TỔNG CÔNG TY IDICO – CTCP **IDICO CORPORATION - JSC**	**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM** **Độc lập - Tự do - Hạnh phúc**
Số/No: 996 /TCT-BTCV/v: công bố thông tin định kỳ Báo cáo tài chính *Abt: Periodic information disclosure of financial statements*	**THE SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom - Happiness** *TP. HCM, ngày 28 tháng 10 năm 2026* *HCM City, October 28th, 2026*

Kính gửi/To: **Sở Giao dịch Chứng khoán Hà Nội/*Hanoi Stock Exchange***

Thực hiện quy định tại khoản 3, khoản 4 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Tổng công ty IDICO - CTCP thực hiện công bố thông tin Báo cáo tài chính Quý 3 năm 2026 với Sở Giao dịch Chứng khoán Hà Nội như sau:

Complying with Provision no.3, 4 - Article 14 of Circulars 96/2020/TT-BTC dated 16/11/2020 of Ministry of Finance about providing guidelines on disclosure of information on securities market, IDICO Corporation - JSC discloses information on financial statements for Quarter 3,2026 as below:

1. Tên tổ chức/*Organization*: Tổng công ty IDICO - CTCP/*IDICO Corporation - JSC*

- Mã chứng khoán/*Stock Symbol*: **IDC**

- Địa chỉ/*Address*: 151A Nguyễn Đình Chiểu, Phường Xuân Hòa, Thành phố Hồ Chí Minh/*151A Nguyen Dinh Chieu Street, Xuan Hoa Ward, Ho Chi Minh City.*

- Điện thoại liên hệ/*Tel*: (028)3843 8883 - 3935 1901 - Fax: (028)3931 2705

- E-mail: headoffice@idico.com.vn - Website: www.idico.com.vn

2. Nội dung thông tin công bố/*Information disclosure:*

- Báo cáo tài chính Quý 3 năm 2026/*Financial statements for Quarter 3,2026*:

☒ Báo cáo tài chính riêng/*Separate financial statements*;

☒ Báo cáo tài chính hợp nhất (Tổ chức niêm yết có công ty con)/*Consolidated financial statements (Public company is a parent company with subsidiaries)*;

- Các trường hợp phải giải trình nguyên nhân/*Events that need to be explained*:

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp thuận toàn phần đối với Báo cáo tài chính/*Auditor's report on the audit of such financial statements and its explanation about any qualified opinions on financial statements:*

☐ Có/Yes ☐ Không/No

Văn bản giải trình trong trường hợp tích có/*Explaination documents, if any*:

☐ Có/Yes ☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại /*Profit after tax of the reporting period between before and after audit increases/decreases by at least 5%, or changed from a positive number to a negative number or vice:*

☐ Có/Yes ☐ Không/No

Văn bản giải trình trong trường hợp tích có/*Explaination documents, if any*:

☐ Có/Yes ☐ Không/No

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo có thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/*Profit after tax in the income statement of the reporting period increases/decreases by at least 10% compared to that of the same reporting period in the previous year*:

☒ Có/Yes ☐ Không/No

Văn bản giải trình trong trường hợp tích có/*Explaination documents, if any*:

☒ Có/Yes ☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/*Profit after tax of the reporting period is negative, year over year profit is changed from a positive number to a negative number or vice versa*:

☐ Có/Yes ☒ Không/No

Văn bản giải trình trong trường hợp tích có/*Explaination documents, if any*:

☐ Có/Yes ☒ Không/No

Thông tin này đã được công bố trên trang thông tin điện tử của Tổng công ty IDICO – CTCP vào ngày 28/10/2026 tại đường dẫn: ***http://www.idico.com.vn***, mục Quan hệ nhà đầu tư.

All information above have been posted on October 28th, 2026 on the company website at: ***http://www.idico.com.vn***, *article "Investor Relations".*

3. Báo cáo về các giao dịch có giá trị từ 35% tổng tài sản trở lên/*Report about transactions with value equal to or above 35% of total assets*: Không/*No.*

Chúng tôi cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung thông tin đã công bố.

We declare that all information provided in this paper is true and we shall be legally responsible for any mispresentation.

Nơi nhận/Recipients:
- Như trên/*As stated above*;
- Website IDICO/*IDICO website*;
- Lưu: HC, KT/*Kept at Administrative dept, Accounting dept.*

NGƯỜI THỰC HIỆN CÔNG BỐ THÔNG TIN
PHÓ TỔNG GIÁM ĐỐC
INFORMATION DISCLOSURE REPRESENTATIVE
DEPUTY GENERAL DIRECTOR

M.S.D.N: 0302177966 - C.T.C.P
TỔNG CÔNG TY IDICO - CTCP
THÀNH PHỐ HỒ CHÍ MINH

NGUYỄN VIỆT TUẤN

IDICO Corporation - JSC

Interim consolidated financial statements

For the third quarter of 2026

CONTENTS

	Pages
General information	1
Report of the management	2
Consolidated statement of financial position	3 - 6
Consolidated income statement	7 - 8
Consolidated cash flow statement	9 - 10
Notes to the interim consolidated financial statements	11 - 65

IDICO Corporation - JSC

GENERAL INFORMATION

THE COMPANY

IDICO Corporation - JSC ("the Company") was formerly a State-owned enterprise established in accordance with the Decision No.26/2000/QD-BXD issued by the Ministry of Construction on 6 December 2000 and incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprises Registration Certificate ("ERC") No. 0302177966 issued by the Department of Planning and Investment (currently known as the Department of Finance) of Ho Chi Minh City on 30 June 2010, as amended.

The Company was equitized as a shareholding company in accordance with the Decision No. 776/QD-TTg issued by the Prime Minister on 2 June 2017. This equitization was formalized by the Department of Finance of Ho Chi Minh City through the issuance of the 2nd amended ERC on 1 March 2018.

The Company's shares were registered for trading on the Hanoi Stock Exchange ("HNX") with the code of IDC in accordance with the Decision No. 739/QD-SGDHN issued by HNX on 6 November 2019.

The current principal activities of the Company are to invest in construction and trade of infrastructure development in urban areas, industrial parks, electricity trading production.

The Company's head office is located at 151A Nguyen Dinh Chieu Street, Xuan Hoa Ward, Ho Chi Minh City, Vietnam. Also, the Company has two (2) representative offices, including: one (1) representative office located at 32nd Floor, Pearl Plaza Building, No. 561A Dien Bien Phu Street, Thanh My Tay Ward, Ho Chi Minh City, Vietnam and one (1) representative office located at 40th Floor, Pearl Tower Building, No. 1 Chau Van Liem Street, Nam Tu Liem Ward, Hanoi City, Vietnam; and three (3) branches located in other cities/provinces of Vietnam.

BOARD OF DIRECTORS

The members of the Board of Directors during the period and at the date of this report are:

Ms Nguyen Thi Nhu Mai	Chairwoman
Mr Dang Chinh Trung	Member
Mr Nguyen Viet Tuan	Member
Ms Tran Thuy Giang	Member
Mr Ton That Anh Tuan	Independent member

AUDIT COMMITTEE

The members of the Audit Committee during the period and at the date of this report are:

Mr Ton That Anh Tuan	Head
Ms Tran Thuy Giang	Member

MANAGEMENT

The members of the management during the period and at the date of this report are:

Mr Dang Chinh Trung	General Director	
Mr Nguyen Hong Hai	Deputy General Director	
Mr Nguyen Viet Tuan	Deputy General Director	
Mr Dang Viet Dung	Deputy General Director	assigned on 7 August 2026

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr Dang Chinh Trung.

Mr Nguyen Viet Tuan is authorized by Mr Dang Chinh Trung to sign the accompanying interim consolidated financial statements for the period ended 30 September 2026 in accordance with the Letter of Authorization No 29/UQ-TCT dated 27 July 2023.

REPORT OF MANAGEMENT

The management of IDICO Corporation - JSC ("the Company") is pleased to present this report and the interim consolidated financial statements of the Company and its subsidiaries (collectively referred to as the "Group") for the period ended 30 September 2026.

THE MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The management is responsible for the interim consolidated financial statements of each financial period which give a true and fair view of the consolidated financial position of the Group and of the consolidated results of its operations and its consolidated cash flows for the period. In preparing those interim consolidated financial statements, the management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim consolidated financial statements; and
- prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue its business.

The management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the consolidated financial position of the Group and for ensuring that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The management confirmed that it has complied with the above requirements in preparing the accompanying interim consolidated financial statements.

STATEMENT BY THE MANAGEMENT

The management, does hereby state that, in its opinion, the accompanying interim consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 30 September 2026 and of the consolidated results of its operations and its consolidated cash flows for the period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of interim consolidated financial statements.

28 October 2026

DEPUTY GENERAL DIRECTOR

TỔNG CÔNG TY IDICO - CTCP

Nguyen Viet Tuan

TỔNG CÔNG TY IDICO - CTCP

Digitally signed by TỔNG CÔNG TY IDICO - CTCP
Date: 2026.10.28 17:19:30+07'00'

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

VND

ASSETS	Code	Notes	Ending balance	Beginning balance
A. CURRENT ASSETS	**100**		**16,599,453,089,891**	**15,950,758,854,507**
I. Cash and cash equivalents	***110***	***4***	***469,934,018,621***	***553,943,475,131***
1. Cash	111		176,602,664,768	78,561,249,834
2. Cash equivalents	112		293,331,353,853	475,382,225,297
II. Current investment	***120***		***6,574,446,666,848***	***6,913,846,164,629***
1. Held-to-maturity investments	123	5	6,574,446,666,848	6,913,846,164,629
III. Current receivables	***130***		***1,306,232,213,691***	***1,049,433,012,891***
1. Short-term trade receivables	131	6	773,121,823,110	782,943,925,907
2. Short-term advances to suppliers	132	7	289,277,731,014	78,698,417,837
3. Other short-term receivables	135	8	342,109,190,490	285,326,702,446
4. Provision for short-term doubtful receivables	136	9	(98,276,530,923)	(97,536,033,299)
IV. Inventory	***140***	***10***	***8,160,746,512,715***	***7,392,560,420,119***
1. Inventories	141		8,164,307,189,117	7,396,121,096,521
2. Provision for diminution in value of inventories	142		(3,560,676,402)	(3,560,676,402)
V. Other current assets	***160***		***88,093,678,016***	***40,975,781,737***
1. Short-term deferred expenses	161	17	23,190,285,518	7,442,816,180
2. Deductible value-added tax	162	18	42,417,963,222	24,120,909,607
3. Tax and other receivables from the State	163	18	5,853,025,166	9,412,055,950
4. Other short-term assets	165		16,632,404,110	-

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

As at 30 September 2026

VND

ASSETS	Code	Notes	Ending balance	Beginning balance
B. NON-CURRENT ASSETS	**200**		**7,032,218,819,832**	**7,250,731,825,016**
I. Non-current receivables	***210***		***78,900,691,477***	***80,679,051,649***
1. Long-term trade receivables	211	6	4,920,701,043	6,699,061,215
2. Other long-term receivables	215	8	94,068,879,500	94,068,879,500
3. Provision for long-term doubtful receivables	216	9	(20,088,889,066)	(20,088,889,066)
II. Fixed assets	***220***		***2,785,732,914,155***	***2,930,540,421,499***
1. Tangible fixed assets	221	11	2,678,271,263,624	2,822,176,399,794
Cost	222		6,605,788,261,466	6,548,445,626,733
Accumulated depreciation	223		(3,927,516,997,842)	(3,726,269,226,939)
2. Intangible fixed assets	227	12	107,461,650,531	108,364,021,705
Cost	228		124,812,183,321	124,392,183,321
Accumulated amortisation	229		(17,350,532,790)	(16,028,161,616)
III. Investment properties	***240***	***13***	***2,623,257,353,393***	***2,571,284,071,639***
1. Cost	241		3,890,924,498,400	3,744,967,303,501
2. Accumulated depreciation	242		(1,267,667,145,007)	(1,173,683,231,862)
IV. Non-current assets in progress	***250***		***981,153,800,503***	***1,003,161,554,438***
1. Long-term work in progress	251	14	342,606,678,755	342,417,469,429
2. Construction in progress	252	15	638,547,121,748	660,744,085,009
V. Non-current investments	***260***		***114,546,952,274***	***210,787,245,431***
1. Investments in jointly controlled entities and associates	262	16.1	40,275,027,190	40,514,409,143
2. Investment in other entities	263	16.2	74,271,925,084	74,271,925,084
3. Provision for diminution in value of long-term investments in other entities	264	16.2	-	(3,999,088,796)
4. Held-to-maturity investments	265	5	-	100,000,000,000
VI. Other non-current assets	***270***		***448,627,108,030***	***454,279,480,360***
1. Long-term deferred expenses	271	17	180,298,682,939	190,956,577,259
2. Deferred tax assets	272	36.3	247,012,171,306	232,844,694,275
3. Long-term tools, supplies and spare parts	273		12,429,041,958	12,493,557,272
4. Goodwill	279	20	8,887,211,827	17,984,651,554
TOTAL ASSETS (280 = 100 + 200)	**280**		**23,631,671,909,723**	**23,201,490,679,523**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

