**601,753,457**

36. PRODUCTION AND OPERATING COSTS

VND

	From 1 Jan 2026 to 30 Jun 2026	*From 1 Jan 2025 to 30 Jun 2025*
Raw materials	539,794,190,448	721,318,100,414
Labour costs	78,255,412,201	112,016,903,962
Depreciation and amortisation	33,814,585,907	30,983,255,106
Expenses for external services	61,211,808,686	86,974,935,070
Other expenses	30,929,317,567	34,016,142,324
TOTAL	**744,005,314,809**	**985,309,336,876**

37. CORPORATE INCOME TAX

Income from production and business activities in Tan Phuoc 3 Commune of TICCO Tan Phuoc Concrete One Member Company Limited is entitled to the preferential corporate income tax rate ("CIT") of 10% within 15 years from the date the project started operating (2017) and the current CIT rate for the following years; CIT exemption for 04 years from the date taxable income is generated (from 2017 to 2020) and a 50% reduction in CIT payable for the next 09 years (from 2021 to 2029). In 2026, income from production and business activities in Tan Phuoc 3 Commune of TICCO Tan Phuoc Concrete Company Limited is entitled to a CIT rate of 10% and a 50% reduction in CIT payable.

Income from the Company's Gia Thuan 1 Industrial Cluster project is entitled to the preferential CIT rate of 17% for 10 years, CIT exemption for 2 years (starting from 2022) and a 50% reduction of tax payable for the following 4 years. In 2026, the income from this project was reduced by 50% of the CIT payable.

In addition to the above CIT incentives, the Company has the obligation to pay CIT at the rate of 20% of taxable profits earned from all operations.

The tax returns filed by the Company and its subsidiaries are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the Consolidated financial statements could change at a later date upon final determination by the tax authorities.

37.1. *Corporate income tax expense*

	From 1 Jan 2026 to 30 Jun 2026	From 1 Jan 2025 to 30 Jun 2025
		VND
Current tax expense	14,179,625,910	19,947,390,549
Deferred tax income	(1,142,653,291)	(2,994,827,767)
TOTAL	**13,036,972,619**	**16,952,562,782**

Reconciliation between CIT expense and the accounting profit is presented below:

	From 1 Jan 2026 to 30 Jun 2026	From 1 Jan 2025 to 30 Jun 2025
		VND
Accounting profit before tax	**72,949,836,190**	**90,283,893,158**
CIT at applicable tax rate (20%)	14,589,967,238	18,056,778,631
Adjustments to increase (decrease):		
Difference due to preferential tax rate application	(1,438,961,909)	(2,158,084,913)
Losses recognized as deferred tax and not carried forward	-	973,354,110
Income from business activities not subject to CIT	(2,848,810)	(12,662,708)
Non-deductible expenses	604,753,667	1,033,260,184
CIT is exempted or reduced	(719,480,955)	(1,111,279,310)
Adjustment for under accrual of tax from prior year(s)	3,543,388	171,196,788
Total corporate income tax expense	**13,036,972,619**	**16,952,562,782**

37.2. *Deferred tax*

The following are the deferred tax assets recognised by the Corporate group, and the movements thereon, during the current and previous periods.

	Consolidated interim Statement of financial position		*Consolidated interim Income statement*	*VND*
	30 June 2026	01 January 2026	From 1 Jan 2026 to 30 Jun 2026	From 1 Jan 2025 to 30 Jun 2025
Tax losses available for offset against future taxable income	-	-	-	(476,531,960)
Accrued expenses of reinvestment in infrastructure of real estate projects	11,033,935,783	10,218,235,503	815,700,280	-
Provision for obsolete inventories	73,488,116	73,488,116	-	-
Depreciation	-	-	-	(117,613,857)
Unrealized profit on consolidation	9,383,318,500	9,056,365,490	326,953,011	3,588,973,584
Deferred tax assets	***20,490,742,399***	***19,348,089,109***		
Net deferred tax credit to income statement			***1,142,653,291***	***2,994,827,767***

38. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

38.1. *Transactions with related parties*

The list of related parties with control relationships with the Company and other related parties of the Company in the year and as at 30 June 2026 , is as follows:

Related parties	*Relationship*
Testco Joint Stock Company	Associate
Board of Administration, Board of Supervision and Board of General Directors	Key personnel
Ms Pham Thi Tuyet Dung	Related person of Mr. Vu Huy Giap - Member of the Board of Directors and General Director

