Tien Giang Investment and Construction Joint Stock Company

Consolidated financial statements

The third quarter of 2026

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

ASSETS	Code	Notes	30/09/2026	31/12/2025
A. CURRENT ASSETS	**100**		**1,422,533,391,180**	**1,592,943,716,634**
I. Cash and cash equivalents	**110**	**(V.1)**	**114,683,685,095**	**335,746,796,473**
1. Cash	111		74,097,329,852	239,677,939,928
2. Cash equivalents	112		40,586,355,243	96,068,856,545
II. Short-term investments	**120**		**13,022,315,715**	**7,664,035,133**
1. Held- to-maturity investments	123	(V.2)	13,022,315,715	7,664,035,133
III. Current accounts receivable	**130**	**(V.3)**	**313,701,132,686**	**319,330,008,754**
1. Short-term trade receivables	131		264,088,985,733	274,908,404,215
2. Short-term advances to suppliers	132		30,786,833,701	37,714,788,133
3. Other short-term receivables	135		72,363,319,727	53,511,953,548
4. Provision for doubtful short-term	136		(53,538,006,475)	(46,805,137,142)
IV. Inventories	**140**	**(V.5)**	**873,692,782,038**	**831,970,731,740**
1. Inventories	141		874,060,222,620	832,338,172,322
2. Provision for obsolete inventories (*)	142		(367,440,582)	(367,440,582)
V. Other current assets	**160**		**107,433,475,646**	**98,232,144,534**
1. Short-term prepaid expenses	161	(V.10)	340,959,490	620,150,127
2. Value-added tax deductible	162	(V.15)	28,276,036,603	20,171,474,727
3. Tax and other receivables from the State	163	(V.15)	4,539,107,860	4,778,460,954
4. Other current assets	165	(V.3)	74,277,371,693	72,662,058,726
B. NON-CURRENT ASSETS	**200**		**858,861,978,607**	**827,515,798,391**
I. Long-term receivables	**210**	**(V.3)**	**336,945,615**	**336,945,615**
1. Other long-term receivables	215		336,945,615	336,945,615
II. Fixed assets	**220**		**337,073,477,983**	**358,318,501,424**
1. Tangible fixed assets	221	(V.7)	301,317,252,949	321,775,005,566
- Cost	222		870,829,084,508	*844,376,648,675*
- Accumulated depreciation (*)	223		(569,511,831,559)	*(522,601,643,109)*
2. Intangible fixed assets	227	(V.8)	35,756,225,034	36,543,495,858
- Cost	228		43,767,247,459	*43,767,247,459*
- Accumulated depreciation (*)	229		(8,011,022,425)	*(7,223,751,601)*
III. Investment properties	**240**	**(V.9)**	**20,877,955,315**	**16,066,437,806**
1. Cost	241		32,679,149,297	*26,578,276,576*
2. Accumulated depreciation (*)	242		(11,801,193,982)	*(10,511,838,770)*
IV. Long-term assets in progress	**250**		**448,170,219,399**	**401,004,912,443**
1. Construction in progress	252	(V.6)	448,170,219,399	401,004,912,443
V. Long-term investments	**260**		**328,076,331**	**364,035,551**
1. Investments in jointly controlled entities and associates	262	(V.2)	328,076,331	364,035,551
VI. Other long-term assets	**270**		**52,075,303,964**	**51,424,965,552**
1. Long-term prepaid expenses	271	(V.10)	30,426,533,315	29,500,521,665
2. Deferred tax assets	272	(V.11)	21,648,770,649	19,348,089,109
3. Other assets	274		-	2,576,354,778
TOTAL ASSETS	**280**		**2,281,395,369,787**	**2,420,459,515,025**

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

RESOURCES	Code	Notes	30/09/2026	31/12/2025
C. LIABILITIES	**300**		**1,476,170,759,318**	**1,626,196,766,569**
I. Current liabilities	**310**		**1,090,253,984,551**	**1,197,513,558,666**
1. Short-term trade payables	311	(V.13)	459,940,210,369	448,039,478,449
2. Short-term advances from customers	312	(V.14)	241,212,079,002	343,820,731,298
3. Dividends payable	313		39,232,150	96,949,900
4. Taxes and other payables to the State	314	(V.15)	13,289,417,656	41,212,404,087
5. Payables to employees	315		14,086,824,438	21,639,672,820
6. Short-term accrued expenses	316	(V.16)	47,565,569,602	53,990,632,911
7. Short-term unearned revenues	319	(V.18)	876,932,336	584,946,123
8. Other short-term payables	320	(V.17)	2,266,878,861	4,180,319,703
9. Short-term loan and finance lease	321	(V.12)	274,939,215,426	259,613,739,871
10. Short-term provision	322	(V.19)	17,913,413,661	15,674,490,741
11. Bonus and welfare fund	323	(V.20)	18,124,211,050	8,660,192,763
II. non-current liabilities	**330**		**385,916,774,767**	**428,683,207,903**
1. Long-term accrued expenses	334	(V.16)	55,169,678,914	51,091,177,513
2. Other long-term liabilities	338	(V.17)	408,240,000	408,240,000
3. Long-term loans and finance lease	339	(V.12)	322,932,655,261	370,283,225,556
4. Long-term provisions	343	(V.19)	7,406,200,592	6,900,564,834
D. OWNERS' EQUITY	**400**	(V.21)	**805,224,610,469**	**794,262,748,456**
1. Share capital	411		351,763,070,000	311,299,070,000
- Shares with voting rights	411a		351,763,070,000	311,299,070,000
- Shares premium	411b		-	
2. Capital surplus	412		5,700,930,000	5,700,930,000
3. Other owners' capital	414		3,750,000,000	1,000,000,000
4. Investment and development fund	418		274,008,828,209	241,238,383,303
5. Undistributed earnings	420		156,909,542,760	221,998,401,692
- Undistributed earnings of prior period	420a		70,328,731,416	61,765,285,436
- Undistributed earnings of current year	420b		86,580,811,344	160,233,116,256
6. Non-controlling interests	429		13,092,239,500	13,025,963,461
TOTAL LIABILITIES AND OWNERS' EQUITY	**440**		**2,281,395,369,787**	**2,420,459,515,025**