As at 30 September 2026

VND

RESOURCES	Code	Notes	*Ending balance*	Beginning balance
C. LIABILITIES	**300**		**14,273,143,387,664**	**14,938,459,787,767**
I. Current liabilities	***310***		***5,159,493,652,033***	***5,711,948,426,087***
1. Short-term trade payables	311	21	313,092,751,927	324,182,914,400
2. Short-term advances from customers	312	22	97,069,819,959	245,394,287,669
3. Dividends and profits payables	313	23	20,050,035,844	6,977,805,719
4. Short-term statutory obligations	314	18	422,052,584,363	660,729,043,377
5. Payables to employees	315		60,589,652,002	52,888,615,808
6. Short-term accrued expenses	316	24	1,127,672,690,531	1,104,713,080,258
7. Short-term deferred revenues	319	25	282,089,886,957	193,857,651,139
8. Other short-term payables	320	26	529,500,151,386	481,441,900,418
9. Short-term loan and finance lease obligations	321	28	2,282,393,246,891	2,611,815,438,113
10. Short-term provisions	322		1,278,159,720	2,490,057,401
11. Bonus and welfare fund	323		23,704,672,453	27,457,631,785
II. Non-current liabilities	***330***		***9,113,649,735,631***	***9,226,511,361,680***
1. Long-term deferred revenues	337	25	5,311,098,121,575	5,437,927,157,545
2. Other long-term liabilities	338	26	48,898,919,274	33,353,393,931
3. Long-term loans and finance lease obligations	339	28	3,214,731,556,775	3,265,348,897,640
4. Deferred tax liabilities	342	36.3	52,921,436,047	52,482,180,800
5. Long-term provisions	343	27	485,999,701,960	437,399,731,764

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

As at 30 September 2026

VND

RESOURCES	Code	Notes	Ending balance	Beginning balance
D. OWNERS' EQUITY	**400**	**29.1**	**9,358,528,522,059**	**8,263,030,891,756**
1. Owner's contributed capital	411		4,174,468,640,000	3,794,988,230,000
- *Ordinary shares with voting rights*	*411a*		*4,174,468,640,000*	*3,794,988,230,000*
2. Share premium	412		44,302,834,297	44,302,834,297
3. Other owners' capital	414		254,930,082,784	227,022,882,784
4. Asset revaluation reserve	416		(43,500,578,195)	(43,500,578,195)
5. Investment and development fund	418		714,448,874,011	714,448,874,011
6. Undistributed earnings	420		2,110,716,910,334	1,722,111,920,501
- *Undistributed earnings by the end of prior period*	*420a*		*737,470,628,181*	*359,568,694,549*
- *Undistributed earnings of current period*	*420b*		*1,373,246,282,153*	*1,362,543,225,952*
7. Non-controlling interests	429		2,103,161,758,828	1,803,656,728,358
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	**440**		**23,631,671,909,723**	**23,201,490,679,523**

Approved, 28 October 2026

PREPARER	CHIEF ACCOUNTANT	DEPUTY GENERAL DIRECTOR
Nguyen Thi Kim Phung	Tran Ngoc Sang	Nguyen Viet Tuan

INTERIM CONSOLIDATED INCOME STATEMENT

For the period ended 30 September 2026

VND

ITEMS	Code	Notes	The third quarter of 2026	The third quarter of 2025	Current period	Previous period
1. Revenue from sale of goods and rendering of services	01	30.1	2,075,622,272,669	2,871,423,273,613	5,831,803,590,028	6,428,105,460,754
2. Revenue deductions	02	30.1	47,242,778	93,800,926	214,540,159	93,800,926
3. Net revenue from sale of goods and rendering of services (10 = 01 - 02)	10	30.1	2,075,575,029,891	2,871,329,472,687	5,831,589,049,869	6,428,011,659,828
4. Cost of goods sold and services rendered	11	32	1,403,796,161,144	1,614,206,888,266	3,922,065,492,542	4,074,980,483,625
5. Gross profit from sale of goods and rendering of services (20 = 10 - 11)	20		671,778,868,747	1,257,122,584,421	1,909,523,557,327	2,353,031,176,203
6. Finance income	22	30.2	154,229,863,294	84,797,217,769	430,481,332,346	212,852,283,585
7. Finance expenses	23	31	52,840,083,513	34,133,582,233	168,464,724,332	103,093,067,061
- In which: Interest expenses	*24*		*56,371,280,831*	*33,912,013,940*	*171,532,890,330*	*98,580,181,973*
8. Selling expenses	25	33	19,889,816,498	26,561,121,573	60,532,337,506	76,344,185,171
9. General and administrative expenses	26	33	85,810,249,675	70,669,003,009	207,310,305,581	209,064,005,230
10. Shares of profit of associates, joint ventures	27	16.1	(281,360,276)	(139,003,519)	545,385,374	(121,948,670)
11. Operating profit {30 = 20 + 22 - (23 + 25 + 26) + 27}	30		667,187,222,079	1,210,417,091,856	1,904,242,907,628	2,177,260,253,656
12. Other income	31	35	14,240,684,816	9,812,198,684	47,499,622,573	87,752,537,395
13. Other expenses	32		7,593,516,979	1,736,562,513	24,675,644,781	6,486,978,581
14. Other profit (40 = 31 - 32)	40		6,647,167,837	8,075,636,171	22,823,977,792	81,265,558,814
15. Accounting profit before tax (50 = 30 + 40)	50		673,834,389,916	1,218,492,728,027	1,927,066,885,420	2,258,525,812,470

INTERIM CONSOLIDATED INCOME STATEMENT (continued)

For the period ended 30 September 2026

VND

ITEMS	Code	Notes	The third quarter of 2026	The third quarter of 2025	Current period	Previous period
16. Current corporate income tax expense	51	36.1	136,080,032,572	265,623,067,711	399,179,197,081	476,991,454,283
17. Deferred tax income	52	36.3	(2,620,565,441)	(28,267,841,672)	(13,728,221,784)	(32,551,595,625)
18. Net profit after corporate income tax (60 = 50 - 51 - 52)	60		540,374,922,785	981,137,501,988	1,541,615,910,123	1,814,085,953,812
19. Net profit after tax attributable to shareholders of the parent	61		492,839,952,222	841,835,881,584	1,373,246,282,153	1,482,687,893,336
20. Net profit after tax attributable to non-controlling interests	62		47,534,970,563	139,301,620,404	168,369,627,970	331,398,060,476
21. Basic earnings per share	70	29.5	1,181	2,012	3,290	3,537
22. Diluted earnings per share	71	29.5	1,181	2,012	3,290	3,537

Approved, 28 October 2026

PREPARER	CHIEF ACCOUNTANT	DEPUTY GENERAL DIRECTOR
Nguyen Thi Kim Phung	Tran Ngoc Sang	Nguyen Viet Tuan

INTERIM CONSOLIDATED CASH FLOW STATEMENT

For the period ended 30 September 2026

VND

ITEMS	Code	Notes	Current period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	**01**		**1,927,066,885,420**	**2,258,525,812,470**
2. Adjustments for:				
- Depreciation and amortization	02	34	311,256,986,893	292,270,049,735
- Provisions	03		44,129,481,343	56,573,314,069
- Foreign exchange gains/losses arising from revaluation of monetary accounts denominated in foreign currencies	04		17,137,387	(65,368,055)
- Profits from investing activities and financing activities	05		(394,275,902,657)	(260,819,938,879)
- Borrowing costs	06	31	171,532,890,330	98,580,181,973
3. Operating profit before changes in working capital	**08**		**2,059,727,478,716**	**2,445,064,051,313**
- Increase, decrease in receivables	09		(244,984,998,648)	(611,220,415,517)
- Increase, decrease in inventories	10		(649,006,633,113)	500,368,933,321
- Increase, decrease in payables (other than interest, corporate income tax)	11		(59,043,948,279)	26,532,804,959
- Increase, decrease in deferred expenses	12		(5,089,575,018)	34,529,961,204
- Borrowing costs paid	14		(292,168,414,962)	(156,316,936,324)
- Corporate income tax paid	15	18	(582,574,282,619)	(515,809,975,980)
- Other cash outflows for operating activities	17		(15,259,404,645)	(22,093,867,372)
-				
Net cash flows from operating activities	**20**		**211,600,221,432**	**1,701,054,555,604**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Payment for the purchase, construction of fixed assets and other long-term assets	21		(357,115,441,830)	(560,353,035,444)
2. Proceeds from disposals of fixed assets	22		8,772,770,000	79,714,387,912
3. Placements in bank deposits and lending	23		(6,926,561,260,686)	(5,774,118,448,310)
4. Collections from term deposits	24		7,409,790,619,586	2,642,814,016,860
5. Interest and dividends received	27		371,097,975,837	174,110,162,590
Net cash flows from investing activities	**30**		**505,984,662,907**	**(3,437,832,916,392)**

INTERIM CONSOLIDATED CASH FLOW STATEMENT (continued)

For the period ended 30 September 2026

VND

ITEMS	Code	Notes	Current period	Previous period
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Capital contribution from non-controlling interest	31		288,995,022,000	3,080,000,000
2. Drawdown of borrowings	33	28	3,207,584,664,005	4,991,459,011,179
3. Repayment of borrowings	34	28	(3,587,624,196,092)	(4,008,076,628,124)
4. Dividends paid	36		(710,532,693,375)	(646,100,636,720)
Net cash flows from financing activities	**40**		**(801,577,203,462)**	**340,361,746,335**
Net cash flow for the period (50 = 20+30+40)	**50**		**(83,992,319,123)**	**(1,396,416,614,453)**
Cash and cash equivalents at beginning of the period	**60**		**553,943,475,131**	**2,188,037,806,317**
Effect of exchange rate fluctuation	61		(17,137,387)	65,368,055
Cash and cash equivalents at end of the period (70 = 50 + 60 + 61)	**70**	**4**	**469,934,018,621**	**791,686,559,919**

Approved, 28 October 2026

PREPARER	CHIEF ACCOUNTANT	DEPUTY GENERAL DIRECTOR
Nguyen Thi Kim Phung	Tran Ngoc Sang	Nguyen Viet Tuan

1. CORPORATE INFORMATION

IDICO Corporation - JSC ("the Company") was formerly a State-owned enterprise established in accordance with the Decision No.26/2000/QD-BXD issued by the Ministry of Construction on 6 December 2000 and incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprises Registration Certificate ("ERC") No. 0302177966 issued by the Department of Planning and Investment (currently known as the Department of Finance) of Ho Chi Minh City on 30 June 2010, as amended.

On 2 June 2017, the Company was equitized as a shareholding company in accordance with the Decision No. 776/QD-TTg issued by the Prime Minister. This equitization was formalized by the Department of Finance of Ho Chi Minh City through the issuance of the 2nd amended ERC on 1 March 2018.

The Company's shares were registered for trading on the Hanoi Stock Exchange ("HNX") with the code of IDC in accordance with the Decision No. 739/QD-SGDHN issued by HNX on 6 November 2019.

The current principal activities of the Company are to invest in construction and trade of infrastructure development in urban areas, industrial parks, electricity trading production.

The Company's registered head office is located at 151A Nguyen Dinh Chieu Street, Xuan Hoa Ward, Ho Chi Minh City, Vietnam. Also, the Company has two (2) representative offices, including: one (1) representative office located at 32nd Floor, Pearl Plaza Building, No. 561A Dien Bien Phu Street, Thanh My Tay Ward, Ho Chi Minh City, Vietnam and one (1) representative office located at 40th Floor, Pearl Tower Building, No. 1 Chau Van Liem Street, Nam Tu Liem Ward, Hanoi City, Vietnam; and three (3) branches located in other cities/provinces of Vietnam.

The number of the Group's employees as at 30 September 2026 was 1,069 (31 December 2025: 1,069).