Significant transactions with related parties during the period were as follows:

VND

Related parties	*Transactions*	*From 1 Jan 2026 to 30 Jun 2026*	*From 1 Jan 2025 to 30 Jun 2025*
Testco Joint Stock Company	Purchase of services	457,441,808	776,564,500
	Dividend received	62,400,000	62,400,000
Ms Pham Thi Tuyet Dung	Selling real estate	-	4,409,131,850

Amounts due to and due from related parties at the balance sheet dates were as follows:

VND

Related parties	*30 June 2026*	*01 January 2026*
Short-term trade payables		
Testco Joint Stock Company	125,249,760	579,584,475
TOTAL	**125,249,760**	**579,584,475**
Other short-term payables		
Testco Joint Stock Company	13,186,591	13,186,591
TOTAL	**13,186,591**	**13,186,591**

38.2. *Remuneration of key management personnel*

		From 1 Jan 2026 to 30 Jun 2026			From 1 Jan 2025 to 30 Jun 2025		
Full name	*Title*	*Position-based salary*	*position salary/Bonus*	*Total*	*Position-based salary*	*position salary/Bonus*	*Total*
Board of Administration		***1,983,496,744***	***715,379,480***	***2,698,876,224***	***1,767,210,096***	***650,888,660***	***2,418,098,756***
Mr. Tran Hoang Huan	Chairman	330,582,791	635,379,480	965,962,271	294,535,016	626,888,660	921,423,676
Mr. Nguyen Thanh Nghia	Deputy Chairman	330,582,791		330,582,791	294,535,016		294,535,016
Mr. Vu Huy Giap	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***
Mr. Nguyen Tien Nhan	Head	45,000,000	243,075,000	288,075,000	54,000,000	218,008,645	272,008,645
Ms. Nguyen Kieu Diem Trang	Member	40,000,000	141,660,939	181,660,939	48,000,000	155,431,251	203,431,251
Ms. Doan Thi Hong Cam	Member	40,000,000	63,093,313	103,093,313	48,000,000	65,199,603	113,199,603
Board of Executive		***1,575,000,000***	***661,330,718***	***2,236,330,718***	***1,891,951,500***	***556,690,560***	***2,448,642,060***
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	130,625,000	426,875,000	361,000,000	77,075,000	438,075,000
Mr. Nguyen Huu Hiep	Deputy General Director	236,250,000	177,511,624	413,761,624	301,000,000	104,821,455	405,821,455
Mr. Nguyen Hoai Bac	Deputy General Director	262,500,000	29,593,470	292,093,470	304,500,000	60,075,000	364,575,000
Mr. Nguyen Ngoc Hung	Deputy General Director	262,500,000	51,639,000	314,139,000	302,226,500	147,447,650	449,674,150
Mr. Nguyen Van Thanh	Deputy General Director	213,750,000	171,586,624	385,336,624	236,225,000	83,746,455	319,971,455
TOTAL		**3,683,496,744**	**1,824,539,450**	**5,508,036,194**	**3,809,161,596**	**1,646,218,719**	**5,455,380,315**

39. EARNINGS PER SHARE

		From 1 Jan 2026 to 30 Jun 2026	From 1 Jan 2025 to 30 Jun 2025
Profit after tax (VND)		59,276,131,598	71,650,938,718
Appropriation to Bonus and welfare funds (*) (VND)		(4,742,090,528)	(5,732,075,097)
Net profit after tax attributable to ordinary shareholders (VND)		54,534,041,070	65,918,863,621
Weighted average number of ordinary shares outstanding (**)		35,176,307	35,176,307
Basic earnings per share	*(VND/Share)*	1,550	1,874
Diluted earnings per share	*(VND/Share)*	1,550	1,874

As at 30 June 2026, the Company had no dilutive potential common shares.

(*) The profit used to calculate earnings per share for the six-month period ended 30 June 2026 is adjusted down for the estimated appropriation to the bonus and welfare fund from the 2026 profit in accordance with the plan approved in Resolution of the 2026 Annual General Meeting of Shareholders No. 01/NQ-ĐHĐCĐ of dated 17 April 2026 ("the Resolution of AGM").

(**) Weighted average number of ordinary shares for basic earnings for the six-month period ended 30 June 2025 was restated compared to the past data presented in the consolidated financial statements for the six-month period ended 30 June 2025 to reflect the issuance of shares to increase share capital from undistributed earnings in the period according to the Resolution of AGM.