Dong Thap, October 24th, 2026

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

Tien Giang Investment and Construction Joint Stock Company

Form B01-DN/HN

Consolidated Income Statement

For the quarter third of 2026

Currency: VND

ITEMS		Code	Notes	3rd Quarter		Accumulated from the beginning of the year to the end of this quarter	
				2026	2025	2026	2025
1		2	3	4	5	6	7
1.	Revenue from sale of goods and rendering of services	01	(VI.1)	629,992,425,786	566,473,106,934	1,632,583,731,834	1,705,658,757,457
2.	Deductions	02					
3.	Net Revenue from sale of goods and rendering of services	10		629,992,425,786	566,473,106,934	1,632,583,731,834	1,705,658,757,457
4.	Cost of goods sold and services rendered	11	(VI.2)	512,448,824,037	430,601,786,214	1,294,904,684,667	1,324,788,687,080
5.	**Gross profit from sale of goods and rendering of services**	**20**		**117,543,601,749**	**135,871,320,720**	**337,679,047,167**	**380,870,070,377**
6.	Finance income	22	(VI.3)	1,695,049,205	1,379,537,726	5,734,293,202	4,906,421,114
7.	Finance expenses	23	(VI.4)	7,754,884,047	6,598,142,015	22,647,977,108	19,379,987,297
	In which: Interest expenses	24		7,722,959,790	6,472,346,822	22,452,077,740	19,103,920,000
8.	Selling expenses	25	(VI.5)	61,229,629,426	58,083,807,003	165,701,380,757	173,076,457,599
9.	General and administrative expenses	26	(VI.6)	17,090,190,324	15,070,330,680	49,481,252,061	46,202,641,684
10.	Gain/(loss) from join venture and associate	27		47,597,472	13,247,730	61,841,522	76,561,268
11.	**Operating profit**	**30**		**33,211,544,629**	**57,511,826,478**	**105,644,571,965**	**147,193,966,179**
12.	Other income	31	(VI.7)	190,787,037	662,905,428	818,408,292	2,113,661,927
13	Other expenses	32	(VI.8)	70,532,835	1,283,875,154	181,345,236	2,132,878,196
14.	**Other profit/(loss)**	**40**		**120,254,202**	**(620,969,726)**	**637,063,056**	**(19,216,269)**
15.	**Accounting profit before tax**	**50**		**33,331,798,831**	**56,890,856,752**	**106,281,635,021**	**147,174,749,910**
16.	Current corporate income tax expense	51	(VI.9)	6,641,074,606	11,442,806,750	20,820,700,516	31,390,197,299
17.	Deferred tax expense	52	(VI.9)	(1,158,028,249)	(795,825,773)	(2,300,681,540)	(3,790,653,540)
18.	**Net profit after tax**	**60**		**27,848,752,474**	**46,243,875,775**	**87,761,616,045**	**119,575,206,151**
19.	Post-tax profits attributable to parent company	61		27,304,679,746	45,245,053,457	86,580,811,344	116,895,992,175
20.	Post-tax profits attributable to non-controlling interests	62		544,072,728	998,822,318	1,180,804,701	2,679,213,976
21.	Basic earnings per share (*)	70		714	1,183	2,264	3,057
22.	Diluted earnings per share (*)	71		714	1,183	2,264	3,057

Dong Thap, October 24th, 2026

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

Tien Giang Investment and Construction Joint Stock Company Form B01-DN/HN

Consolidated Cash flows

For the quarter third of 2026

Currency: VND

Items	Code	Accumulated from the beginning of the year to the end of this quarter	
		2026	2025
1	2	4	5
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	1	106,281,635,021	147,174,749,910
2. Adjustments for:		-	
- Depreciation of fixed assets and investment property	2	48,986,814,486	45,508,826,717
- Provisions	3	9,477,428,011	5,989,280,536
- Foreign exchange (gain)/loss due to revaluation of monetary items	4	2,931,917	(14,589,258)
- Profits from investing activities	5	(6,357,187,661)	(5,278,227,558)
- Interest expenses	6	22,452,077,740	19,103,920,000
- Others	7	-	
3. Operating profit before changes in working capital	8	**180,843,699,514**	**212,483,960,347**
- Increase/decrease in receivables	9	(26,976,563)	(43,055,279,375)
- Increase in inventories	10	(41,722,050,298)	52,384,040,922
- Increase/decrease in payables	11	(122,316,722,359)	(21,965,989,434)
- Increase/decrease in prepaid-expense	12	(646,821,013)	(25,657,516,050)
- Interest paid	14	(22,366,752,315)	(18,376,709,248)
- Corporate income tax paid	15	(41,619,188,330)	(18,450,800,522)
- Other cash outflows for operating activities	17	(4,223,217,000)	(8,019,758,000)
Net cash flows from operating activities	20	**(52,078,028,364)**	**129,341,948,640**
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Purchase and construction of fixed assets and other long-term assets	21	(64,531,382,673)	(276,337,414,011)
2. Proceeds from disposals of fixed assets and other long-term assets	22	638,804,714	395,370,372
3. Loans to other entities and payments for purchase of debt instruments of other entities	23	(27,800,000,000)	(657,926,947)
4. Proceeds from borrowings recovered and disposals of debt instruments of other entities	24	12,167,573,071	29,133,477,951
5. Cash receipts from interests' dividends and profits shared	27	5,710,664,081	5,133,363,736
Net cash flows used in investing activities	30	**(73,814,340,807)**	**(242,333,128,899)**
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Drawdown of borrowings	33	295,500,673,479	441,134,872,718
2. Repayment of borrowings	34	(327,525,768,219)	(313,839,828,274)
3. Dividends paid/Profit distributed	36	(63,142,715,550)	(79,704,078,225)
Net cash flows from/(used in) financing activities	40	**(95,167,810,290)**	**47,590,966,219**
Net increase/(decrease) in cash for the year	50	**(221,060,179,461)**	**(65,400,214,040)**
Cash and cash equivalents at beginning of year	60	**335,746,796,473**	**298,868,464,516**
Effect of exchange rate on cash and cash equivalents	61	(2,931,917)	14,589,258
Cash and cash equivalents at end of year	70	**114,683,685,095**	**233,482,839,734**

Dong Thap, October 24th, 2026

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

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG TIỀN GIANG

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

I. CORPORATE INFORMATION

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

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

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

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

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

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

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

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

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

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

The number of employees of the Corporate group as at 30 September 2026 was 687 people (31 December 2025 is 720 people).

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. *Fiscal year*

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

2. *Accounting currency*

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

III. BASIS OF PREPARATION

1. *Accounting standards and system*

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

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

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

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

2. *Applied accounting documentation system*

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

3. *Consolidation base*

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

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

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

Non-controlling interests represent the share of profit or loss in the results of operations and the net assets of subsidiaries that are not held by the Company and are presented in a separate item of the consolidated income statement and consolidated balance sheet.
Effects resulting from changes in subsidiary ownership that do not lose control are recorded in undistributed earnings

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. ***Cash and cash equivalents***

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

2. ***Inventories***

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

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

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

Inventory property

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

Cost of inventory property comprises:

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

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

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

Provision for obsolete inventories

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

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

3. ***Receivables***

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

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

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

4. ***Tangible fixed assets***

Tangible fixed assets are stated at cost less accumulated depreciation.

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

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

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

5. ***Intangible fixed assets***

Intangible fixed assets are stated at cost less accumulated amortization

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

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

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

Land use rights

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

Computer software

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

6. ***Depreciation and amortization***

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

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

7. ***Investment properties***

Investment properties are stated at cost including transaction costs less accumulated depreciation and/or amortization. Investment properties held for capital appreciation are not depreciated/amortized but subject to impairment review.
Subsequent expenditure relating to an investment property that has already been recognized is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the corporate group.
Depreciation and amortization of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

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

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

8. ***Construction in progress***

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

9. ***Borrowing costs***

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds
Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalized as explained in the following paragraph
Borrowing costs that are directly attributable to the acquisition, construction or production of a specific asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset.

10. ***Prepaid expenses***

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

11. *Investments*

Held-to-maturity investments

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

Investments in associates

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

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

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

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

12. *Payables and accruals*

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

13. Provisions

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

Provisions for warranty of constructions

Provision for warranty of constructions and mechanical constructions

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

14. *Foreign currency transactions*

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

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

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

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

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

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

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

15. *Treasury shares*

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

16. *Appropriation of net profits*

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

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

- *Investment and development fund*

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

- *Bonus and welfare fund*

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

17. *Revenue recognition*

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

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

Revenue from Industrial Real Estate Business:

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

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

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

a) The revenue can be measured reliably;

b) It is probable that the economic benefits associated with the transaction will flow to the enterprise;

c) The stage of completion of the transaction at the reporting date can be measured reliably; and

d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Sale of goods

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

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

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

Revenue from construction contracts

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

Rendering of services

Revenues are recognized upon the completion of the services provided.

Interest

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

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

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

18. ***Construction contract***

For the construction contracts specifying that the contractor will receive payments according to the planned schedule, when the outcome of a construction contract can be estimated reliably, revenue and expenses are recognized based on actual physical accomplishments of the project at the balance sheet date.