Corporate structure

As at 30 September 2026, the Company invested in 17 direct subsidiaries (31 December 2025: 17 direct subsidiaries) are consolidated into the Company's interim consolidated financial statements:

Name of subsidiaries	*Location*	*Operation*	*% voting right*	*% ownership*
(1) IDICO Tien Giang JSC ("IDICO-ITC")	Dong Thap Province	Industrial zone infrastructure business	65.00%	65.00%
(2) IDICO Ninh Binh JSC ("IDICO-INC")	Ninh Binh Province	Industrial zone infrastructure business	75.00%	75.00%
(3) IDICO Vinh Quang JSC ("IDICO-IVC")	Hai Phong City	Industrial zone infrastructure business	99.99%	99.99%
(4) IDICO Urban and Industrial Zone Development Limited Company ("IDICO-URBIZ")	Dong Nai City	Investment, industrial zone infrastructure business and construction	100.00%	100.00%
(5) IDICO Srok Phu Mieng Hydro Power JSC ("IDICO-SHP")	Dong Nai City	Manufacturing and trading electricity and clean water	51.78%	51.78%
(6) IDICO Infrastructure Development Investment JSC ("IDICO-IDI")	Ho Chi Minh City	BOT and construction	61.78%	59.68%
(7) IDICO Urban and House Development Investment JSC ("UDICO")	Dong Nai City	Electricity trading and construction	64.51%	64.51%

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

Name of subsidiaries	*Location*	*Operation*	*% voting right*	*% ownership*
(8) IDICO Industrial Zone Service Limited Company ("IDICO-ISC")	Dong Nai City	Construction, investment and industrial zone infrastructure business	100.00%	100.00%
(9) IDERGY JSC ("IDERGY")	Ho Chi Minh City	Manufacturing, electricity distribution and construction	99.99%	99.99%
(10) Que Vo IDICO Urban and Industrial Development Investment JSC ("IDICO-QUE VO")	Bac Ninh Province	Industrial zone infrastructure business	54.94%	54.94%
(11) IDICO Long An Investment Construction JSC ("IDICO-LINCO")	Tay Ninh Province	Real estate investment, trading and construction	51.00%	51.00%
(12) IDICO Investment Construction Oil and Natural Gas JSC ("IDICO-CONAC")	Ho Chi Minh City	Investment industrial zone infrastructure trading and construction	51.00%	51.00%
(13) IDICO Material Development and Construction Investment JSC ("IDICO-MCI")	Dong Nai City	Manufacturing and trading building materials	91.52%	91.52%
(14) IDICO No. 10 Investment Construction JSC ("IDICO-INCO 10")	Can Tho City	Construction	99.18%	99.18%
(15) Thai Binh IDICO Construction and Investment JSC ("IDICO-TCC")	Hung Yen Province	Construction	98.40%	98.40%
(16) IDICO Ha Nam JSC ("IDICO-IHC")	Ninh Binh Province	Real estate business	99.98%	99.98%
(17) VTA Global Port JSC ("VTA Global Port") *(i)*	Ho Chi Minh City	Other civil engineering construction	51.00%	0.00%

(i) In accordance with Resolution No. 66/NQ-TCT of the Board of Directors dated 23 October 2025, the Company established VTA Global Port JSC. At the date of this report, the Company is in the process of completing the legal procedures for the contribution of assets to VTA Global Port with a value of VND 306,000,000,000, corresponding to a 51.00% ownership interest.

2. BASIS OF PREPARATION

2.1 *Accounting standards and system*

The interim consolidated financial statements of the Company and its subsidiaries ("the Group") expressed in Vietnam dong ("VND"), are prepared in compliance 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 interim 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 consolidated financial position and consolidated results of operations and consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 *Applied accounting documentation system*

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

2.3 *Reporting period*

The Group's fiscal year applicable for the preparation of its interim consolidated financial statements starts on 1 January and ends on 31 December.

These interim consolidated financial statements are prepared for the nine-month accounting period ended 30 September 2026.

2.4 *Accounting currency*

The interim consolidated financial statements are prepared in VND which is also the Group's accounting currency.

2.5 *Basis of consolidation*

The interim consolidated financial statements comprise the interim financial statements of the Company and its subsidiaries for the period ended 30 September 2026.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The interim financial statements of the Company and its subsidiaries are prepared for the same reporting period and using consistent accounting policies.

All intra-group balances, income and expenses and unrealized gains or losses resulting from intra-group transactions are eliminated in full.

2. BASIS OF PREPARATION (continued)

2.5 *Basis of consolidation (continued)*

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the interim consolidated income statement and within equity in the interim consolidated statement of financial position.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded to the account of undistributed earnings.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Changes in accounting policies and disclosures*

The accounting policies adopted by the Group in preparation of the interim consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025 and the interim consolidated financial statements for the period ended 30 September 2025 except for the changes in the accounting policies arising from the initial adoption of Circular No. 99/2025/TT-BTC.

3.1.1 *Changes in accounting policies due to the adoption of new accounting regulations: Circular No. 99/2025/TT-BTC guiding the Vietnamese Enterprise Accounting System*

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC guiding the Vietnamese Enterprise Accounting System ("Circular 99"), which replaces Circular No. 200/2014/TT-BTC guiding the Vietnamese Enterprise Accounting System issued by the Ministry of Finance on 22 December 2014 and certain other related regulations.

The Group has applied the changes in accounting policies in accordance with Circular 99 that are applicable to the Group on a prospective basis as Circular 99 does not require retrospective application of such changes. The Group has also restated the corresponding comparative data of the prior period for certain items to conform with the presentation requirements under Circular 99 as disclosed in Note 41.

3.1.2 *Circular No. 43/2026/TT-BTC amending and supplementing Circular No. 202/2014/TT-BTC guiding the methods of preparation and presentation of consolidated financial statements*

On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC ("Circular 43") amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC, which provides guidance on the preparation and presentation of consolidated financial statements. Circular 43 is effective for the preparation and presentation of consolidated financial statements for financial years beginning on or after 1 January 2026.

The Group has applied the changes in accounting policies in accordance with the provisions of Circular 43 that have an impact on the Group on a simplified retrospective basis, depending on the specific accounts, as guided by the implementation provisions of Circular 43. Accordingly, the Group has also restated the corresponding comparative information for the prior period in respect of certain items to align with the presentation required under Circular 43 in these interim consolidated financial statements, as disclosed in Note 41.

3.2 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash, that are subject to an insignificant risk of change in value and not subject to any restrictions on use.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 *Inventories*

Industrial park inventory

Industrial park real estate developed or constructed for conveyance of land use right/land lease right and rights to exploit the existing infrastructure on the land to customers in the ordinary course of the Group's operations is recognized as inventory and measured at the lower of cost and net realizable value.

Cost of inventory property comprise direct cost:

- Purchase cost, 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 price at the end of the period, and less the estimated cost to complete and the estimated selling price.

The cost of the inventory property sold recognised in the interim consolidated income statement based on the direct costs attributable to the respective properties together with an allocation of general costs based on the proportionate area of such properties.

Other inventory

Inventories are measured at their historical costs. The cost of inventories comprises costs of purchase, costs of conversion (including raw materials, direct labour cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

In case the net realisable value is lower than the cost, it must be calculated according to the net realisable value.

Net realisable value 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 Group determines quantities and value of inventories issued in the period based on determining quantities and value for each incurred transaction, and recognises value of the inventories issued as follows:

Merchandise	-	cost of purchase on a weighted average basis
Tools and supplies	-	cost of purchase on a weighted average basis

Provision for diminution in value of inventories

An inventory provision represents the estimated loss to reflect the decrease in value of inventories (through diminution, damage, obsolescence, etc.) below their carrying amount, and is intended to cover actual losses incurred from the decline in value of raw materials, finished goods and other inventories. The Group recognises the inventory provision when there is evidence that the net realisable value is lower than the cost of inventories.

Increases or decreases to the provision balance are recognised in cost of goods sold in the interim consolidated income statement. When inventories expire, become obsolete, are damaged or are no longer usable, the difference between the provision previously made and the historical cost of inventories is included in the interim consolidated income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 *Receivables*

Receivables are presented in the interim consolidated statement of financial position at the carrying amounts due from customers and other debtors, after deducting provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the end of the period which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the interim consolidated income statement. When bad debts are determined as unrecoverable and are written off those bad debts, the difference between the provision for doubtful receivables previously made and historical cost of receivables is included in the interim consolidated income statement.

For overdue receivables, provision for doubtful debts is provided as follows:

Overdue period	*Provision rate (% of receivable value)*
From 6 months to less than 1 year	30
From 1 year to less than 2 years	50
From 2 years to less than 3 years	70
3 years or more	100

3.5 *Tangible fixed assets*

Tangible fixed assets comprise assets with physical substance held by the enterprise for use in production and business activities.

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 the location and condition necessary for it to be capable of operating as intended by the Group and the costs of dismantling and removing the asset and restoring the site on which it is located, if any.

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 interim consolidated income statement as incurred.

Perennial plants for periodic yields

The perennial plants of the Company include rubber plantations. The cost of perennial plants comprises purchase costs, planting costs, cultivation and maintenance costs, and other directly attributable costs incurred to develop the plantations from inception up to the stage of maturity and readiness for harvest

Tangible fixed assets have been revalued using the asset method to determine the enterprise value for the purpose of equitization of enterprises with 100% state owned capital as of 31 December 2014. Accordingly, the historical cost of tangible fixed assets is stated at cost of revaluation in accordance with the Minutes of the valuation of the Company.

When tangible 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 interim consolidated income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.6 Lease assets

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a right to use the asset.

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

Where the Group is the lessee

Assets held under finance leases are capitalised in the interim consolidated statement of financial position at the inception of the lease at the fair value of the leased assets or, if lower, at the net present value of the minimum lease payments. The principal amount included in future lease payments under finance leases are recorded as a liability. The interest amounts included in lease payments are charged to the interim consolidated income statement over the lease term to achieve a constant rate of interest on the remaining balance of the finance lease liability

Where the Group is the lessor

Assets subject to operating leases are included as the Group's Investment properties in the interim consolidated statement of financial position. Initial direct costs incurred in negotiating an operating lease are recognised in the interim consolidated income statement as incurred

For other cases under an operating lease remained, lease income is recognized in the interim consolidated income statement on a straight-line basis over the lease term. Advance rental payments received under operating lease contracts are recognised as deferred revenue and amortised to revenue over the lease term.

3.7 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 to a condition for it to be capable of operating for its intended use of the Group.

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

Land use rights

Land use rights are recorded as intangible fixed assets when the Group obtained the land use right certificates, The cost of land use rights comprises all costs directly attributable to bringing the land use rights to their intended use.

Advance payment for land rental under land lease contracts effective before 2003 for which land use right certificate have been issued are recorded as intangible fixed asset according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 guiding the management, use and depreciation of fixed assets ("Circular 45").

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.8 Depreciation and amortization

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:

Land use rights	45 years
Buildings and structures	3 - 50 years
Machinery and equipment	2 - 20 years
Means of transportation	1 - 10 years
Office equipment	1 - 8 years
Others	2 - 5 years

No amortisation is required for infinite land use right.

Tangible fixed assets are depreciated from the time the assets are available for use. Intangible fixed assets are amortized from the time they are put into use.

3.9 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 recognised 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 Group.

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

Industrial park development cost	10 - 50 years
Factory for rent	20 - 45 years
Commercial property	3 - 25 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 interim consolidated income statement in the period of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 Construction in progress

Construction in progress represents the costs of acquiring new assets that have not yet been fully installed or the costs of construction that have not yet been fully completed. Construction in progress is stated at cost, which includes all necessary costs to construct, repair, renovate, expand, or re-equip the projects with technologies, such as construction costs, tools and equipment costs, project management costs, construction consulting costs, and borrowing costs that are eligible for capitalization.

Construction in progress will be transferred to the appropriate fixed asset account when these assets are fully installed or the construction project is fully completed, and depreciation of these assets will commence when they are ready for their intended use.

Construction costs are recognised as expenses when such costs do not meet the conditions to be recognised as fixed assets.

3.11 Borrowing costs

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

Borrowing costs are recorded as expenses during the period in which they are incurred. except to 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.

Costs directly related to the borrowing, excluding interest expense, such as valuation fees, audit fees, loan documentation costs, and loan arrangement fees, are allocated over the loan period using straight line method.

3.12 Deferred expenses

Deferred expenses are reported as short-term or long-term deferred expenses on the interim consolidated statement of financial position and are amortised over the period to which they relate or during which the related economic benefits are consumed.

The following types of expenses are recorded as long-term prepaid expense and are amortised to the interim consolidated income statement:

- Costs related to leased infrastructures incurred for production and business operations over multiple accounting periods;
- Prepaid insurance premium;
- Tools and consumables used for more than one year with high value; and
- Repair and periodic maintenance costs of fixed assets related to business operations over multiple accounting periods.

3.13 Business combinations and goodwill

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 Business combinations and goodwill (continued)

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognized directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortization. Goodwill is amortized over 5-year period on a straight-line basis.

The parent company conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators the impairment loss is higher than the annual goodwill amortisation charged on the straight-line basis, the higher amount is recognised in the interim consolidated income statement.

3.14 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 over which the Group has significant influence and which is neither a subsidiary nor a joint venture. The Group generally deems it has significant influence if it has over 20% of the voting rights.

Under the equity method, the investment is carried in the interim consolidated statement of financial position at cost plus post acquisition changes in the Group's share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortised and subject to annual review for impairment.

The share of post-acquisition profit/(loss) of the associates is presented on face of the interim consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend/profit sharing receivable from associates reduces the carrying amount of the investment.

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

Investments in other entities

Investments in other entities are stated at their acquisition costs, comprising the purchase price and directly attributable transaction costs such as brokerage fees, advisory fees and registration charges. Where an investment is made by way of non-monetary assets, cost is determined at the fair value of the non-monetary assets transferred at the date of the transaction.

Investments in Business Cooperation Contracts (BCCs) where the investor does not have joint control over the arrangement but is entitled to benefits dependent on the financial results of the BCC are determined in substance to be investments in other entities and are stated at cost under the same policy.

Held-to-maturity investments

Held-to-maturity investments are stated at costs.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 Investments (continued)

Provision for diminution in value of investments

Provision for diminution in value of investments is made when there are reliable evidences that part or all of the value of the investments (including held-to-maturity investments, if any) has been impaired or is irrecoverable at the end of the accounting period. Increases or decreases to the provision balance are recorded as finance expense in the interim consolidated income statement.

3.15 Deferred revenue

Deferred revenue comprises advances received relating to services to be rendered in future accounting periods in connection with real estate leasing activities and other services.