Accordingly, the basic earnings per share for the six-month period ended 30 June 2024 has been restated as follows:

	Previously presented	*Restatement*	*Restated amounts*
Net profit after tax attributable to ordinary shareholders (VND)	65,918,863,621	-	65,918,863,621
Weighted average number of ordinary shares outstanding	31,129,907	4,046,400	35,176,307
Basic earning per share *(VND/share)*	**2,118**	**(244)**	**1,874**

40. SEGMENT INFORMATION

40.1. Business segment

For management purposes, the Corporate group is divided into 5 business segments: Building materials trading segment; Concrete manufacturing and trading segment; Construction segment; Real estate trading segment and others. The Corporate group prepares segment reporting under these 5 business segments.

Principle activities of the 5 segments are as follow:

- Building materials trading segment: This is the main business activity of TICCO Building Materials One Member Company Limited (second-tier subsidiary);
- Concrete manufacturing and trading segment: Manufacture and trading of fresh concrete and precast concrete products; driving and pressing reinforced concrete piles of all kinds by hydraulic machines. These are the main production and business activities of TICCO Concrete One Member Company Limited (first-tier subsidiary), TICCO Tan Phuoc Concrete One Member Company Limited (first-tier subsidiary), TICCO Go Cong One Member Company Limited (first-tier subsidiary), and TICCO Pile One Member Company Limited (second-tier subsidiary).
- Construction segment: Mainly construction of irrigation works. This is the main business activity of the Company; TICCO Construction Joint Stock Company (first-tier subsidiary) and TICCO Hydraulics Construction One Member Company Limited (first-tier subsidiary);
- Real estate trading segment: Mainly transfers of land use rights in residential areas, leasing real estate, and sub-leasing land use rights in industrial clusters. This is a business unit of the Company, and is the business activity of the Branch of Tien Giang Investment and Construction Joint Stock Company - TICCO Real Estate Exchange (TICCOReal), and Branch of Tien Giang Investment and Construction Joint Stock Company - TICCO Industrial Service Center;
- Others: Include the production and processing of mechanical products and mechanical constructions. These are the production and business activities of TICCO Mechanical Building One Member Company Limited (second-tier subsidiary).

Business segment (continued)

The following tables present certain assets and liabilities information regarding the Corporate group's business segment:

VND

	Building materials trading segment	Concrete manufacturing and trading segment	Construction segment	Real estate trading segment	Others	Unallocated	Total	Elimination	Consolidated total
Beginning balance									
Assets									
Segment assets	4,610,550,460	685,284,776,843	105,176,728,632	1,153,937,609,492	12,612,076,337	-	1,961,621,741,764		
Unallocated assets	-	-	-	-	-	1,024,220,384,218	1,024,220,384,218		
Total assets	**4,610,550,460**	**685,284,776,843**	**105,176,728,632**	**1,153,937,609,492**	**12,612,076,337**	**1,024,220,384,218**	**2,985,842,125,982**	**(631,948,399,010)**	**2,353,893,726,972**
Liabilities									
Segment liabilities	824,420,842	693,758,146,317	648,332,709,549	204,211,518,432	4,731,623,794	-	1,551,858,418,934		
Unallocated liabilities	-	-	-	-	-	396,102,749,904	396,102,749,904		
Total liabilities	**824,420,842**	**693,758,146,317**	**648,332,709,549**	**204,211,518,432**	**4,731,623,794**	**396,102,749,904**	**1,947,961,168,838**	**(371,435,603,863)**	**1,576,525,564,975**
Ending balance									
Assets									
Segment assets	2,396,690,694	571,272,256,777	274,907,199,712	1,007,572,041,836	10,937,147,122	-	1,867,085,336,141		
Unallocated assets	-	-	-	-	-	1,187,938,888,460	1,187,938,888,460		
Total assets	**2,396,690,694**	**571,272,256,777**	**274,907,199,712**	**1,007,572,041,836**	**10,937,147,122**	**1,187,938,888,460**	**3,055,024,224,601**	**(634,564,709,576)**	**2,420,459,515,025**
Liabilities									
Segment liabilities	1,999,822,023	696,699,623,988	741,051,176,704	264,029,796,986	7,946,024,581	-	1,711,726,444,282		
Unallocated liabilities	-	-	-	-	-	289,913,605,454	289,913,605,454		
Total liabilities	**1,999,822,023**	**696,699,623,988**	**741,051,176,704**	**264,029,796,986**	**7,946,024,581**	**289,913,605,454**	**2,001,640,049,736**	**(375,443,283,167)**	**1,626,196,766,569**