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

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

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

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

19. ***Current income tax***

Current income tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date.
Current income tax is charged or credited to the Consolidated income statement, except when it relates to items recognized directly to equity, in which case the current income tax is also dealt with in equity.
Current income tax assets and liabilities are offset when there is a legally enforceable right for the corporate group to set off current tax assets against current tax liabilities and when the corporate group intends to settle its current tax assets and liabilities on a net basis

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

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

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

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

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

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

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

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

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

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

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

either the same taxable entity; or

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

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

21. ***Related parties***

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

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

1. Cash and cash equivalents

	At Sep 30th, 2026		At Dec 31st, 2025
Cash on hand	3,362,840,340		2,286,101,047
Cash at banks	70,734,489,512	(*)	237,391,838,881
+ Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch	*60,422,653,398*		*220.133.013.103*
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tien Giang Branch	*7,012,264,594*		*14.311.217.725*
+ Military Joint Stock Commercial Bank - Tien Giang Branch	*2,439,642,045*		*2.341.583.207*
Other	*859,929,475*		*606.024.846*
Cash equivalents	40,586,355,243		96,068,856,545
+ Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch	*28,081,818,257*		*82.034.196.271*
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tien Giang Branch	*6,504,536,986*		*5.010.742.466*
+ Military Joint Stock Commercial Bank - Tien Giang Branch	*6,000,000,000*		*9.023.917.808*
+ Other			
Total	**114,683,685,095**		**335,746,796,473**

(*) In which: 3.357,36 EUR

2. Investment

(2.1) Held to maturity investment

	At Sep 30th, 2026	At Dec 31st, 2025
Short investment	**13,022,315,715**	**7,664,035,133**
Term deposit from 3 months to 1 year	13,022,315,715	7,664,035,133
+ Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch	10,469,979,057	*5,090,082,191*
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tien Giang Branch	600,000,000	*601,306,849*
+ Military Joint Stock Commercial Bank - Tien Giang Branch	1,952,336,658	*1,972,646,093*
Long investment	**0**	**0**
Term deposit over 1 year	0	0
Total	**13,022,315,715**	**7,664,035,133**

(2.2) Investment in associates

	At Sep 30th, 2026	At Dec 31st, 2025
Cost of investment	**260,000,000**	**260,000,000**
Accumulated share in profit of the associate	68,076,331	104,035,551
Total	**328,076,331**	**364,035,551**

Details of associates company are as follows:

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

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

	At Sep 30th, 2026	At Dec 31st, 2025
Total assets	1,844,454,845	2,478,316,262
Total liabilities	204,073,188	658,138,502
Net assets	**1,640,381,657**	**1,820,177,760**
The Company's share in the assets of the associate company	328,076,331	364,035,551
The Company's share of net assets	**328,076,331**	**364,035,551**
Cost of investment	**328,076,331**	**364,035,551**

	9 months 2026	9 months 2025
Net revenue	1,388,680,530	1,743,973,692
Net profit	309,207,612	382,806,341
Share in profit of the associates for the year	61,841,522	76,561,268
Profit in the associates	**61,841,522**	**76,561,268**

3. Receivables

(3.1) Short term trade receivable:

	At Sep 30th, 2026	Dec 31st, 2025
Receivables from the sale of building materials	2,555,187,692	1,912,438,600
Receivables from sales of concrete	242,286,539,106	256,410,838,937
Receivables from construction activities	12,109,938,830	13,882,936,705
Receivables from repair and machining	1,800,292,725	762,212,725
Receivables from trading of real estate	5,337,027,380	1,939,977,248
Total	**264,088,985,733**	**274,908,404,215**
Provision for doubtful short-term receivables	(53,126,914,375)	(46,394,045,042)
Net Short term trade receivable	**210,962,071,358**	**228,514,359,173**

(3.2) Short term advances to supplier:

	Sep 30th, 2026	Dec 31st, 2025
Advances for concrete manufacturing	11,574,285,023	5,136,043,847
Advances for trading of building materials	55,472,952	455,472,952
Advances for construction	17,592,410,326	30,092,294,934
Advances for trading of real estate	1,564,665,400	2,030,976,400
Total	**30,786,833,701**	**37,714,788,133**
Provision for doubtful advance to suppliers	(411,092,100)	(411,092,100)
Net Short term advances to supplier	**30,375,741,601**	**37,303,696,033**

(3.3) Short term other receivables:

	Sep 30th, 2026	Dec 31st, 2025
Staff advances	63,225,433,995	44,268,007,172
Deposit, mortgages or collaterals	67,372,329	857,387,556
Others	9,070,513,403	8,386,558,820
Total	**72,363,319,727**	**53,511,953,548**

(3.4) Long term other receivables:

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

(3.5) Other assets:

	Sep 30th, 2026	Dec 31st, 2025
Other current assets	**74,277,371,693**	**72,662,058,726**
Time deposits with remaining term of less than 12 month	74,277,371,693	72,662,058,726
+ Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch	*73,305,265,652*	*72,662,058,726*
+ An Binh Joint Stock Commercial Bank - Tien Giang Branch	*972,106,041*	
Other non-current assets	-	**2,567,573,071**
Time deposits with remaining term of more than 12 months	-	2,567,573,071
Total	**74,277,371,693**	**75,238,413,504**

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

Term deposits with a remaining maturity of less than 12 months are classified as other short-term assets, while those with a remaining maturity of more than 12 months are classified as other long-term assets. The group uses these deposits as collateral at banks to secure performance bonds and advance payment bonds for companies within the group.

4. Bad debts

	Ending balance			*Beginning balance*		
	Cost	Recoverable amount	Provision	*Cost*	Recoverable amount	Provision
Short-term trade receivables	**70,177,867,589**	**17,050,953,214**	**(53,126,914,375)**	**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	65,188,414,265	17,050,953,214	(48,137,461,051)	49,769,332,670	7,715,020,952	(42.054.311,718)
Receivables from construction activities	2,367,517,881	0	(2,367,517,881)	1,617,800,881		(1,617,800,881)
Receivables from repair and machining	559,408,540	0	(559,408,540)	559,408,540		(559,408,540)
Receivables from trading of real estate	1,000,000,003		(1,000,000,003)	1,099,997,003		(1,099,997,003)
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 sales of concrete	306,188,000	14,895,900	(291,292,100)	306,188,000	14,895,900	(291,292,100)
Advances for trading of real estate	19,800,000		(19,800,000)	19,800,000		(19,800,000)
Total	**70,603,855,589**	**17,065,849,114**	**(53,538,006,475)**	**54,535,053,994**	**7,729,916,852**	**(46,805,137,142)**

5. *Inventories*

	Sep 30th, 2026		Dec 31st, 2025	
	Cost	*Provision*	*Cost*	*Provision*
Raw materials	111,513,997,079		73,475,848,774	
Tools and supplies	102,066,466		136,000,000	
Work in process	77,512,891,238	(367,440,582)	40,400,512,554	(367,440,582)
Finished goods	149,545,124,883		139,981,288,457	
Real estate properties (*)	533,311,815,931		577,184,322,433	
Merchandise	2,074,327,023		1,160,200,104	
Total	**874,060,222,620**	**(367,440,582)**	**832,338,172,322**	**(367,440,582)**

Real estate properties of the Company include:

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

6. Construction in process

	Sep 30th, 2026	Dec 31st, 2025
Gia Thuan 2 Industrial Cluster Project	410,945,324,566	387,248,402,475
Construction in process other	37,224,894,833	13,756,509,968
Total	**448,170,219,399**	**401,004,912,443**

7. Tangible fixed assets

	Buildings and structures	*Machinery and equipment*	*Means of transportation*	*Management equipment*	**Total**
Cost					
Beginning balance	**170,427,432,376**	**466,367,837,041**	**204,980,038,807**	**2,601,340,441**	**844,376,648,675**
Increase in the year	7,901,903,177	11,892,247,712	7,852,493,376	132,363,704	27,779,007,969
Decrease		(1,326,572,136)			(1,326,572,136)
Ending balance	**178,329,335,553**	**476,933,512,617**	**212,832,532,193**	**2,733,704,145**	**870,829,084,508**