Advances received relating to real estate leasing services and other services not yet rendered are recognized as deferred revenue to the extent of the Group's remaining performance obligations. When the revenue recognition criteria are satisfied, the corresponding portion of deferred revenue is recognized in the interim consolidated statement of income in the period in which such criteria are met.

3.16 Payables

Trade and other payables comprise obligations of the Group to suppliers of materials and goods, service providers, vendors of property, plant and equipment, investment properties and financial investments under executed economic contracts and amounts payable to main and subcontractors for construction and installation works.

3.17 Accrued expenses

Accrued expenses comprise amounts payable for goods and services that have been received from suppliers or provided to customers during the reporting period but have not yet been paid due to the absence of sufficient supporting documents, accounting records or documentation and are recognised as production and business expenses of the reporting period.

3.18 Accrual for severance pay

The severance pay for employees is accrued at the end of each reporting year for employees who have been working for more than 12 months at Group. The accrued amount is determined at one-half of the average monthly salary for each year of service qualifying for severance pay, in accordance with the Labour Code and related implementing guidance.

The average monthly salary used in the calculation is updated at the end of each reporting period based on the average monthly salary for the six-month period up to the reporting date. Any increase or decrease in the accrued amount, other than actual payment made to employees, is recognised in the interim consolidated income statement.

The accrued severance pay is used to settle severance benefits payable to employees upon termination of their labour contract in accordance with Article 46 of the Labour Code.

3.19 Provisions

Provisions are recognised when the 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.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 Provisions (continued)

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

If the effect of the time value of money is material, provisions are discounted using a current pretax 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.

Increases or decreases to the provision balance are recorded as general and administrative expense in the interim consolidated income statement.

3.20 Foreign currency transactions

Transactions in currencies other than the Company's reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

Actual transaction exchange rates

Transactions denominated in currencies other than the accounting currency of the Group (VND) are recorded at the actual exchange rates at the transaction dates, being the average buying and selling transfer exchange rates of the commercial bank with which the entity frequently conducts transactions, or at an exchange rate approximating such average transfer exchange rates at the transaction dates (hereinafter referred to as the "approximated exchange rates"). Approximated exchange rates are required to differ by no more than ±1% from the corresponding average buying and selling transfer exchange rates at the transaction dates. The average buying and selling transfer exchange rates are determined on a daily basis as the arithmetic average of the bank's daily buying and selling transfer exchange rates. The application of approximate exchange rates must not result in any material impact on the financial position and results of operations of the Group for the relevant accounting period.

All foreign exchange differences incurred are taken to the interim consolidated income statement.

3.21 Share capital

Ordinary shares

Ordinary shares with voting right are recognised at par value.

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual issuance expenses incurred corresponding to the number of shares successfully issued. Issuance expense related to unsuccessful shares are recognised as finance expenses.

3.22 Appropriation of net profits

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to investors/shareholders after approval by the appropriate level of authority/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 Group maintains the following reserve funds which are appropriated from the Group's net profit as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.22 Appropriation of net profits (continued)

Investment and development fund

This fund is set aside for use in the Group's expansion of its operation or of in-depth investments.

Bonus and welfare fund

This fund is set aside for employee reward, incentives, common benefits and welfare improvements, and presented as a liability on the interim consolidated statement of financial position.

Dividends

Dividend payables are recognized when the Company and its subsidiaries no longer have the discretion to withhold the distribution of dividends to shareholders in accordance with applicable laws and regulations.

3.23 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the 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 recognised:

Sale of goods

Revenue from the sale of goods is recognised when all five (5) following conditions are satisfied:

- The Group has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The Group retains neither continuing managerial involvement to the degree usually associated with; ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Group; and
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Sale of inventory property

Revenue from sale of inventory property is recognised when the significant risks and rewards associated with the ownership of the property have been transferred to the buyer.

Sale of electricity

Revenue is recognized based on the actual amount of electricity transmitted to customers according to the electricity selling price approved by the competent authority.

Rendering of services

Where the contract outcome can be reliably measured, revenue is recognised by reference to the stage of completion. Stage of completion is measured by reference to the proportion of work completed.

Where the contract outcome cannot be reliably measured, revenue is recognised only to the extent of the expenses recognised which are recoverable.

Rental income

Rental income arising from operating leases is recognised in interim consolidated income statement on a straight-line basis over the terms of the lease.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.23 *Revenue recognition* (continued)

Construction contracts

For the construction contracts specifying that the contractor will receive payments according to the completed work, where 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 end of the reporting period which is accepted by the customers and reflected in the sales invoices.

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 costs incurred that it is probable will be recoverable. Contract costs are recognized as expenses in the period in which they are incurred.

Interest income

Interest is recognised on an accrual basis based on the time and actual interest rate for each period.

Dividend and profit distribution income

Dividend and profit distribution income are recognised when the Group is entitled to receive dividends or when the Group is entitled to receive profits from its capital contributions.

3.24 *Revenue deductions*

Revenue deductions include trade discounts, sales allowances, and sales returns.

Revenue deductions arising in the same period in which products, goods, or services are sold are recorded as a reduction of revenue in that period. In cases where products, goods, or services are sold during the period but trade discounts, sales allowances, or sales returns arise in the subsequent year, the Group reduces the revenue recognised for the year, provided that such revenue deductions arise before the issuance date of the financial statements.

3.25 *Selling expenses*

Selling expenses reflect actual costs incurred in connection with the sale of goods and the provision of services.

3.26 *General and administrative expenses*

General and administrative expenses reflect actual costs incurred in the course of the general management of the Group.

3.27 *Taxation*

Current income tax

Current income tax assets and liabilities for the current and prior periods 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 end of the reporting period.

Current income tax is charged or credited to the interim consolidated 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 assets and liabilities are offset when there is a legally enforceable right for the Group to offset current tax assets against current tax liabilities and when the Group intends to settle its current tax assets and liabilities on a net basis.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.27 Taxation (continued)

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the end of the reporting period 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; and
- in respect of taxable temporary differences associated with investments in subsidiaries and 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; and
- in respect of deductible temporary differences associated with investments in subsidiaries, 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 reporting period 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 reassessed at each reporting period 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 end of the reporting period.

Deferred tax is charged or credited to the interim consolidated 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 Group to offset 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 Group intends either to 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. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.28 Earnings per share

Basic earnings per share amounts are calculated by dividing net profit/(loss) after tax for the period attributable to ordinary shareholders of the Group (after adjusting for 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 after tax attributable to ordinary shareholders of the Group (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 dilutive potential ordinary shares.

3.29 Related parties

Parties are considered to be related parties of the Group if one party has the ability to directly or indirectly control or to exercise significant influence over, the other party in making financial and operating decisions, or when the Group and the other party are under common control or subject to significant influence by the same party. Related parties may be entities or individuals, including close members of their families.

3.30 Significant estimates

The preparation of the interim consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and the statutory requirements relevant to the preparation and presentation of the interim consolidated financial statements requires management to make estimates and assumptions that affect the carrying amounts of assets and liabilities, the disclosure of contingent assets and liabilities as at the reporting date, as well as the reported amounts of revenue and expenses during the reporting period.

Such estimates and assumptions are continually evaluated based on past experience and other factors, including expectations of future events that are believed to be reasonable and have a significant impact on the Group's interim consolidated financial statements. Although accounting estimates are made based on management's best knowledge and judgement, actual results may differ from those estimates and assumptions.

4. CASH AND CASH EQUIVALENTS

VND

	Ending balance	*Beginning balance*
Cash on hand	23,202,143,592	11,422,258,523
Cash at banks	153,400,521,176	67,138,991,311
Cash equivalents *(*)*	293,331,353,853	475,382,225,297
TOTAL	**469,934,018,621**	**553,943,475,131**

(*) The ending balance represented the term deposits at commercial banks with the original maturity not exceeding three (3) months and earn interest at the applicable rate.

5. HELD-TO-MATURITY INVESTMENTS

VND

	Ending balance	*Beginning balance*
Short-term	**6,574,446,666,848**	**6,913,846,164,629**
Deposits *(i)*	6,173,785,158,959	6,676,014,517,859
Original maturity from 3 months to 6 months	*4,634,954,449,841*	*5,939,715,139,408*
Original maturity from 6 months to 12 months	*1,538,830,709,118*	*736,299,378,451*
Bonds *(ii)*	151,386,301,370	82,319,726,028
Accrued interest income	148,338,220,218	104,511,920,742
Loans to other parties	100,936,986,301	-
Flexible accumulation investments	-	51,000,000,000
Long-term	**-**	**100,000,000,000**
Bonds	-	100,000,000,000
TOTAL	**6,574,446,666,848**	**7,013,846,164,629**

(i) The ending balance represents term deposits at commercial banks with original maturity more than three (3) months and the remaining maturity less than twelve (12) months and earn interest at the applicable rate. A part of term deposits was pledged as collaterals for the Group's short-term loans obtained from the commercial banks *(Note 28.1)*.

(ii) The ending balance presents the investment of IDICO-CONAC in 500 bonds, with par value of VND 100,000,000 per bond, maturity date of 30 December 2026 and earning interest rate of 11% per annum; and 1,000 bonds, with par value of VND 100,000,000 per bond, maturity date of 30 September 2027 and earning interest rate of 9% per annum, issued by Thu Thua Industrial Zone and Urban Development JSC, a related party of IDICO-CONAC.

6. TRADE RECEIVABLES

VND

	Ending balance	*Beginning balance*
Short-term	**773,121,823,110**	**782,943,925,907**
Trade receivables from other parties	772,983,610,762	782,870,503,401
Electricity Trading Company	*185,712,464,229*	*200,572,643,814*
Other customers	*587,271,146,533*	*582,297,859,587*
Trade receivables from related parties *(Note 37)*	138,212,348	73,422,506
Long-term	**4,920,701,043**	**6,699,061,215**
Trade receivables from other parties	4,920,701,043	6,699,061,215
TOTAL	**778,042,524,153**	**789,642,987,122**
Provision for doubtful short-term receivables	(89,056,844,652)	(88,316,347,028)
NET	**688,985,679,501**	**701,326,640,094**

Detailed movements of provision for doubtful short-term receivables:

VND

	Current period	*Previous period*
Beginning balance	88,316,347,028	77,912,379,220
Provision made during the period	13,595,146,986	10,697,574,562
Reversal of provisions during the period	(12,854,649,362)	(5,537,328,268)
Ending balance	89,056,844,652	83,072,625,514

7. SHORT-TERM ADVANCES TO SUPPLIERS

VND

	Ending balance	*Beginning balance*
Advances to other parties	285,434,644,276	74,446,917,581
Vietnam Mechanical Assembly JSC	*62,321,500,000*	-
An Hoa Construction Verification JSC	*40,536,896,692*	*16,372,244,903*
Others	*182,576,247,584*	*58,074,672,678*
Advances to related parties *(Note 37)*	3,843,086,738	4,251,500,256
TOTAL	**289,277,731,014**	**78,698,417,837**
Provision for doubtful short-term advance to suppliers	(3,458,154,552)	(3,458,154,552)
NET	**285,819,576,462**	**75,240,263,285**

8. OTHER RECEIVABLES

VND

	Ending balance	*Beginning balance*
Short-term	**342,109,190,490**	**285,326,702,446**
Deposit under the Investment Cooperation Memorandum of Understanding *(*)*	150,000,000,000	-
Advance to pay the compensation, clearance expenses at Huu Thanh Project	44,653,199,754	64,168,856,580
Advance to employees	42,493,908,362	33,081,455,320
Advance to pay the compensation, clearance expenses at Tan Phuoc 1 Project	41,277,815,825	117,154,375,374
Advance to pay the compensation, clearance expenses at Vinh Quang Project	32,555,829,400	34,297,712,400
Deposits	4,644,365,410	2,649,970,322
Others	26,484,071,739	33,974,332,450
In which:		
Due from related parties (Note 37)	*1,463,684,880*	*2,963,684,880*
Due from other parties	*340,645,505,610*	*282,363,017,566*
Long-term	**94,068,879,500**	**94,068,879,500**
Receivables for land clearance compensation at Que Vo II Industrial Park	50,710,129,514	50,710,129,514
Deposits	23,269,860,920	23,269,860,920
Others	20,088,889,066	20,088,889,066
TOTAL	**436,178,069,990**	**379,395,581,946**
Provision for doubtful other receivables	(25,850,420,785)	(25,850,420,785)
NET	**410,327,649,205**	**353,545,161,161**

(*) The ending balance represents the deposit made to Thanh Phuong Real Estate - Investment Joint Stock Company under the Investment Cooperation Memorandum of Understanding dated 23 September 2026 to secure the performance of the capital contribution obligation for the investment cooperation.