Business segment (continued)

The following tables present revenue and profit information regarding the Corporate group's business segment:

VND

	Building materials trading segment	Concrete manufacturing and trading segment	Construction segment	Real estate trading segment	Others	Unallocated	Total	Elimination	Consolidated total
For the six-month period ended 30 June 2026									
Segment net revenue	11,300,582,127	743,016,825,160	448,201,417,403	102,605,525,820	11,332,236,639	-	1,316,456,587,149	(313,865,281,101)	1,002,591,306,048
Segment cost of goods sold	9,280,582,077	594,158,658,904	433,620,789,954	46,730,382,969	9,886,841,052	-	1,093,677,254,966	(311,221,394,336)	782,455,860,630
Selling expenses	1,069,724,080	99,295,089,389	953,472,871	3,893,167,015	-	-	105,211,453,355	(739,702,024)	104,471,751,331
General and administrative exp	397,383,854	14,744,247,694	12,146,271,837	5,029,375,333	343,202,704	-	32,660,481,422	(269,419,685)	32,391,061,737
Gross profit from business activities	**552,892,116**	**34,818,829,173**	**1,480,882,741**	**46,952,600,503**	**1,102,192,873**	**-**	**84,907,397,406**	**(1,634,765,056)**	**83,272,632,350**
Financial income	-	-	-	-	-	36,557,308,643	36,557,308,643	(32,518,064,646)	4,039,243,997
Financial expense	-	-	-	-	-	14,893,093,061	14,893,093,061	-	14,893,093,061
Share of profit or loss of joint ventures, associates	-	-	-	-	-	-	-	14,244,050	14,244,050
Other income	255,599,762	39,099,000	263,195,610	127,067,582	-	-	684,961,954	(57,340,699)	627,621,255
Other expense	29,175	47,580,144	1,850,919	118,692,862	-	-	168,153,100	(57,340,699)	110,812,401
Profit before tax	**808,462,703**	**34,810,348,029**	**1,742,227,432**	**46,960,975,223**	**1,102,192,873**	**21,664,215,582**	**107,088,421,842**	**(34,138,585,652)**	**72,949,836,190**
Current corporate income tax expense	162,242,756	3,976,425,812	1,494,025,756	8,322,149,411	224,782,175	-	14,179,625,910	-	14,179,625,910
Deferred corporate income tax expense	-	-	-	(815,700,280)	-	-	(815,700,280)	(326,953,011)	(1,142,653,291)
Profit after tax	**646,219,947**	**30,833,922,217**	**248,201,676**	**39,454,526,092**	**877,410,698**	**21,664,215,582**	**93,724,496,212**	**(33,811,632,641)**	**59,912,863,571**

Business segment (continued)

VND

	Building materials trading segment	Concrete manufacturing and trading segment	Construction segment	Real estate trading segment	Others	Unallocated	Total	Elimination	Consolidated total
For the six-month period ended 30 June 2025									
Segment net revenue	12,652,014,067	884,708,735,994	416,526,194,237	200,998,128,560	16,717,840,061	-	1,531,602,912,919	(392,417,262,396)	1,139,185,650,523
Segment cost of goods sold	9,909,743,474	717,799,512,530	399,945,217,832	124,688,796,376	14,826,585,570	-	1,267,169,855,782	(372,982,954,916)	894,186,900,866
Selling expenses	845,559,619	109,767,158,544	-	5,536,958,231	-	-	116,149,676,394	(1,157,025,798)	114,992,650,596
General and administrative exp	526,908,055	14,618,161,577	6,922,647,385	9,109,287,160	356,977,007	-	31,533,981,184	(401,670,180)	31,132,311,004
Gross profit from business activities	**1,369,802,919**	**42,523,903,343**	**9,658,329,020**	**61,663,086,793**	**1,534,277,484**	-	**116,749,399,559**	**(17,875,611,502)**	**98,873,788,057**
Financial income	3,149,750	1,496,695,179	460,600,401	2,337,608,393	1,072,661	12,981,891,031	17,281,017,415	(13,754,134,027)	3,526,883,388
Financial expense	-	150,272,104	-	-	-	13,403,816,174	13,554,088,278	(772,242,996)	12,781,845,282
Share of profit or loss of joint ventures, associates	-	-	-	-	-	-	-	63,313,538	63,313,538
Other income	-	326,279,521	973,664,800	168,098,106	84,999,987	-	1,553,042,414	(102,285,915)	1,450,756,499
Other expense	2,142	347,276,002	380,663,480	152,846,779	1,244,139	-	882,032,542	(33,029,500)	849,003,042
Profit before tax	**1,372,950,527**	**43,849,329,937**	**10,711,930,741**	**64,015,946,513**	**1,619,105,993**	**(421,925,143)**	**121,147,338,568**	**(30,863,445,410)**	**90,283,893,158**
Current corporate income tax expense	274,590,534	4,926,111,577	2,773,960,955	11,641,962,456	330,765,027	-	19,947,390,549	-	19,947,390,549
Deferred corporate income tax expense	-	117,613,857	476,531,960	-	-	-	594,145,817	(3,588,973,584)	(2,994,827,767)
Profit after tax	**1,098,359,993**	**38,805,604,503**	**7,461,437,826**	**52,373,984,057**	**1,288,340,966**	**(421,925,143)**	**100,605,802,202**	**(27,274,471,826)**	**73,331,330,376**