	Buildings and structures	*Machinery and equipment*	*Means of transportation*	*Management equipment*	**Total**
Accumulated depreciation:					
Beginning balance	**81,266,784,918**	**306,242,763,555**	**133,040,338,007**	**2,051,756,629**	**522,601,643,109**
Increase in the year	9,015,547,152	26,591,991,023	12,503,001,187	126,221,224	48,236,760,586
Decrease		(1,326,572,136)			(1,326,572,136)
Ending balance	**90,282,332,070**	**331,508,182,442**	**145,543,339,194**	**2,177,977,853**	**569,511,831,559**
Net carrying amount:					
Beginning balance	**89,160,647,458**	**160,125,073,486**	**71,939,700,800**	**549,583,812**	**321,775,005,566**
Ending balance	**88,047,003,483**	**145,425,330,175**	**67,289,192,999**	**555,726,292**	**301,317,252,949**

8. Intangible fixed assets

	Land use rights	*Computer software*	**Total**
Cost			
Beginning balance	**43,331,483,659**	**435,763,800**	**43,767,247,459**
Increase in the year			
Decrease			
Ending balance	**43,331,483,659**	**435,763,800**	**43,767,247,459**
Accumulated depreciation:			
Beginning balance	**6,787,987,801**	**435,763,800**	**7,223,751,601**
Increase in the year	787,270,824		787,270,824
Decrease			
Ending balance	**7,575,258,625**	**435,763,800**	**8,011,022,425**
Net carrying amount			
Beginning balance	**36,543,495,858**	**0**	**36,543,495,858**
Ending balance	**35,756,225,034**	**0**	**35,756,225,034**

9. Investment properties

	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 year		6,100,872,721	6,100,872,721
Decrease			
Ending balance	**1,580,316,192**	**31,098,833,105**	**32,679,149,297**
Accumulated depreciation:			
Beginning balance	**1,580,316,192**	**8,931,522,578**	**10,511,838,770**
Increase in the year		1,289,355,212	1,289,355,212
Decrease			

	Kiosk for rent	*Land, office, warehouse for rent*	Total
Ending balance	**1,580,316,192**	**10,220,877,790**	**11,801,193,982**
Net carrying amount			
Beginning balance		**16,066,437,806**	**16,066,437,806**
Ending balance		**20,877,955,315**	**20,877,955,315**

10. Prepaid expense

	Sep 30th, 2026	Dec 31st, 2025
Short-term	**340,959,490**	**620,150,127**
Tools and supplies	204,956,513	533,019,580
Lands use right	130,530,229	76,032,799
Others	5,472,748	11,097,748
Long-term	**30,426,533,315**	**29,500,521,665**
Lands use right	25,116,479,588	25,589,384,012
Tools and supplies	5,017,421,857	3,349,587,194
Others	292,631,870	561,550,459
Total	**30,767,492,805**	**29,500,521,665**

11. Deferred tax asset

	Provision for devaluation of inventories	Provisions and Accrued Expenses for Gia Thuan 1 Industrial Cluster Project	Unrealized profit on consolidation	Total
Beginning balance	**73,488,116**	**10,218,235,503**	**9,056,365,490**	**19,348,089,109**
Net deferred tax charge to income statement		2,195,813,247	104,868,293	2,300,681,540
Ending balance	**73,488,116**	**12,414,048,750**	**9,161,233,783**	**21,648,770,649**

12. Loans and finance Leases

	Sep 30th, 2026	Dec 31st, 2025
Short-term loans	144,881,075,251	125,061,416,066
Current portion of long-term loans	130,058,140,175	134,552,323,805
Total short-term loans	**274,939,215,426**	**259,613,739,871**
Long-term loans	**322,932,655,261**	**370,283,225,556**
Total long-term loans	**597,871,870,687**	**629,896,965,427**

	Beginning balance	*Drawdown of borrowings*	*Principal repayment*	*Reclassification*	*Ending balance*
Short-term	**259,613,739,871**	**247,826,693,098**	**(327,525,768,219)**	**95,024,550,676**	**274,939,215,426**
Short-term loans	***113,765,705,487***	***247,744,903,677***	***(225,029,533,913)***	-	***136,481,075,251***
Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch	110,239,521,487	226,137,535,469	(211,549,786,407)	-	124,827,270,549
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tien Giang Branch	-	15,039,712,854	(9,953,563,506)	-	5,086,149,348
Military Joint Stock Commercial Bank - Tien Giang Branch	3,526,184,000	6,567,655,354	(3,526,184,000)	-	6,567,655,354
Current portion of long-term loans	***134,552,323,805***	-	***(99,518,734,306)***	***95,024,550,676***	***130,058,140,175***
Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch	72,271,945,393	-	(49,009,269,247)	71,606,907,117	94,869,583,263
Dong Thap Development Investment Fund	47,598,456,000		(37,267,206,000)	5,343,750,000	*15,675,000,000*
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tien Giang Branch	5,919,140,000	-	(4,919,355,000)	6,249,355,000	7,249,140,000
Military Joint Stock Commercial Bank - Tien Giang Branch	8,762,782,412	-	(8,322,904,059)	11,824,538,559	12,264,416,912
Individuals	***11,295,710,579***	***81,789,421***	***(2,977,500,000)***		***8,400,000,000***
Long-term	**370,283,225,556**	**47,673,980,381**	-	**(95,024,550,676)**	**322,932,655,261**
Ngân hàng TMCP Đầu tư và Phát triển - Chi nhánh Tiền Giang (b)	296,813,512,397	23,542,102,381	-	(71,606,907,117)	248,748,707,661
Dong Thap Development Investment Fund	14,250,000,000			*(5,343,750,000)*	*8,906,250,000*
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tien Giang Branch	20,008,905,000	7,020,000,000	-	(6,249,355,000)	20,779,550,000
Military Joint Stock Commercial Bank - Tien Giang Branch	39,210,808,159	17,111,878,000	-	(11,824,538,559)	44,498,147,600
TOTAL	**629,896,965,427**	**295,500,673,479**	**(327,525,768,219)**	-	**597,871,870,687**

Details of loan contracts are as follows:

Bank name	Loan Contract	Date	Loan duration	Rate (%/year	Loan purpose	Collateral	Line of credit	Ending balance	Current portion of long-term loans	Long-term loans after 12 months
Short-term Loans							**308,000,000,000**	**136,481,075,251**	**136,481,075,251**	**0**
BIDV- Tien Giang Branch	01/2025/12223824/HĐTD	16/09/2025	16/09/2026		Supplement working capital	Land use rights, address: Son Quy ward, Dong Thap Province	50,000,000,000	25,576,497,082	25,576,497,082	
	02/2026/1678922/HĐTD	30/06/2026	30/06/2027		Supplement working capital	Land use rights and assets attached to land, address: Tan Phuoc 3 commune, Dong Thap Province	48,000,000,000	30,373,407,467	30,373,407,467	
	01/2026/433488/HĐTD	22/01/2026	21/01/2027		Supplement working capital	Land use rights and assets attached to land address: My Phong ward, Dong Thap province Land use rights, address: Trung An ward, Dong Thap province Land use rights, address: Son Phu Commune, Vinh Long province	80,000,000,000	68,877,366,000	68,877,366,000	
VCB - Tien Giang Branch	224/VCB-KH/25LD	30/12/2025	30/12/2026		Supplement working capital	Land use rights at No. 2139, Map Sheet No. 3; Address: Hamlet 3, Gia Thuan Commune, Dong Thap Province, Vietnam	20,000,000,000	5,086,149,348	5,086,149,348	
MB-Tien Giang Branch	384751.26.748.36762996. TD	04/03/2026	10/03/2027		Supplement working capital	Land use rights at No. 2130, 2131, 2138, Map Sheet No. 3; Address: Hamlet 3, Gia Thuan Commune, Dong Thap Province, Vietnam	60,000,000,000	6,567,655,354	6,567,655,354	
Long-term Loans							**898,599,277,738**	**461,390,795,436**	**138,458,140,175**	**322,932,655,261**
TICCO Concrete One Member Company Limited							**67,652,894,000**	**51,043,681,572**	**10,880,066,300**	**40,163,615,272**
VCB - Tien Giang Branch	0502/VCB-KH/TC24	19/11/2024	60 months	6.90	Invest in KOBELCO 7150 crawler crane	Assets formed from the loan	4,100,000,000	2,665,000,000	820,000,000	1,845,000,000
VCB - Tien Giang Branch	0024/VCB-KH/26CD	13/02/2026	60 months	9.00	Loan for investment in a 120 m^3/h batching plant – Gia Thuan 1	Assets formed from the loan	3,100,000,000	2,790,000,000	620,000,000	2,170,000,000
VCB - Tien Giang Branch	0043/VCB-KH/26CD	16/03/2026	60 months	9.00	Loan for the purchase of 2 tractor trucks and 2 semi-trailers	Assets formed from the loan	1,700,000,000	1,530,000,000	340,000,000	1,190,000,000