9. BAD DEBTS

VND

	Ending balance		*Beginning balance*	
	Amount	*Provision*	*Amount*	*Provision*
Short-term	**138,905,299,340**	**(98,276,530,923)**	**136,007,915,541**	**(97,536,033,299)**
Top Tile Co., Ltd	22,656,254,381	(11,177,102,378)	16,294,913,406	(5,842,062,024)
Phu My 2 Logistics JSC	18,490,411,614	(13,849,997,184)	15,934,570,013	(11,072,985,784)
Nha Y Ceramic Tiles Co., Ltd.	16,452,388,031	(9,684,688,616)	11,826,943,031	(4,951,802,998)
Tran Tien Thinh Co., Ltd.	14,952,209,436	(14,952,209,436)	25,793,934,199	(25,793,934,199)
Others	66,354,035,878	(48,612,533,309)	66,157,554,892	(49,875,248,294)
Long-term	**20,088,889,066**	**(20,088,889,066)**	**20,088,889,066**	**(20,088,889,066)**
Land Fund Development Center of Dong Nai Province	20,088,889,066	(20,088,889,066)	20,088,889,066	(20,088,889,066)
TOTAL	**158,994,188,406**	**(118,365,419,989)**	**156,096,804,607**	**(117,624,922,365)**

10. INVENTORIES

VND

	Ending balance		*Beginning balance*	
	Amount	*Provision*	*Amount*	*Provision*
Infrastructure development costs for industrial parks *(i)*	6,713,890,950,624	-	6,045,020,208,312	-
Property work-in-process *(ii)*	1,361,640,114,241	(3,560,676,402)	1,272,089,533,644	(3,560,676,402)
Real estate properties	48,277,477,623	-	55,826,483,325	-
Raw materials	36,313,796,883	-	20,177,877,869	-
Finished goods	2,588,383,925	-	2,756,998,730	-
Merchandise goods	90,636,613	-	73,069,819	-
Tools and supplies	1,505,829,208	-	176,924,822	-
TOTAL	**8,164,307,189,117**	**(3,560,676,402)**	**7,396,121,096,521**	**(3,560,676,402)**

(i) The details of construction-in-progress costs of on-going Industrial Zone infrastructure development projects are as follows:

VND

	Ending balance	*Beginning balance*
Huu Thanh Industrial Park *(*)*	2,973,062,935,687	2,959,749,001,366
Tan Phuoc 1 Industrial Park *(*)*	1,404,720,574,993	934,127,412,142
Vinh Quang Industrial Park *(*)*	785,134,438,616	739,096,855,179
Others *(*)*	1,550,973,001,328	1,412,046,939,625
TOTAL	**6,713,890,950,624**	**6,045,020,208,312**

(ii) The details of work in process of on-going real estate projects are as follow:

VND

	Ending balance	*Beginning balance*
Huu Thanh residential area project for workers *(*)*	863,835,244,710	832,796,977,465
Commercial, service, and residential complex in Bac Chau Giang Urban Area, Ninh Binh Province	192,012,377,856	175,542,919,055
Hoa An project, Dong Nai City	77,052,298,183	77,615,396,072
An Hoa Residential Area Project, Dong Nai City	45,796,050,669	45,741,503,629
Other projects	182,944,142,823	140,392,737,423
TOTAL	**1,361,640,114,241**	**1,272,089,533,644**

(*) Part of land use rights and property associated with the land formed in the future at Cau Nghin Industrial Park, Huu Thanh Industrial Park, Tan Phuoc 1 Industrial Park, Vinh Quang Industrial Park, Phu My II Industrial Park Expansion and Huu Thanh residential area project for workers are pledged as collateral for bank loans *(Notes 28.1 and 28.3)*.

11. TANGIBLE FIXED ASSETS

VND

	Buildings and structures	*Machinery and equipment*	*Means of transportation*	*Office equipment*	*Others*	*Total*
Cost:						
Beginning balance	5,060,212,137,744	1,333,602,366,520	128,910,883,504	14,068,114,542	11,652,124,423	6,548,445,626,733
Transferred from construction in progress	18,061,872,795	19,785,868,140	7,539,687,968	88,500,000	-	45,475,928,903
New purchases	114,245,143	624,455,000	8,744,339,939	1,852,933,456	1,051,264,004	12,387,237,542
Reclassify	5,114,647,284	-	-	-	-	5,114,647,284
Disposals	(201,047,857)	(2,394,950,372)	(2,238,900,400)	(800,280,367)	-	(5,635,178,996)
Ending balance	5,083,301,855,109	1,351,617,739,288	142,956,011,011	15,209,267,631	12,703,388,427	6,605,788,261,466
In which:						
Fully depreciated	*1,110,362,064,700*	*342,584,456,715*	*65,621,386,563*	*8,018,431,217*	*2,172,330,857*	*1,528,758,670,052*
Accumulated depreciation:						
Beginning balance	2,683,917,433,390	934,392,730,862	90,975,379,562	11,225,015,678	5,758,667,447	3,726,269,226,939
Depreciation for the period	145,022,460,540	48,254,442,170	7,527,783,410	920,154,015	819,140,841	202,543,980,976
Reclassify	4,338,968,923	-	-	-	-	4,338,968,923
Disposals	(201,047,857)	(2,394,950,372)	(2,238,900,400)	(800,280,367)	-	(5,635,178,996)
Ending balance	2,833,077,814,996	980,252,222,660	96,264,262,572	11,344,889,326	6,577,808,288	3,927,516,997,842
Net carrying amount:						
Beginning balance	2,376,294,704,354	399,209,635,658	37,935,503,942	2,843,098,864	5,893,456,976	2,822,176,399,794
Ending balance	2,250,224,040,113	371,365,516,628	46,691,748,439	3,864,378,305	6,125,580,139	2,678,271,263,624

Part of carrying value of tangible fixed assets of VND 1,157,086,797,150 at 30 September 2026 (VND 1,163,475,291,520 at 31 December 2025) were pledged as collateral for the loans *(Note 28)*.

12. INTANGIBLE FIXED ASSETS

	Land use rights	*Computer software*	*Others*	*VND Total*
Cost:				
Beginning balance	121,360,808,385	1,095,724,800	1,935,650,136	124,392,183,321
New purchases	-	420,000,000	-	420,000,000
Ending balance	121,360,808,385	1,515,724,800	1,935,650,136	124,812,183,321
Accumulated amortization:				
Beginning balance	13,225,119,188	939,978,028	1,863,064,400	16,028,161,616
Amortization for the period	1,126,952,105	122,833,333	72,585,736	1,322,371,174
Ending balance	14,352,071,293	1,062,811,361	1,935,650,136	17,350,532,790
Net carrying amount:				
Beginning balance	108,135,689,197	155,746,772	72,585,736	108,364,021,705
Ending balance	107,008,737,092	452,913,439	-	107,461,650,531

Part of carrying value of intangible fixed assets of VND 48,369,677,845 at 30 September 2026 (VND 52,057,842,672 at 31 December 2025) were pledged as collateral for the loans *(Note 28)*.

13. INVESTMENT PROPERTIES

VND

	Cost of industrial parks development	*Factory for rent*	*Commercial property*	*Total*
Cost:				
Beginning balance	3,179,292,966,834	325,105,854,296	240,568,482,371	3,744,967,303,501
Transferred from construction in progress	39,256,437,445	35,029,726,545	76,785,678,193	151,071,842,183
Reclassification	-	-	(5,114,647,284)	(5,114,647,284)
Ending balance	3,218,549,404,279	360,135,580,841	312,239,513,280	3,890,924,498,400
Accumulated depreciation:				
Beginning balance	1,022,558,687,788	16,344,468,656	134,780,075,418	1,173,683,231,862
Amortization for the period	78,107,890,537	11,823,621,262	8,391,370,269	98,322,882,068
Reclassification	-	-	(4,338,968,923)	(4,338,968,923)
Ending balance	1,100,666,578,325	28,168,089,918	138,832,476,764	1,267,667,145,007
Net carrying amount:				
Beginning balance	2,156,734,279,046	308,761,385,640	105,788,406,953	2,571,284,071,639
Ending balance	2,117,882,825,954	331,967,490,923	173,407,036,516	2,623,257,353,393

The rental income and operating expenses information relating to investment property is presented in *Note 30.1 and 32.*

Part of carrying value of investment properties of VND 273,705,659,269 at 30 September 2026 (as at 31 December 2025: VND 206,802,795,752) were pledged as collateral for the loans *(Note 28.3)*.

The fair value of investment properties has not been officially revalued yet as at 30 September 2026, however, management believes that the fair value of investment properties is equivalent to the recorded carrying amount as at this date.

14. LONG-TERM WORK IN PROGRESS

VND

	Ending balance	*Beginning balance*
Huu Thanh worker residential area project	318,094,358,461	317,905,149,135
Hiep Phuoc Project	24,512,320,294	24,512,320,294
TOTAL	**342,606,678,755**	**342,417,469,429**

15. CONSTRUCTION IN PROGRESS

VND

	Ending balance	*Beginning balance*
My Xuan A Port	422,260,774,484	421,583,184,662
Factory for lease	156,315,613,030	143,316,397,483
IDICO-INCO10 Headquarters	-	60,868,946,723
Others	59,970,734,234	34,975,556,141
TOTAL	**638,547,121,748**	**660,744,085,009**

16. LONG-TERM INVESTMENTS

VND

	Ending balance	*Beginning balance*
Investments in associates *(Note 16.1)*	40,275,027,190	40,514,409,143
Investments in other entities *(Note 16.2)*	74,271,925,084	74,271,925,084
TOTAL	**114,546,952,274**	**114,786,334,227**
Provision for long-term investments	-	(3,999,088,796)
NET	**114,546,952,274**	**110,787,245,431**

16. LONG-TERM INVESTMENTS (continued)

16.1 Investments in associates

Details of investments in associates are as follows:

	Ending balance		*Beginning balance*	
Name of associates	*Ownership (%)*	*Amount (VND)*	*Ownership (%)*	*Amount (VND)*
IDICO Machinery Erection Construction Investment JSC ("LAMA IDICO")	28.54	23,765,367,435	28.54	24,600,660,665
IDICO Investment Consultancy JSC ("IDICO-INCON")	44.00	16,509,659,755	44.00	15,913,748,478
Bien Hoa - Vung Tau Expressway Investment and Development JSC ("BVEC")	49.00	-	49.00	-
Song Hong No.1 Construction JSC ("SONG HONG 1")	34.85	-	34.85	-
TOTAL		**40,275,027,190**		**40,514,409,143**

16. LONG-TERM INVESTMENTS (continued)

16.1 Investments in associates

Details of these investments in associates are as follows:

	BVEC	*LAMA IDICO*	*SONG HONG 1*	*IDICO-INCON*	*VND Total*
Cost of investment:					
Beginning balance and ending balance	150,712,000,000	25,559,305,192	14,178,357,303	7,194,400,000	197,644,062,495
Accumulated share in post-acquisition profit of the associates:					
Beginning balance	(150,712,000,000)	(958,644,527)	(14,178,357,303)	8,719,348,478	(157,129,653,352)
Share in post-acquisition profit of the associates for the period	-	(50,525,903)	-	595,911,277	545,385,374
Dividends for the period	-	(784,767,327)	-	-	(784,767,327)
Ending balance	(150,712,000,000)	(1,793,937,757)	(14,178,357,303)	9,315,259,755	(157,369,035,305)
Net carrying amount:					
Beginning balance	-	24,600,660,665	-	15,913,748,478	40,514,409,143
Ending balance	-	23,765,367,435	-	16,509,659,755	40,275,027,190

16. LONG-TERM INVESTMENTS (continued)

16.2 Other long-term investments

	Ending balance			*Beginning balance*		
	% of interest	*Cost of investment* VND	*Provision* VND	*% of interest*	*Cost of investment* VND	*Provision* VND
Long Son Petroleum Industrial Park Investment Joint Stock Company	4.01	28,256,416,000	-	4.01	28,256,416,000	-
Dong Thuan Investment Joint Stock Company	4.57	14,470,722,442	-	4.57	14,470,722,442	-
Industrial University of Vinh	7.17	10,217,858,042	-	7.17	10,217,858,042	(3,999,088,796)
Cuong Thuan IDICO Development Investment Joint Stock Company	1.22	8,393,000,000	-	1.22	8,393,000,000	-
Lucky Exploit Shareholding Company	7.50	6,750,000,000	-	7.50	6,750,000,000	-
Vietnam Urban Construction Investment Joint Stock Company	2.88	3,119,400,000	-	8.91	3,119,400,000	-
General Construction Consulting Joint Stock Company	4.76	2,951,688,000	-	4.76	2,951,688,000	-
Vicem Ha Tien Cement Joint Stock Company	0.00135	112,840,600	-	0.00135	112,840,600	-
TOTAL		**74,271,925,084**	**-**		**74,271,925,084**	**(3,999,088,796)**

17. PREPAID EXPENSES

VND

	Ending balance	*Beginning balance*
Short-term	**23,190,285,518**	**7,442,816,180**
Prepaid land rental expenses	12,816,930,526	22,598,803
Tools and supplies	3,415,572,457	2,184,414,560
Others	6,957,782,535	5,235,802,817
Long-term	**180,298,682,939**	**190,956,577,259**
Land use rights of reservoirs, power lines	156,263,642,236	160,187,428,096
Others	24,035,040,703	30,769,149,163
TOTAL	**203,488,968,457**	**198,399,393,439**