40.2. *Geographical segment*

All activities of the Company take place in the Company's area of production and business activities in Dong Thap Province, Vietnam.

41. OPERATING LEASE 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 TICCO 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 Ward, Dong Thap 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 TICCO Concrete One Member Company Limited and Tien Giang Industrial Park 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 Ward, Dong Thap Province, the lease term is 40 years, starting from 19 July 2006, the rental unit price is 1 USD/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, My Phong Ward, Dong Thap Province 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, My Phong Ward, Dong Thap Province, 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 m² of land in Tan Lap Hamlet, Tan Phuoc Commune, Dong Thap 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.

42. COMPARATIVE FIGURES

The comparative figures presented in the Consolidated interim statement of financial position for the six-month period ended 30 June 2026 are those presented in the audited Consolidated financial statements for the financial year ended 31 December 2025. The comparative figures presented in the Consolidated interim income statement and the Consolidated interim cash flow statement for the six-month period ended 30 june 2026 are those presented in the reviewed Consolidated interim fnancial statements for the six-month period ended 30 June 2025. In which, certain items have been reclassified and renamed in accordance with the new classifications and names under Circular 99 to ensure comparability. Details are as follows:

Consolidated interim statement of financial position

VND

Items	*As at 31 December 2025 (As previously reported)*	*As at 31 December 2025 (As restated)*	*Difference due to reclassification*
CURRENT ASSETS	1,592,952,498,341	1,592,943,716,634	(8,781,707)
Cash equivalents	141,996,068,477	96,068,856,545	(45,927,211,932)
Short-term held-to-maturity investments	33,561,880,067	7,664,035,133	(25,897,844,934)
Other short-term receivables	54,357,737,115	53,511,953,548	(845,783,567)
Other current assets	-	72,662,058,726	72,662,058,726
NON-CURRENT ASSETS	827,507,016,684	827,515,798,391	8,781,707
Long-term held-to-maturity investments	2,567,573,071	-	(2,567,573,071)
Other non-current assets	-	2,576,354,778	2,576,354,778
CURRENT LIABILITIES	1,197,513,558,666	1,197,513,558,666	-
Dividends payable	-	96,949,900	96,949,900
Other short-term payables	4,277,269,603	4,180,319,703	(96,949,900)

43. OFF BALANCE SHEET ITEMS

43.1. Foreign currencies

	30 June 2026	*01 January 2026*
Euro (EUR)	3,357.36	3,363.21

43.2. Bad debts written off

VND

	30 June 2026	*01 January 2026*
Receivables from sales of concrete	4,954,312,988	4,954,312,988
Receivables from construction activities	2,515,058,223	2,515,058,223
Receivables from trading of real estate	446,526,500	446,526,500
Receivables from the sale of building materials	15,000,000	15,000,000
TOTAL	**7,930,897,711**	**7,930,897,711**

(*) The Corporate group has written off these receivables because they are overdue for more than 10 years and are irrecoverable.

44. EVENTS AFTER THE BALANCE SHEET DATE

There is no matter or circumstance that has arisen since the balance sheet date that requires adjustment or disclosure in the Consolidated interim financial statements of the Corporate group.

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Huynh Thi My Huong	Huynh Thi My Huong	Vu Huy Giap
Preparer	Chief Accountant	General Director

Approved, 28 August 2026

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
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