Bank name	Loan Contract	Date	Loan duration	Rate (%/year	Loan purpose	Collateral	Line of credit	Ending balance	Current portion of long-term loans	Long-term loans after 12 months
VCB - Tien Giang Branch	0139/VCB-KH/26CD	14/08/2026	60 months	9.50	Investing in crawler excavators	Assets formed from the loan	1,000,000,000	1,000,000,000	200,000,000	800,000,000
MB-Tien Giang Branch	276718.25.748.36762996. TD	23/01/2025	48 months	12.3	Gantry Crane (50+50)T- I33 GT Beam (MBbank)	Assets formed from the loan	1,620,000,000	1,107,000,000	324,000,000	783,000,000
MB-Tien Giang Branch	274091.25.748.36762996. TD	22/01/2025	48 months	11.8	HOWO dump truck (03 units)	Assets formed from the loan	1,875,000,000	1,132,812,500	468,750,000	664,062,500
MB-Tien Giang Branch	298604.25.748.36762996. TD	09/05/2025	120 months	11.8	Land for lease in Gia Thuan 1	Land use rights at No. 2130, 2131, 2138, Map Sheet No. 3; Address: Hamlet 3, Gia Thuan Commune, Dong Thap Province, Vietnam	30,000,000,000	26,250,000,000	3,000,000,000	23,250,000,000
MB-Tien Giang Branch	350061.25.748.36762996. TD	25/11/2025	48 months	8.60	Investment in a LOVOL excavator	Assets formed from the loan	1,276,000,000	1,036,750,000	319,000,000	717,750,000
MB-Tien Giang Branch	350061.25.748.36762996. TD	25/11/2025	48 months	8.60	Investment in dump trucks and semi-trailers	Assets formed from the loan	1,938,750,000	1,575,234,375	484,687,500	1,090,546,875
BIDV- Tien Giang Branch	03/2024/1678922/HĐTD	20/11/2024	60 months	8.00	invest in a 150 ton crawler crane, KOBELCO 7150 brand	Assets formed from the loan	3,766,000,000	2,447,900,000	753,200,000	1,694,700,000
BIDV- Tien Giang Branch	02/2024/1678922/HĐTD	30/05/2024	60 months	10.5	Invest in Super T Beams	Assets formed from the loan	8,387,610,000	3,157,894,125	1,677,522,000	1,480,372,125
BIDV- Tien Giang Branch	01/2024/1678922/HĐTD	10/06/2024	60 months	10.5	Invest in pile molds and rotary frames	Assets formed from the loan	2,489,534,000	1,041,090,572	497,906,800	543,183,772
BIDV- Tien Giang Branch	02/2025/1678922/HĐTD	26/09/2025	60 months	7.70	Invest 04 I33 and Super T 4 Line	Assets formed from the loan	4,500,000,000	3,600,000,000	900,000,000	2,700,000,000
BIDV- Tien Giang Branch	03/2025/1678922/HĐTD	05/12/2025	60 months	9.50	Equipment for producing W300-W600 sheet piles (2 lines, L=72	Assets formed from the loan	1,900,000,000	1,710,000,000	475,000,000	1,235,000,000
TICCO Tan Phuoc Concrete One Member Company Limited							**98,596,932,099**	**35,639,228,069**	**14,022,160,079**	**21,617,067,990**
VCB - Tien Giang Branch	0446/VCB-KH/24CD	30/08/2024	60 months	9.20	Invest in mixing plant to upgrade power station (1x400+1x750 +1x1250) kVA	Assets formed from the loan	5,852,000,000	3,234,630,000	1,000,000,000	2,234,630,000
VCB - Tien Giang Branch	0447/VCB-KH/24CD	05/09/2024	60 months	9.20	Invest in cranes and trailers (RM-84-R1) to carry concrete beams	Assets formed from the loan	1,085,000,000	304,500,000	101,500,000	203,000,000

Bank name	Loan Contract	Date	Loan duration	Rate (%/year	Loan purpose	Collateral	Line of credit	Ending balance	Current portion of long-term loans	Long-term loans after 12 months
VCB - Tien Giang Branch	0017/VCB-KH/25CD	11/04/2025	60 months	6.60	Invest in 03 ISUZU mixer trucks	Assets formed from the loan	3,900,000,000	2,925,000,000	780,000,000	2,145,000,000
VCB - Tien Giang Branch	0167/VCB-KH/25CD	13/10/2025	60 months	7.90	Investing in Laser Cutting Machines and Steel Processing Equipment	Assets formed from the loan	1,665,000,000	652,800,000	153,600,000	499,200,000
VCB - Tien Giang Branch	0225/VCB/KH-25CD	31/12/2025	60 months	9.30	Invest SHACMAN 63B-02633 tractor truck	Assets formed from the loan	1,000,000,000	850,000,000	200,000,000	650,000,000
VCB - Tien Giang Branch	0125/VCB-KH/26CD	03/08/2026	60 months	9.50	Investing in forklifts	Assets formed from the loan	850,000,000	850,000,000	170,000,000	680,000,000
MB-Tien Giang Branch	287755.25.748.34480719. TD	27/03/2025	60 months	11.4	Gantry Crane (50+50)T- I33 GT Beam	Assets formed from the loan	1,488,102,000	1,066,473,100	297,620,400	768,852,700
MB-Tien Giang Branch	291950.25.748.34480719. TD ngày 25/04/2025	25/04/2025	36 tháng	11.4	Investment in I33m PX2 beam workshop project + Investment in Super T PX2 beam workshop project	Assets formed from the loan	6,123,554,849	3,896,807,621	2,226,747,228	1,670,060,393
MB-Tien Giang Branch	338683.25.748.34480719. TD	02/10/2025	48 months	8.10	Investment in fabrication and installation of railway tracks, support platforms, and casting platforms for I33m PX2 girders. Investing in Super T bridge girder casting platforms.	Land use rights at 46-48 Nguyen Cong Binh, Trung An ward, Dong Thap province	6,567,909,129	5,336,426,166	1,641,977,284	3,694,448,882
MB-Tien Giang Branch	368681.26.748.34480719. TD	12/01/2026	48 months	8.80	Investment in molds for SW840 sheet piles		1,585,178,000	1,387,030,750	396,294,500	990,736,250
BIDV- Tien Giang Branch	01/2022/12223824/HĐTD	17/05/2022	60 months	9.10	Purchased I33 beam mold	Assets formed from the loan	1,759,318,921	263,318,921	263,318,921	
BIDV- Tien Giang Branch	01/2023/12223824/HĐTD	12/01/2023	60 months	9.10	Invest in a factory to produce square piles and culvert pillows	Assets formed from the loan	2,283,050,000	379,665,180	379,665,180	0