18. STATUTORY OBLIGATIONS

VND

	Beginning balance	*Increase in period*	*Decrease in period*	*Ending balance*
Receivables				
Value-added tax	24,120,909,607	302,819,093,720	(284,522,040,105)	42,417,963,222
Corporation income tax	3,376,437	3,385,922,615	-	3,389,299,052
Land and housing tax	5,615,639,013	-	(5,048,322,179)	567,316,834
Personal income tax	-	377,016,900	-	377,016,900
Others	3,793,040,500	69,522,523	(2,343,170,643)	1,519,392,380
TOTAL	**33,532,965,557**	**306,651,555,758**	**(291,913,532,927)**	**48,270,988,388**
Payables				
Corporate income tax	523,941,041,607	399,179,197,081	(579,188,360,004)	343,931,878,684
Value-added tax	16,778,151,494	460,945,975,464	(431,428,734,789)	46,295,392,169
Land and housing tax	20,473,488	41,112,639,619	(23,745,158,729)	17,387,954,378
Personal income tax	2,136,399,489	27,178,994,385	(26,588,863,854)	2,726,530,020
Natural resource tax	7,024,038,739	34,403,185,181	(34,217,730,991)	7,209,492,929
Others	110,828,938,560	15,472,863,594	(121,800,465,971)	4,501,336,183
TOTAL	**660,729,043,377**	**978,292,855,324**	**(1,216,969,314,338)**	**422,052,584,363**

19. CAPITALISED BORROWING COST

During the period, the Group capitalized borrowing cost amounting to VND 118,734,539,647 (for the period ended 30 September 2025: VND 63,420,194,041). These loan interests relate to borrowings taken to finance the construction of assets in the Group's projects

20. GOODWILL

	VND *Amount*
Cost:	
Beginning balance and Ending balance	184,605,937,195
Accumulated amortization:	
Beginning balance	166,621,285,641
Amortization for the period	9,097,439,727
Ending balance	175,718,725,368
Net carrying amount:	
Beginning balance	17,984,651,554
Ending balance	8,887,211,827

21. SHORT-TERM TRADE PAYABLES

	Ending balance	*VND* *Beginning balance*
Trade payables to other parties	307,258,528,594	321,290,783,307
Dong Nai Power Company-Branch of Southern Power Corporation	*87,978,759,566*	*91,672,571,772*
Other suppliers	*219,279,769,028*	*229,618,211,535*
Due to related parties *(Note 37)*	5,834,223,333	2,892,131,093
TOTAL	**313,092,751,927**	**324,182,914,400**

22. SHORT-TERM ADVANCES FROM CUSTOMERS

Short-term advances from customers are the amounts received in advance in respect of the sublease of lands and infrastructures at the industrial parks, sale of apartment units and land lots and construction of the following projects:

VND

	Ending balance	*Beginning balance*
Due to other parties	97,069,819,959	245,296,010,369
Transport Works Construction Investment Project Management Authority of Ho Chi Minh City	*15,754,027,600*	*15,754,027,600*
Transport Works Construction Investment Project Management Board of Tay Ninh Province	*10,188,939,000*	*15,226,814,000*
Others	*71,126,853,359*	*214,315,168,769*
Due to related parties *(Note 37)*	-	98,277,300
TOTAL	**97,069,819,959**	**245,394,287,669**

23. DIVIDENDS AND PROFIT DISTRIBUTION PAYABLES

VND:

Profit of the year	*Payment due*	*Ending balance*	*Beginning balance*
2025	12 October 2026	13,536,958,325	-
Accrued to 2024		6,513,077,519	6,977,805,719
TOTAL		**20,050,035,844**	**6,977,805,719**

24. SHORT-TERM ACCRUED EXPENSES

VND

	Ending balance	*Beginning balance*
Cost-to-complete of infrastructures in the industrial park being leased	1,051,810,959,489	1,031,944,028,984
Interest expense	25,897,274,651	27,951,408,594
Others	49,964,456,391	44,817,642,680
TOTAL	**1,127,672,690,531**	**1,104,713,080,258**

25. UNEARNED REVENUE

VND

	Ending balance	*Beginning balance*
Short-term	**282,089,886,957**	**193,857,651,139**
Revenue received in advance for land lease, management fees, and infrastructure usage at industrial parks:		
- Phu My II Industrial Park	97,537,169,545	80,388,617,985
- Phu My II Industrial Park Expansion	61,263,541,474	51,854,615,600
- Nhon Trach I Industrial Park	31,809,087,204	7,949,791,920
- Other Industrial Parks	91,476,696,382	53,661,233,282
Other short-term unearned revenue	3,392,352	3,392,352
Long-term	**5,311,098,121,575**	**5,437,927,157,545**
Revenue received in advance for land lease, management fees, and infrastructure usage at industrial parks:		
- Phu My II Industrial Park	2,232,754,686,218	2,292,880,967,615
- Phu My II Industrial Park Expansion	1,318,457,292,950	1,338,628,318,313
- My Xuan B1 Industrial Park	605,605,280,379	622,116,540,724
- Que Vo II Industrial Park	603,547,097,855	618,719,811,761
- Other Industrial Parks	550,542,792,081	565,384,714,941
Other long-term unearned revenue	190,972,092	196,804,191
TOTAL	**5,593,188,008,532**	**5,631,784,808,684**

26. OTHER PAYABLES

VND

	Ending balance	*Beginning balance*
Short-term	**529,500,151,386**	**481,441,900,418**
Deposit for capital contribution obligation fulfilment *(i)*	350,000,000,000	350,000,000,000
Deposits received *(ii)*	123,050,745,219	110,559,929,842
Others	56,449,406,167	20,831,970,576
Due to related parties (Note 37)	-	50,000,000
Long-term	**48,898,919,274**	**33,353,393,931**
Deposits received	30,090,231,703	26,736,637,813
Others	6,808,687,571	6,616,756,118
Due to related parties (Note 37)	12,000,000,000	-
TOTAL	**578,399,070,660**	**514,795,294,349**

(i) The ending balance represents deposits from Deposit Agreement at 15 December 2025 of VTA Export-Import Co., Ltd and Mr Vi Tuan Anh for the purpose of fulfilling capital contribution obligations to VTA Global Port Joint Stock Company.

(ii) The ending balance represents deposits from customers to secure the obligations to perform land sublease service contracts in Industrial parks.

27. LONG-TERM PROVISIONS

The long-term provision represents the medium and major repair costs for the BOT An Suong - An Lac project.

28. LOANS

VND

	Beginning balance	*Drawdown*	*Repayment*	*Reclassification*	*Ending balance*
Short-term	**2,611,815,438,113**	**2,746,145,810,345**	**(3,587,624,196,092)**	**512,056,194,525**	**2,282,393,246,891**
Loans from banks *(Note 28.1)*	2,273,185,683,149	2,607,681,810,345	(3,098,626,859,299)	-	1,782,240,634,195
Current portion of long-term loans *(Note 28.3)*	338,629,754,964	-	(488,997,336,793)	512,056,194,525	361,688,612,696
Loans from third parties *(Note 28.2)*	-	138,464,000,000	-	-	138,464,000,000
Long-term	**3,265,348,897,640**	**461,438,853,660**	**-**	**(512,056,194,525)**	**3,214,731,556,775**
Loans from banks *(Note 28.3)*	3,265,348,897,640	461,438,853,660	-	(512,056,194,525)	3,214,731,556,775
TOTAL	**5,877,164,335,753**	**3,207,584,664,005**	**(3,587,624,196,092)**	**-**	**5,497,124,803,666**

28. LOANS (continued)

28.1 Short-term loan from banks

The Group obtained short-term bank loans for supplement working capital. Details are as follows:

Names of banks	*Ending balance*	*Maturity date*	*Interest rate*	*Description of collaterals (Notes 5, 10, 11)*
	VND		*(% p.a.)*	
Vietnam Technological and Commercial Joint Stock Bank - Sai Gon Branch				
Loan 1	680,000,000,000	30 November 2026	6.18	Land use rights and property associated with the land formed in future at Phu My II Industrial Park Expansion project for the area that has not yet been leased
Loan 2	400,000,000,000	30 November 2026	6.18	14,345,790 shares of HTI owned by IDICO 15,606,000 shares of ICN owned by IDICO 16,744,320 shares of LAI owned by IDICO
Kasikornbank Public Company Limited-Ho Chi Minh City Branch				
Loan 1	250,000,000,000	From 25 January 2027 to 26 March 2027	6.95	Unsecured
Vietnam Bank for Agriculture and Rural Development - Tan Dinh Branch				
Loan 1	196,013,827,051	From 5 October 2026 to 25 March 2027	7.5	Deposit contracts
Bank for Investment and Development of Vietnam - Dong Nai East Branch				
Loan 1	119,000,000,000	From 9 October 2026 to 20 October 2026	6.2	Medium voltage power lines and transformers of UDICO
Bank for Investment and Development of Vietnam - Long An Branch				
Loan 1	58,170,192,437	From 18 November 2026 to 26 March 2027	8.2 - 8.7	Land use rights, housing ownership, and other assets attached on land owned by IDICO-LINCO

28. LOANS (continued)

28.1 Short-term loan from banks (continued)

The Group obtained short-term bank loans for supplement working capital. Details are as follows: (continued)

Names of banks	*Ending balance*	*Maturity date*	*Interest rate*	*Description of collaterals (Notes 5, 11, 12)*
	VND		*(% p.a.)*	
Bank for Investment and Development of Vietnam - Trang Tien Branch				
Loan 1	23,519,599,859	17 October 2026	8.0	Deposit contracts of IDICO-QUEVO
Vietnam Joint Stock Commercial Bank For Industry And Trade - Soc Trang Branch				
Loan 1	20,765,421,024	From 22 December 2026 to 23 February 2027	7.8	Deposit contracts, receivables and benefit arising from the funding from bank of IDICO-INCO 10
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Dong Nai Branch				
Loan 1	19,355,341,083	From 2 November 2026 to 26 March 2027	8.3	Machinery and equipment at Srok Phu Mieng Hydropower Plant owned by IDICO-SHP
Bank for Investment and Development of Vietnam - Ba Ria Vung Tau Branch				
Loan 1	13,257,010,978	From 9 November 2026 to 18 January 2027	8.0 - 8.4	Deposit contracts of IDICO-CONAC
Vietnam Bank for Agriculture and Rural Development - Can Tho Branch				
Loan 1	2,159,241,763	From 29 March 2027 to 22 September 2027	5.9	Deposit contracts, receivables and benefit arising from the funding from bank of IDICO-INCO 10
TOTAL	**1,782,240,634,195**			

28.2 Borrowings from a third party represent unsecured loans of a subsidiary bearing interest at 9.5% per annum, maturing from 13 July 2027 to 28 September 2027, for the purpose of financing working capital.

28. LOANS (continued)

28.3 Long-term loan from banks

The Group obtained long-term bank loans. Details are as follows:

Names of banks	*Ending balance*	*Maturity date*	*Purpose*	*Interest rate*	*Description of collaterals (Notes 10, 13)*
	VND			*(% p.a.)*	
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Sai Gon East Branch					
Loan 1	967,194,181,592	From 26 December 2028 to 28 November 2034	Construction investment and technical infrastructure costs at Tan Phuoc 1 Industrial Park	6.0 - 8.3	Land use rights and property associated with the land formed in future at Tan Phuoc 1 Industrial Park project for the area that has not yet been leased
Loan 2	579,843,795,491	From 26 July 2028 to 23 April 2035	Construction investment and technical infrastructure costs at Vinh Quang Industrial Park - Phase 1	5.5 - 7.9	Land use rights and property associated with the land formed in future at Vinh Quang Industrial Park project - Phase 1 for the area that has not yet been leased
Loan 3	203,690,395,001	From 26 December 2026 to 8 September 2029	Construction investment and technical infrastructure costs at Cau Nghin Industrial Park	7.9	Land use rights and property associated with the land formed in future at Cau Nghin Industrial Park project for the area that has not yet been leased
Loan 4	74,379,753,464	From 26 October 2026 to 30 May 2035	Construction investment and technical infrastructure costs at Warehouse - Nhon Trach I Industrial Park	7.9	Land use rights and property associated with the land formed in future at Warehouse - Nhon Trach I Industrial Park project
Loan 5	2,200,000,000	From 10 December 2027 to 10 September 2029	Construction of villas and townhouses in Bac Chau Giang Urban Area, Ha Nam Province	11.5	Deposit contracts of IDICO-CONAC

28. LOANS (continued)

28.3 Long-term loan from banks (continued)

The Group obtained long-term bank loans. Details are as follows:

Names of banks	*Ending balance*	*Maturity date*	*Purpose*	*Interest rate*	*Description of collaterals (Notes 10, 11, 12)*
	VND			*(% p.a.)*	
Bank for Investment and Development of Vietnam - Bac Giang Branch					
Loan 1	355,000,000,000	From 19 October 2026 to 19 April 2035	Payment for construction investment and technical infrastructure costs at Dak Mi 3 Hydropower Project	7.9	Tangible fixed assets of the Dak Mi 3 Hydropower Project
Loan 2	230,246,251,115	From 19 October 2026 to 19 October 2029		7.9	
Vietnam Commercial Joint Stock Export Import Bank - Dong Nai Branch					
Loan 1	420,460,216,383	From 30 December 2026 to 30 March 2032	Investing in B.O.T Projects	10.0	The entire right to collect toll fees on the entire An Suong-An Lac section of National Highway 1 (Km 1901-1915) along with all other rights and interests arising under the B.O.T contract
Vietnam Joint Stock Commercial Bank For Industry And Trade - Do Thanh Branch					
Loan 1	245,708,816,592	From 25 January 2027 to 24 April 2028	Payment for construction investment and technical infrastructure costs at Huu Thanh Industrial Park	8.4	Land use rights and property associated with the land formed in future at Huu Thanh Industrial Park project for the area that has not yet been leased
Loan 2	8,803,474,618	28 March 2033		8.4	