Bank name	Loan Contract	Date	Loan duration	Rate (%/year	Loan purpose	Collateral	Line of credit	Ending balance	Current portion of long-term loans	Long-term loans after 12 months
BIDV- Tien Giang Branch	02/2023/12223824/HĐTD	08/11/2023	60 months	9.50	Construction of gantry rails, gantry cranes, super T beam molds	Assets formed from the loan	10,355,030,000	1,047,336,566	1,047,336,566	
BIDV- Tien Giang Branch	01/2024/12223824/HĐTD	18/01/2024	60 months	9.80	Invest in Super T beam mold	Assets formed from the loan	1,394,422,900	484,422,900	364,000,000	120,422,900
BIDV- Tien Giang Branch	02/2024/12223824/HĐTD	24/01/2024	60 months	9.80	Invest in W740 sheet pile mold for the second time	Assets formed from the loan	1,094,366,300	543,066,300	220,500,000	322,566,300
BIDV- Tien Giang Branch	03/2024/12223824/HĐTD	09/05/2024	60 months	10.5	Invest in 02 150T crawler cranes	Assets formed from the loan	9,100,000,000	4,655,000,000	1,820,000,000	2,835,000,000
BIDV- Tien Giang Branch	04/2024/12223824/HĐTD	05/06/2024	60 months	10.5	Invest in tractors and beam towing trailers	Assets formed from the loan	1,050,000,000	500,500,000	210,000,000	290,500,000
BIDV- Tien Giang Branch	05/2024/12223824/HĐTD	02/07/2024	60 months	10.5	Invest in Pallante 25 tons	Assets formed from the loan	658,000,000	355,572,000	131,600,000	223,972,000
BIDV- Tien Giang Branch	06/2024/12223824/HĐTD	04/07/2024	60 months	10.5	Invest in beam molds of types I33, T1240, T750, T550	Assets formed from the loan	1,330,000,000	671,656,100	266,000,000	405,656,100
BIDV- Tien Giang Branch	07/2024/12223824/HĐTD	11/07/2024	60 months	10.5	Invest in I33m bridge girder mold	Assets formed from the loan	1,890,000,000	988,463,479	378,000,000	610,463,479
BIDV- Tien Giang Branch	08/2024/12223824/HĐTD	12/07/2024	60 months	10.5	Investing in rails and Super T - PX2 factory crane gates	Assets formed from the loan	6,720,000,000	3,328,704,252	1,344,000,000	1,984,704,252
BIDV- Tien Giang Branch	11/2024/12223824/HĐTD	08/11/2024	60 months	7.50	Invest in double girder gantry crane (10+10) T	Assets formed from the loan	3,150,000,000	1,917,854,734	630,000,000	1,287,854,734
Tien Giang Investment and Construction Joint Stock Company							**686,349,451,639**	**345,229,023,414**	**110,691,873,796**	**234,537,149,618**
BIDV- Tien Giang Branch	01/2023/433488/HDTD	19/09/2023	48 months	9.4	Invest in the D7 Street and the residential areas on both sides of the street project	Assets formed from the loan	207,723,785,000	66,765,290,221	38,151,594,408	28,613,695,813
BIDV- Tien Giang Branch	01/2024/433488/HDTD	19/09/2024	48 months	9.5	Invest in infrastructure construction of Gia Thuan 2 Industrial Cluster	Assets formed from the loan	243,660,666,639	226,218,453,193	44,301,939,388	181,916,513,805
BIDV- Tien Giang Branch	03/2026/433488/HDTD	31/07/2026	60 months	10.5	Investment in the construction of warehouse 3	Assets formed from the loan	5,290,000,000	5,290,000,000	1,058,000,000	4,232,000,000

Bank name	Loan Contract	Date	Loan duration	Rate (%/year	Loan purpose	Collateral	Line of credit	Ending balance	Current portion of long-term loans	Long-term loans after 12 months
Dong Thap Development Investment Fund	08/2022/HĐTD-TĐTD	22/11/2022	48 months	6.6	Invest in the D7 Street and the residential areas on both sides of the street project	Land use rights at Gia Thuan commune, and at Binh Xuan ward, Dong Thap province	90,000,000,000	8,550,000,000	8,550,000,000	
Dong Thap Development Investment Fund	06/2023/HĐTD-TĐTD	04/12/2023	60 months	6.3	Invest in infrastructure construction of Gia Thuan 2 Industrial Cluster	Land use rights at Gia Thuan commune, Dong Thap province	30,000,000,000	16,031,250,000	7,125,000,000	8,906,250,000
MB-Tien Giang Branch	347905.25.748.1830740.TD	22/01/2026	60 months	8.8	Investment in the construction of an embankment at Gia Thuan 1 Industrial Cluster	Land use rights at 46-48 Nguyen Cong Binh, Trung An ward, Dong Thap province	16,275,000,000	13,974,030,000	3,105,340,000	10,868,690,000
Individuals			12 months	8.2	Supplement working capital	Unsecured loans	8,400,000,000	8,400,000,000	8,400,000,000	
TICCO Hydraulics Construction One Member Company Limited							**15,300,000,000**	**8,512,600,000**	**2,049,720,000**	**6,462,880,000**
VCB - Tien Giang Branch	0772/VCB-KH/22CD	28/11/2022	84 months	9.2	Invest in fixed assets which are houses No, A09- 09 and A09-08 belonging to Nguyen Trong Dan Street and the residential areas on both sides of the street project	Assets formed from the loan	5,700,000,000	2,646,300,000	814,320,000	1,831,980,000
VCB - Tien Giang Branch	0205/VCB-KH/24CD	15/05/2024	84 months	9.2	Invest in prestressed concrete sheet pile construction equipment	Assets formed from the loan	9,600,000,000	5,866,300,000	1,235,400,000	4,630,900,000
TICCO Construction Joint Stock Company							**5,700,000,000**	**2,714,160,000**	**814,320,000**	**1,899,840,000**

Bank name	Loan Contract	Date	Loan duration	Rate (%/year	Loan purpose	Collateral	Line of credit	Ending balance	Current portion of long-term loans	Long-term loans after 12 months
VCB - Tien Giang Branch	0874/VCB-KH/22CD	28/12/2022	84 months	9.2	Invest in fixed assets which are houses No. A09- 06 and A09-07 belonging to Nguyen Trong Dan Street and the residential areas on both sides of the street project	Assets formed from the loan	5,700,000,000	2,714,160,000	814,320,000	1,899,840,000
TICCO Go Cong One Member Company Limited							**25,000,000,000**	**18,252,102,381**	**0**	**18,252,102,381**
BIDV- Tien Giang Branch	01/2026/15158072/HĐTD	03/08/2026	60 months	10.5	Investment in equipment for Sheet Pile Yard No. 1 – TICCO Concrete Plant Investment Project	Assets formed from the loan	25,000,000,000	18,252,102,381		18,252,102,381
Total							**1,206,599,277,738**	**597,871,870,687**	**274,939,215,426**	**322,932,655,261**

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

- The Company signed with the Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch an agreement of guarantee issuance by limits No 02/2026/433488/HDBL dated 22/01/2026 with a guaranteed limit of VND 220,000,000,000, the guarantee issuing period is until the end of 21/01/2027, The Company used land use rights at 490 Dinh Bo Linh, My Phong ward, Dong Thap Province; all demand deposits at the Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch; debt collection rights and deposited 5% of the guarantee value using demand deposit cr pledged term deposit contracts as collateral to secure this agreement. As at 30 Sep 2026, the total guarantee balance of this agreement was VND **166,160,669,795**
- 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 16/09/2025, the guarantee issuing period is until the end of 15 September 2026, collateral under asset mortgage agreement No, 01/2025/12223824/HĐBĐ dated 12/03/2025, real estate mortgage agreement No, 04/2023/433488/HDBD dated 05/12/2023 and No 04/2025/12223824/HĐBĐ dated 16/09/2025. In addition, TICCO Tan Phuoc Concrete One Member Company Limited also uses the entire balance of the bank deposit account and receivables under economic contracts to secure this agreement. As at 30 Sep 2026, the total guarantee balance of this agreement was VND **15,528,714,000**
- TICCO Hydraulics Construction One Member Limited Liability Company signed with the Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch an agreement of guarantee issuance by limits No 01/2025/9075085/HĐBL dated 05/11/2025 with a guaranteed limit of VND 60,000,000,000, the guarantee issuing period is until the end of 31 October 2026, TICCO Hydraulics Construction One Member Limited Liability Company uses the entire balance of the bank deposit account at Joint Stock Commercial Bank for Investment and Development of Vietnam - Tien Giang Branch, debt collection rights and deposited 40% of the guarantee value using demand deposit or pledged term deposit contracts as collateral to secure this agreement. As at 30 Sep 2026, the total guarantee balance of this agreement was VND **36,227,421,000**
- TICCO Construction Joint Stock Company has signed with BIDV Tien Giang Bank a limit guarantee contract No, 01/2025/2136723/HDBL dated February 24, 2025 with a limit of VND 30,000,000,000, effective from February 24, 2025 to February 24, 2026, Guarantees in the field of construction works include: Bid guarantee, contract performance guarantee, advance payment refund guarantee, warranty guarantee, The Company makes a deposit at BIDV or pledges the deposit contract of the guaranteed party. As at 30 Sep 2026, the balance of BIDV Tien Giang's guarantee for the Company is **14,845,104,300** VND
- TICCO Construction Joint Stock Company has entered into a general credit limit agreement (No. 2301/24/TD/SME/058, dated July 1, 2024) with An Binh Commercial Joint Stock Bank (ABBANK) – Tien Giang Branch, with a credit limit of VND 50,000,000,000. The credit limit is valid for 12 months, from July 1, 2024, to July 1, 2025. The purpose of the credit facility is to finance working capital for construction projects funded by the State budget. The facility is intended for the issuance of various types of guarantees, including bid bonds, performance bonds, advance payment bonds, and warranty bonds. To secure these guarantees, the Company maintains cash deposits at ABBANK and has assigned the rights to receive payments arising from contracts signed directly with partners—where such payments are sourced from the State budget—as collateral. As of September 30, 2026, the outstanding balance of guarantees issued by An Binh Commercial Joint Stock Bank – Tien Giang Branch on behalf of the Company amounted to VND **940,964,000.**

13. Short-Term trade payables

	Sep 30th, 2026	Dec 31st, 2025
Payables for concrete manufacturing	424,791,623,201	405,365,667,433
Payables for construction	30,964,045,383	40,211,577,852
Payables for trading of building materials	761,184,150	359,285,408
Payables for repair and machining	3,335,925,045	1,936,936,366
Payables for trading of real estate	87,432,590	166,011,390
TOTAL	**459,940,210,369**	**448,039,478,449**
In which, other payables to related parties		
Testco Joint Stock Company	209,723,580	579,584,475

14. Short-term advances from customers

	Sep 30th, 2026	Dec 31st, 2025
Advances from trading of concrete	48,687,584,489	36,840,180,738
Advances from construction	70,620,916,071	125,143,782,084
Advances from trading of building materials	5,805,000	10,108,300
Advances from trading of real estate	121,889,973,442	181,818,860,176
Advances from mechanical construction	7,800,000	7,800,000
TOTAL	**241,212,079,002**	**343,820,731,298**

15. Statutory obligations

	Beginning balance		*Increase in the period*		*Ending balance*	
	Payable	*Overpayment (*)*	*Payable for the year*	*Payment made in the year*	*Payable*	*Overpayment (*)*
Value added tax	6,014,612,030	4,746,712,109	13,754,142,127	22,363,379,376	226,773,178	4,444,645,665
Import tax			1,182,798,636	1,182,798,636		
Corporate income tax	33,659,845,254	-	20,820,700,515	41,619,188,330	12,861,357,439	0
Personal income tax	1,534,327,610	31,748,845	3,448,805,366	4,785,518,537	197,614,439	94,462,195
Other taxes	3,619,193	-	627,625,874	627,572,467	3,672,600	0
TOTAL	**41,212,404,087**	**4,778,460,954**	**39,834,072,518**	**70,578,457,346**	**13,289,417,656**	**4,539,107,860**

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

16. Accrued expense

	Sep 30th, 2026	Dec 31st, 2025
Short-term		
Accrued cost of sale of real estate products	2,564,569,815	742,364,373
Construction costs	42,595,410,915	49,843,085,046
Interest expenses	1,565,343,457	1,163,532,445
Cost of concrete production	0	1,390,582,535
Others	840,245,415	851,068,512
Total short term accrued expense	**47,565,569,602**	**53,990,632,911**
Accrued cost of sale of real estate products	55,169,678,914	51,091,177,513
Total long term accrued expense	**55,169,678,914**	**51,091,177,513**

17. Other payables

	Sep 30th, 2026	Dec 31st,2025
Trade union fee	247,570,193	23,798,553
Deposits received	328,500,000	246,812,000
Others	1,690,808,668	3,909,709,150
Short-term other payable	**1,690,808,668**	**4,180,319,703**
In which, other payables to related parties	*13,186,591*	*13,186,591*
Deposits received	408,240,000	408,240,000
Long-term other payable	**408,240,000**	**408,240,000**

18. Short-term unearned revenue

	Sep 30th, 2026	Dec 31st, 2025
Revenue from advance rental of real estate	876,932,336	584.946.123
Total	**876,932,336**	**584.946.123**

19. Provisions

	Sep 30th, 2026	Dec 31st, 2025
a/ Short-term	**17,913,413,661**	**15,674,490,741**
Provision for warranty of mechanical constructions	116,869,563	116,869,563

	Sep 30th, 2026	Dec 31st, 2025
Provision for warranty of constructions	17,796,544,098	15,557,621,178
b/ Long-term	**7,406,200,592**	**6,900,564,834**
Provision for warranty of Gia Thuan 1 Industrial Cluster 1	7,406,200,592	6,900,564,834
Total	**25,319,614,253**	**22,575,055,575**

20. Bonus and welfare Fund

	Bonus fund	Welfare fund	Total
Beginning balance	**6,347,929,873**	**2,312,262,890**	**8,660,192,763**
Appropriation during the year	9,197,205,691	4,490,029,596	13,687,235,287
Utilization during the year	(2,776,900,000)	(1,446,317,000)	(4,223,217,000)
Ending balance	**12,768,235,564**	**5,355,975,486**	**18,124,211,050**

21. Owners' Equity

21.1 Increase and decrease in owners' equity

	Share capital	Share premium	Other owners' equity	Investment and development fund	Undistributed earnings	Non-controlling interests	Total
Beginning balance	**311,299,070,000**	**5,700,930,000**	**1,000,000,000**	**241,238,383,303**	**221.998.401.692**	**13,025,963,461**	**794,262,748,456**
Net profit for the year	-	-	-	-	86,580,811,344	1,180,804,701	87,761,616,045
Appropriation to funds from	-	-	-	32,770,444,906	(46,168,151,531)	(289,528,662)	(13,687,235,287)
Issuance of shares as dividends	40,464,000,000	-	2,750,000,000	-	(43,214,000,000)	-	0
Cash dividend	-	-	-	-	(62,259,814,000)	(825,000,000)	(63,084,814,000)
Associate's appropriation to bonus and welfare fund	-	-	-	-	(27,704,745)	-	(27,704,745)
Ending balance	**351,763,070,000**	**5,700,930,000**	**3,750,000,000**	**274,008,828,209**	**156,909,542,760**	**13,092,239,500**	**805,224,610,469**

21.2 Shares

	Sep 30th, 2026	Dec 31st, 2025
Authorized shares	35,176,307	31,129,907
Shares issued and fully paid	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
Share par value	10.000 VND/share	10.000 VND/share

VI. Notes for items presented on the income statement:

1. Revenue from sale of goods and rendering of services

	9 months 2026	9 months 2025
a) Total revenue		
Revenue from sale of concrete and building materials	1,113,408,852,704	1,161,722,010,273
Revenue from construction and machining	377,542,913,119	264,898,814,974
Revenue from trading of real estate	131,163,391,497	264,732,892,945
Revenue from services rendered	10,468,574,514	14,305,039,265
b) Revenue deductions		
Net revenue	**1,632,583,731,834**	**1,705,658,757,457**

2. Cost of goods and rendering of services

Cost of concrete and building materials sold	871,739,230,335	918,126,301,422
Cost of construction and machining	352,212,814,281	246,832,918,964
Cost of trading of real estate	64,664,134,703	149,771,115,024
Cost of services rendered	6,288,505,348	10,058,351,670
Total	**1,294,904,684,667**	**1,324,788,687,080**

3. Finance income

Interest income from deposits at banks	5,718,382,947	4,882,857,186
Realized foreign exchange gains	15,910,255	23,563,928
Total	**5,734,293,202**	**4,906,421,114**

4. Finance expense

Interest expenses	22,452,077,740	19,103,920,000
Realized foreign exchange losses	195,899,368	276,067,297
Total	**22,647,977,108**	**19,379,987,297**

5. Selling expense

	9 months 2026	9 months 2025
Staff expenses	17,048,295,763	18,583,564,511
Materials and packages expenses	34,768,557,185	28,454,538,643
Tools and supplies	40,530,686	106,196,994

	9 months 2026	9 months 2025
Depreciation	10,137,349,943	12,255,821,689
Provision expenses	3,380,529,221	
External services	94,648,986,627	105,649,386,869
Others	5,677,131,332	8,021,948,893
Total	**165,701,380,757**	**173,076,457,599**

6. General and administrative expense

Staff expenses	22,230,819,764	23,331,884,837
Office supply expenses	1,155,361,819	833,804,674
Office equipment expenses	1,973,116,120	1,446,515,908
Fixed asset depreciation	4,153,557,527	2,667,656,934
Taxes, fees and charge	508,964,851	508,390,729
Provision expenses	6,732,869,333	1,892,069,239
External services	2,380,209,215	2,254,872,567
Others	10,346,353,432	13,267,446,796
Total	**49,481,252,061**	**46,202,641,684**

7. Other incomes

Reversal of provision for warranty of constructions		1,173,893,176
Gains from disposal of assets	638,804,714	395,370,372
Others	179,603,578	205,239,962
Total	**818,408,292**	**2,113,661,927**

8. Other expense

Others	181,345,236	2,132,878,196
Total	**181,345,236**	**2,132,878,196**

9. Corporate income tax

Current tax expense	20,820,700,516	31.390.197.299
Deferred tax expense	(2,300,681,540)	(3.790.653.540)
Total	**18.520.018.976**	**27.599.543.759**

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

- For production and business activities in My Tho Industrial Park of TICCO Concrete Company

Limited, TICCO Concrete Company Limited enjoys corporate income tax incentives: Corporate income tax rate at a rate of 15% calculated on taxable income within 12 years since the project started business operations (2007) and 20% (tax rate applied from 2016) in the following years. according to. TICCO Concrete Company Limited is exempt from corporate income tax for 3 years from the first year of profitable business (from 2008 to 2010) and is reduced by 50% for the next 7 years (from 2011 to 2011). 2017), in 2018 the company applies a tax rate of 15%. In 2026, TICCO Concrete Company Limited applies a tax rate of 20%.

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

10. Earnings per share

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

- **Basic earnings per share**

	9 months 2026	9 months 2025
Profit after tax (VND)	**86,533,213,872**	**116,895,922,175**
Appropriation to Bonus and welfare funds (*) (VND)	(6,922,657,110)	(9,351,679,374)
Net profit after tax attributable to ordinary shareholders (VND)	**79,610,556,762**	**107,544,312,801**
Weighted average number of ordinary shares outstanding	35,176,307	35,176,307
Basic earnings per share	**2,264**	**3,057**

- **Diluted earnings per share**

Net profit after tax attributable to ordinary shareholders (VND)	**79,610,556,762**	**107,544,312,801**
Adjustments to profit after corporate income tax to calculate profit attributable to ordinary shareholders when determining diluted earnings per share (VND)		
Net profit attributable to ordinary shareholders equity holders adjusted for the effect of dilution (VND)	**79,610,556,762**	**107,544,312,801**
Weighted average number of ordinary shares outstanding	35,176,307	35,176,307

Weighted average number of ordinary shares expected to be issued		
Weighted average ordinary shares outstanding adjusted for the effect of dilution	**35,176,307**	**35,176,307**
Diluted earnings per share	**2,264**	**3,057**

VII. OTHER INRORMATIONS

1. Transactions with related parties

Related Party	Relationship
1. Testco Joint Stock Company	Associate
2. Mrs Pham Thi Tuyet Dung	Insider's relation to Mr. Vu Huy Giap

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

	9 months 2026	9 months 2025
Testco Joint Stock Company		
Testing service	796,173,308	1,053,163,000
Dividend received	70,200,000	70,200,000
Mrs. Pham Thi Tuyet Dung		
Land use rights	0	4,409,131,850

The company has debt balances with related parties as follows

	Sep 30th, 2026	Dec 31st, 2025
Testco Joint Stock Company		
Short-term trade payables	209,723,580	579,584,475
Other short-term payables	13,186,591	13,186,591

3. Commitments

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

- Land sublease contract No. 01/HD/TLD dated 15 November 2003, contract annex dated 15 November 2003 and annex No. 01 dated 18 November 2004, annex No. 02 dated 28 August 2008 between 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 Commune, My Tho City, Tien Giang Province, the lease term is 44 years starting from 15 November 2003, the rental unit price is 0.6 USD/m²/year.
- Land lease contract No. 38/HD.BB dated 19 July 2006 and Contract annex No. 01 dated 28 August 2008 between 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 Commune, Tien Giang Province, the lease term is 40 years, starting from 19 July 2006, the rental unit price is 1USD/m²/year.
- Land lease contract No. 2166/HDTD dated 23 December 2008 between Tien Giang Construction

and Investment Joint Stock Company and the People's Committee of Tien Giang Province on the lease of 21,482.4 m² of land at 490 Dinh Bo Linh, Ward 9, My Tho City, Tien Giang Province, Vietnam for the Company's office, the lease term is from 25 November 2008 to 01 January 2047. Land lease contract annex No. 2160/PLHD dated 18 May 2020 changes from annual land rental payment to one-off land rental payment for the entire lease period for an area of 7,692.8 m² of land for non-agricultural production establishments. The leased land area with annual rental payment is 13,789.6 m², the annual land rent is VND 369,074,843.

- Land lease contract No. 1701/HDTD dated 24 April 2017 between Tien Giang Construction and Investment Joint Stock Company and the People's Committee of Tien Giang Province on the lease of 1,822.3 m² of land at 490 Dinh Bo Linh, Ward 9, My Tho City, Tien Giang Province, Vietnam, the lease term is from 22 March 2017 to 01 January 2047, the annual land rent is VND 13,638,093.
- Land lease contract No. 5125/HDTD dated 15 December 2016 between Tien Giang Construction and Investment Joint Stock Company and the People's Committee of Tien Giang Province on the lease of 118,574.5 m of land in Hamlet 4, Tan Lap Commune 1 , Tan Phuoc District, Tien Giang Province for the investment construction project of a factory producing precast concrete and commercial concrete, the lease term is from 27 October 2015 to 27 October 2065, the annual land rent is VND 249,006,450.

4. Comparative figures:

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

Dong Thap, October 24th, 2026

Prepared	Chief accountant	General Director
Huynh Thi My Huong	Huynh Thi My Huong	Vu Huy Giap

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ XÂY DỰNG TIỀN GIANG

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