28. LOANS (continued)

28.3 Long-term loan from banks (continued)

The Group obtained long-term bank loans. Details are as follows: (continued)

Names of banks	*Ending balance*	*Maturity date*	*Purpose*	*Interest rate*	*Description of collaterals (Note 10, 11, 13)*
	VND			*(% p.a.)*	
Bank for Investment and Development of Vietnam-Long An Branch					
Loan 1	408,742,449,518	From 10 January 2027 to 9 July 2030	Investment in the construction of residential and industrial housing areas in Huu Thanh Industrial Park of IDICO-LINCO	8.4	Land use rights and all assets attached to the land of the investment and construction project of IDICO-LINCO
Shinhan Vietnam Bank Limited - Head office					
Loan 1	40,960,499,669	From 25 November 2026 to 14 February 2033	Investment in the construction of a rooftop solar power system located in Nhon Trach 1 Industrial Park, Nhon Trach Commune, Dong Nai City	7.9	The rooftop solar power system and additional assets to be formed in the future from supplementary investments
Bank for Investment and Development of Vietnam - Can Tho Branch					
Loan 1	39,190,336,028	From 25 March 2027 to 2 April 2035	Investment in the construction of IDICO-INCO10 Headquarters	6.2 - 8.5	Land use rights and all assets attached to the land of the investment and construction project of IDICO-INCO10
TOTAL	**3,576,420,169,471**				
In which:					
Current portion	*361,688,612,696*				
Non-current portion	*3,214,731,556,775*				

29. OWNERS' EQUITY

29.1 Increase and decrease in owners' equity

VND

	Share capital	*Share premium*	*Other funds belonging to owner's equity*	*Asset revaluation reserve*	*Investment and development fund*	*Undistributed earnings*	*Non-controlling interest*	*Total*
For the period ended 30 September 2025								
Beginning balance	3,299,999,290,000	44,477,461,497	122,676,882,784	(43,500,578,195)	714,448,874,011	1,477,723,999,737	1,591,822,222,056	7,207,648,151,890
Net profit for the period	-	-	-	-	-	1,482,687,893,336	331,398,060,476	1,814,085,953,812
Cash dividend 2024	-	-	-	-	-	(494,999,893,500)	(143,843,916,400)	(638,843,809,900)
Issuance of stock dividends for 2024	494,988,940,000	-	-	-	-	(494,988,940,000)	-	-
IDICO-LINCO's issuance of shares to distribute dividends	-	-	52,326,000,000	-	-	(52,326,000,000)	-	-
IDICO-CONAC's issuance of shares to distribute dividends	-	-	52,020,000,000	-	-	(52,020,000,000)	-	-
Transfer to bonus and welfare fund	-	-	-	-	-	(10,079,805,456)	(4,297,934,723)	(14,377,740,179)
Appropriation to bonus fund for enterprise managers	-	-	-	-	-	(3,073,578,385)	(1,656,687,607)	(4,730,265,992)
Change in ownership percentage of subsidiaries under control	-	-	-	-	-	(10,667,087,847)	13,667,087,847	3,000,000,000
Ending balance	3,794,988,230,000	44,477,461,497	227,022,882,784	(43,500,578,195)	714,448,874,011	1,842,256,587,885	1,787,088,831,649	8,366,782,289,631

29. OWNERS' EQUITY (continued)

29.1 Increase and decrease in owners' equity (continued)

	Share capital	*Share premium*	*Other funds belonging to owner's equity*	*Asset revaluation reserve*	*Investment and development fund*	*Undistributed earnings*	*Non-controlling interest*	*Total*
For the period ended 30 September 2026								
Beginning balance	3,794,988,230,000	44,302,834,297	227,022,882,784	(43,500,578,195)	714,448,874,011	1,722,111,920,501	1,803,656,728,358	8,263,030,891,756
Net profit for the period	-	-	-	-	-	1,373,246,282,153	168,369,627,970	1,541,615,910,123
Cash dividend 2025 *(i)*	-	-	-	-	-	(569,248,234,500)	(154,356,689,000)	(723,604,923,500)
Issuance of stock dividends for 2025 *(i)*	379,480,410,000	-	-	-	-	(379,480,410,000)	-	-
IDICO-LINCO's issuance of shares to distribute dividends *(ii)*	-	-	27,907,200,000	-	-	(27,907,200,000)	-	-
Transfer to bonus and welfare fund	-	-	-	-	-	(6,699,447,050)	(3,208,931,270)	(9,908,378,320)
Appropriation to bonu fund for enterprise managers	-	-	-	-	-	(1,306,000,770)	(293,999,230)	(1,600,000,000)
Capital contributed by non-controlling shareholders in subsidiaries	-	-	-	-	-	-	288,995,022,000	288,995,022,000
Ending balance	4,174,468,640,000	44,302,834,297	254,930,082,784	(43,500,578,195)	714,448,874,011	2,110,716,910,334	2,103,161,758,828	9,358,528,522,059

29. OWNERS' EQUITY (continued)

29.1 Increase and decrease in owners' equity (continued)

(i) Pursuant to Resolution of the Annual General Meeting of Shareholders ("AGM") No. 01/NQ-DHDCD dated 25 April 2025, the shareholders of the Company approved the plan for advance profit distribution for the year 2025 in cash to existing shareholders at 15% of the par value of shares. Accordingly, on 20 November 2025, the Board of Directors ("BOD") issued Resolution No. 70/NQ-TCT approving an interim cash dividend for the 2025 financial year to existing shareholders at 15% of the par value of shares, equivalent to VND 569,248,234,500.

Pursuant to the Annual General Meeting of Shareholders' Resolution No. 02/NQ-DHDCD2026 dated 24 April 2026, the General Meeting of Shareholders approved the distribution of the 2025 dividend in the form of cash at a rate of 30% of par value and stock dividend at a rate of 10% of par value.

In relation to the cash dividend distribution, on 25 June 2026, the Board of Directors approved Resolution No. 57/NQ-TCT regarding the payment of the remaining 2025 cash dividend to existing shareholders at a rate of 15% of the par value of shares, equivalent to VND 569,248,234,500. On 14 August 2026, The Company completed the payment of this cash dividend.

In relation to the stock dividend distribution, on 6 August 2026, the Corporation submitted Notification No. 736/TCT-BTC on the results of the share issuance for dividend payment to the State Securities Commission of Vietnam ("SSC"), pursuant to which a total of 37,948,041 shares were distributed to existing shareholders. On 10 August 2026, the Corporation received Official Letter No. 7497/UBCK-QLCB issued by the SSC confirming its receipt of the report on the results of the aforesaid share issuance. On 27 August 2026, the Corporation completed the increase of its charter capital under the 10th amended Enterprise Registration Certificate issued by the Department of Finance of Ho Chi Minh City.

(ii) In accordance with the Resolution of the Annual General Meeting of Shareholders 2026 No.01/NQ-DHDCD dated 20 April 2026 and the Resolution of the Board of Directors No.48/NQ-HDQT dated 18 June 2026, the Shareholders and the Board of Directors of IDICO-LINCO approved the plan to pay dividends for 2025 by issuing ordinary shares to existing shareholders with rate at 20% of par value of ordinary shares. The number of shares to be issued is 5,471,936 shares with a par value of VND 10,000 per share, resulting in a total par value of VND 54,719,360,000. Accordingly, the parent company received 2,790,720 shares, corresponding to a par value of VND 27,907,200,000. As at the date of this report, IDICO-LINCO has completed this transaction.

29.2 Share capital

	Ending balance		*Beginning balance*	
	% of ownership	*Share capital (VND)*	*% of ownership*	*Share capital (VND)*
S.S.G Group Joint Stock Company	22.50	939,262,500,000	22.50	853,875,000,000
Bach Viet Trading and Manufacturing Limited Company	11.93	497,920,440,000	11.93	452,654,950,000
Others	65.57	2,737,285,700,000	65.57	2,488,458,280,000
TOTAL	**100.00**	**4,174,468,640,000**	**100.00**	**3,794,988,230,000**

29. OWNERS' EQUITY (continued)

29.3 *Capital transactions with owners and distribution of dividends*

VND

	Current period	*Previous period*
Contributed share capital		
Beginning balance	3,794,988,230,000	3,299,999,290,000
Increase in period	379,480,410,000	494,988,940,000
Ending balance	4,174,468,640,000	3,794,988,230,000
Dividends		
Dividends declared and paid during the period	**948,728,644,500**	**989,988,833,500**
Dividends paid by cash in the period	569,248,234,500	494,999,893,500
Dividends by shares	379,480,410,000	494,988,940,000
Dividends paid by cash in the period	*569,207,489,475*	*494,991,666,500*

29.4 *Shares*

	Number of shares	
	Ending balance	*Beginning balance*
Authorized shares	*417,446,864*	379,498,823
Shares issued and fully paid	*417,446,864*	379,498,823
Ordinary shares	*417,446,864*	*379,498,823*
Shares in circulation	*417,446,864*	379,498,823
Ordinary shares	*417,446,864*	*379,498,823*

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

29.5 *Earnings per share*

The Group uses the following information to calculate basic and diluted earnings per share:

	Current period	*Previous period (As restated)*
Net profit after tax *(VND)*	1,373,246,282,153	1,482,687,893,336
Bonus and welfare fund appropriation *(i)*	-	(6,004,085,865)
Net profit attributable to ordinary shareholders	**1,373,246,282,153**	**1,476,683,807,471**
Weighted average number of ordinary shares	417,446,864	417,446,864
Basic earnings per share (VND/share)	*3,290*	*3,537*
Diluted earnings per share (VND/share)	*3,290*	*3,537*

(i) Net profit used to compute earnings per share for the period ended 30 September 2025 was adjusted reflect the bonus and welfare funds transfer from undistributed earnings of 2025. Net profit used to compute earnings per share for the period ended 30 September 2026 has not been adjusted yet to reflect the bonus and welfare funds transfer from undistributed earnings of 2026.

29. OWNERS' EQUITY (continued)

29.5 Earnings per share (continued)

(ii) Pursuant to the Resolution of the Annual General Meeting of Shareholders No. 02/NQ-DHDCD2026 dated 24 April 2026, the shareholders approved the distribution of the 2025 dividend in shares at a rate of 10% of the par value of shares. On 10 August 2026, the Group received Official Letter No. 7497/UBCK-QLCB from the State Securities Commission of Vietnam acknowledging receipt of the report on the results of the share issuance, under which a total of 37,948,041 shares were successfully distributed to existing shareholders.

Accordingly, the weighted average number of ordinary shares outstanding for the period ended 30 September 2026 and the period ended 30 September 2025 has been retrospectively adjusted to reflect the above stock dividend issuance.

30. REVENUE

30.1 Revenue from sale of goods and rendering of services

VND

	Current period	*Previous period*
Gross revenue	**5,831,803,590,028**	**6,428,105,460,754**
Of which:		
Sale of electricity	*2,869,498,743,156*	*2,785,922,081,999*
Revenue from industrial park real estate with existing infrastructure	*1,869,976,925,482*	*2,236,211,322,381*
Sale of industrial park management	*449,576,878,589*	*383,693,179,336*
Sale of road usage fees	*368,693,501,393*	*354,654,399,885*
Sale of construction	*81,667,096,538*	*156,987,735,390*
Sale of real estate business	*50,020,970,233*	*339,680,834,600*
Others	*142,369,474,637*	*170,955,907,163*
Less:	**(214,540,159)**	**(93,800,926)**
Trade discounts	(214,540,159)	(93,800,926)
Net revenue	**5,831,589,049,869**	**6,428,011,659,828**
Of which:		
Sales to other parties	*5,830,235,008,665*	*6,426,961,858,427*
Sales to related parties (Note 37)	*1,354,041,204*	*1,049,801,401*

30.2 Finance income

VND

	Current period	*Previous period*
Interest income	416,251,158,002	204,575,151,228
Gains from investments	12,454,520,696	7,926,027,399
Dividend income	1,735,722,673	270,000,000
Foreign exchange gain	-	67,661,958
Others	39,930,975	13,443,000
TOTAL	**430,481,332,346**	**212,852,283,585**

31. FINANCE EXPENSES

VND

	Current period	*Previous period*
Interest expenses	171,532,890,330	98,580,181,973
Reversal of provision for investments	(3,999,088,796)	(94,831,966)
Others	930,922,798	4,607,717,054
TOTAL	**168,464,724,332**	**103,093,067,061**

32. COST OF GOODS SOLD

VND

	Current period	*Previous period*
Cost of electricity	2,621,357,879,719	2,484,933,171,815
Cost of industrial park real estate with existing infrastructure	626,289,084,142	758,159,788,345
Cost of industrial park management	234,291,679,063	200,679,948,264
Cost of road usage fees	213,985,503,277	196,030,163,988
Cost of construction	71,034,463,519	141,701,688,748
Cost of real estate business	28,884,144,282	144,165,958,071
Others	126,222,738,540	149,309,764,394
TOTAL	**3,922,065,492,542**	**4,074,980,483,625**

33. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

VND

	Current period	*Previous period*
Selling expenses	**60,532,337,506**	**76,344,185,171**
Labor cost	29,857,914,437	30,455,608,585
Expenses for external services	12,347,550,978	8,607,231,150
Marketing expenses	10,302,190,670	30,678,066,663
Depreciation	1,951,192,805	2,144,688,377
Materials expenses	164,261,271	130,633,769
Others	5,909,227,345	4,327,956,627
General and administrative expenses	**207,310,305,581**	**209,064,005,230**
Labor cost	127,342,083,709	120,032,522,403
Expenses for external services	24,205,801,919	22,145,553,326
Provision	740,497,624	5,636,906,011
Depreciation	6,620,602,790	5,100,464,013
Others	48,401,319,539	56,148,559,477
TOTAL	**267,842,643,087**	**285,408,190,401**

34. PRODUCTION AND OPERATING COSTS

VND

	Current period	*Previous period*
Cost of electricity sold	2,433,368,615,252	2,267,112,023,007
Land and infrastructure costs at industrial parks	549,759,312,897	686,145,760,570
Expenses for external services	369,854,308,011	434,964,016,275
Depreciation and allocation of goodwill	311,256,986,893	292,270,049,735
Material expenses	265,381,843,152	273,656,241,913
Labor cost	275,264,120,969	261,584,738,507
Provision expenses	48,332,210,081	40,442,579,701
Others	180,684,171,204	299,489,709,303
TOTAL	**4,433,901,568,459**	**4,555,665,119,011**

35. OTHER INCOME

VND

	Current period	*Previous period*
Income from contract compensation	45,829,384,818	37,176,285,659
Income from the termination of the Tan Ky Tan Quy Bridge Project contract	-	47,357,863,919
Others	1,670,237,755	3,218,387,817
TOTAL	**47,499,622,573**	**87,752,537,395**

36. CORPORATE INCOME TAX

The Company and its subsidiaries has the obligations to pay corporate income tax ("CIT") as follows:

- Income from Dak Mi 3 Hydropower Plant was CIT-exempt for four years (2017-2020), and is subject to 50% deduction in the following nine years (2021-2029). The applicable rate is 10% for 15 years from 2017.
- Income from other activities subject to pay CIT at the rate of 20% on taxable income.

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.

36. CORPORATE INCOME TAX (continued)

36.1 CIT expense

VND

	Current period	*Previous period*
CIT expense in the period	398,855,492,492	476,984,013,153
Adjustment for under accrual of tax from prior period	323,704,589	7,441,130
Current CIT expense	399,179,197,081	476,991,454,283
Deferred tax income	(13,728,221,784)	(32,551,595,625)
TOTAL	**385,450,975,297**	**444,439,858,658**

Reconciliation between CIT income and the accounting profit before tax multiplied by CIT rate is presented below:

VND

	Current period	*Previous period*
Accounting profit before tax	**1,927,066,885,420**	**2,258,525,812,470**
At CIT rate applicable to companies in the Group	385,413,377,091	451,705,162,494
Adjustments:		
Non-deductible expenses	3,545,211,728	3,921,816,316
Goodwill allocation	1,819,487,945	2,114,194,800
Unrecognize deferred tax assets	606,732,793	-
Adjustment for under accrual of tax from prior period	323,704,589	7,441,130
Incentives and exemptions	(5,174,703,169)	(12,813,433,009)
Utilized tax loss carried forward	(660,834,162)	(553,230,011)
Others	(422,001,518)	57,906,938
CIT income	**385,450,975,297**	**444,439,858,658**

36.2 Current CIT

The current tax payable is based on taxable profit for the period. The taxable profit of the Group for the period differs from the profit as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Group's current tax liability is calculated using tax rates that have been enacted at the end of the reporting period.

36. CORPORATE INCOME TAX (continued)

36.3 Deferred tax

The following are deferred tax assets and liabilities recognized by the Group, and the movements thereon, during the year:

VND

	Interim consolidated statement of financial position		*Interim consolidated income statement*	
	Ending balance	*Beginning balance*	*Current period*	*Previous period*
Deferred tax assets				
Accrued expenses	156,579,422,764	152,433,021,235	(4,146,401,529)	(20,782,295,402)
Provision for maintenance and repairment expense for BOT An Suong-An Lac Project	82,775,844,374	73,380,925,460	(9,394,918,914)	(9,612,605,935)
Unrealized profit	6,782,572,811	6,116,081,560	(666,491,251)	(1,143,305,064)
Corporate income tax provisionally paid at 1% based on cash collection progress	269,682,109	310,016,772	40,334,663	1,746,403,590
Others	604,649,248	604,649,248	-	-
	247,012,171,306	***232,844,694,275***		
Deferred tax liabilities				
Provision for investment	52,217,757,372	51,785,892,802	431,864,570	(1,672,750,404)
Provision for doubtful debts	703,678,675	696,287,998	7,390,677	(1,087,042,410)
	52,921,436,047	***52,482,180,800***		
Net deferred tax income			***(13,728,221,784)***	***(32,551,595,625)***

36. CORPORATE INCOME TAX (continued)

36.4 Tax losses carried forward

The Group is entitled to carry its tax losses forward to offset against taxable profits arising within five (5) consecutive years subsequent to the year in which the loss was incurred. At the end of the reporting period, the Group had the estimated accumulated losses of VND 15,044,009,083 (31 December 2025: VND 37,103,042,316) available for offset against future taxable profits. Details are as follows:

VND

Originating year	*Can be utilized up to*	*Tax loss amount (*)*	*Utilized up to 30 September 2026*	*Forfeited*	*Unutilized at 30 September 2026*
2021	2026	28,509,251,270	(3,201,465,836)	(21,788,526,387)	3,519,259,047
2022	2027	4,635,065,572	-	-	4,635,065,572
2023	2028	3,380,594,897	-	-	3,380,594,897
2024	2029	475,425,601	-	-	475,425,601
2025	2030	102,704,976	(102,704,976)	-	-
2026	2031	3,033,663,966	-	-	3,033,663,966
TOTAL		**40,136,706,282**	**(3,304,170,812)**	**(21,788,526,387)**	**15,044,009,083**

(*) The estimated losses as per the Company and its subsidiaries' CIT declarations have not been audited by the local tax authorities as of the date of these consolidated financial statements.

No deferred tax assets were recognised in respect of the said tax losses because future taxable income cannot be ascertained at this stage.

37. TRANSACTIONS WITH RELATED PARTIES

List of related parties that have a controlling relationship with the Group and other related parties of the Group during the period and as at 30 September 2026 is as follows:

Related parties	*Relationship*
S.S.G Group Joint Stock Company ("S.S.G")	Shareholder
Bach Viet Trading and Manufacturing Limited Company	Shareholder
Bien Hoa - Vung Tau Expressway Investment and Development JSC	Associate
IDICO Machinery Erection Construction Investment JSC ("LAMA IDICO")	Associate
Song Hong No.1 Construction JSC ("SONG HONG 1")	Associate
IDICO Investment Consultancy JSC ("IDICO-INCON")	Associate
Dak R'Tih Hydropower JSC ("Dak R'Tih")	Common key personnel
Management individuals (Board of Management, Audit Committee, and General Directors) and close relatives of these individuals.	Significant influence

37. TRANSACTIONS WITH RELATED PARTIES (continued)

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

VND

Related parties	*Nature of transaction*	*Current period*	*Previous period*
S.S.G	Offices rental	8,490,352,500	8,490,352,500
LAMA IDICO	Service supply	1,354,041,204	1,049,801,401
IDICO-INCON	Purchase consulting services	15,719,246,425	-
	Expense for Investment cooperation	569,280,832	-

The outstanding balances due from and due to related parties as at the end of the reporting periods were as follows:

VND

Related parties	*Nature of transaction*	*Ending balance*	*Beginning balance*
Short-term trade receivables			
LAMA IDICO	Provide construction services	138,212,348	73,422,506
Short-term advance to supplies			
IDICO-INCON	Purchase consulting services	2,899,714,238	3,308,127,756
S.S.G	Office rental	943,372,500	943,372,500
		3,843,086,738	**4,251,500,256**
Other short-term receivables			
SONG HONG 1	Profit appropriation	1,463,684,880	1,463,684,880
IDICO-INCON	Profit appropriation	-	1,500,000,000
		1,463,684,880	**2,963,684,880**
Short-term trade payables			
IDICO-INCON	Purchase consulting services	4,607,142,657	1,515,050,417
LAMA IDICO	Purchase installation services	1,227,080,676	1,377,080,676
		5,834,223,333	**2,892,131,093**
Short-term advances from customers			
LAMA IDICO	Service supply	-	98,277,300
Other short-term payables			
IDICO-INCON	Deposit	-	50,000,000
Other long-term payables			
IDICO-INCON	Business cooperation	12,000,000,000	-

37. TRANSACTIONS WITH RELATED PARTIES (continued)

Transactions with other related parties

Remuneration to members of the Board of Directors ("BOD"), Audit Committee and Management:

VND

Individuals	*Position*	*Current period*	*Previous period*
Ms Nguyen Thi Nhu Mai	Chairwoman	1,992,000,000	1,840,000,000
Mr Dang Chinh Trung	BOD Member cum General Director	3,823,704,000	3,369,050,000
Mr Nguyen Viet Tuan	BOD Member cum Deputy General Director	3,032,904,000	2,632,955,172
Ms Tran Thuy Giang	BOD Member cum Audit Committee Member	1,867,500,000	1,725,000,000
Mr Ton That Anh Tuan	BOD Independent member cum Audit Committee Head	373,500,000	345,000,000
Mr Nguyen Hong Hai	Deputy General Director	1,318,054,000	1,162,658,621
Mr Dang Viet Dung	Deputy General Director	675,123,429	-
Mr Phan Van Chinh	Deputy General Director (to 1 September 2025)	-	1,454,758,621
Mr Nguyen Van Minh	Deputy General Director (to 11 January 2025)	-	46,581,818
Ms Tran Ngoc Sang	Chief Accountant (from 1 October 2024)	1,148,947,000	936,681,583
TOTAL		**14,231,732,429**	**13,512,685,815**

38. COMMITMENTS

Operating lease commitment

The Group is currently leasing office and other assets under operating lease contracts. At the end of the reporting period, future amounts minimum rental payables under operating leases are presented as follows:

VND

	Ending balance	*Beginning balance*
Less than 1 year	16,280,814,955	12,194,315,535
From 1 - 5 years	32,865,534,438	4,790,187,205
More than 5 years	12,441,083,481	12,033,386,980
TOTAL	**61,587,432,874**	**29,017,889,720**

Construction cost commitments

As at 30 September 2026, the Group has contracts related to the construction of development projects including Huu Thanh, Cau Nghin, Phu My II, Phu My II expanded, Que Vo II, Vinh Quang, and Tan Phuoc 1 Industrial Parks, Huu Thanh worker residential area project, Commercial, service, and residential complex in Bac Chau Giang Urban Area, My Xuan B1 project with a total value of approximately 1,217 billion VND.

38. COMMITMENTS (continued)

Capital contribution commitment

On 30 September 2026, the Company is in the process of completing the legal procedures for the contribution of assets to VTA Global Port with a value of VND 306 billion, corresponding to a 51.00% ownership interest.

39. CONTINGENT LIABILITIES

The Group had a land lease contract with the State to implement its power projects. Pursuant to the terms of the lease contracts, the dismantling approaches of properties attchached with the locations at the end of the lease term shall be conducted in accordance with the applicable law and regulation. As at the date of these interim consolidated financial statements, the Group assessed that the obligations for the cost to dismantle properties attached to the land are uncertain. Accordingly, the Group has not recognized these obligations as they cannot be reliably estimated at this time.

40. SEGMENT INFORMATION

The primary segment reporting format is determined to be business segments as the Group's risks and rates of return are affected predominantly by differences in the products and services produced. The operating businesses are organized and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets.

The Group is principally engaged in the development of industrial parks and in residential parks, infrastructure, electricity, construction, and rendering of related services.

Transfer prices between business segments are set on an arm's length basis in a manner similar to transactions with third parties. Segment revenue, segment expense and segment result include transfers between business segments. Those transfers are eliminated in preparation of the interim consolidated financial statements.

The Group operates in one geographical segment which is Vietnam.

40. SEGMENT INFORMATION (continued)

The following tables present revenue, profit and certain assets and liability information regarding the Group's business segment:

VND

	Industrial Park Business	*Electricity business*	*Construction*	*Road toll collection*	*Real estate business*	*Others*	*Elimination*	*Consolidation*
For the period ended 30 September 2026								
Segment net revenue								
Sales to external customers	2,428,264,500,480	2,882,649,459,691	200,104,748,969	368,693,501,393	50,020,970,233	149,767,963,138	(247,912,094,035)	5,831,589,049,869
Inter-segment sales	(108,710,696,409)	(13,150,716,535)	(118,437,652,431)	-	-	(7,613,028,660)	247,912,094,035	-
Net inter-segment revenue	**2,319,553,804,071**	**2,869,498,743,156**	**81,667,096,538**	**368,693,501,393**	**50,020,970,233**	**142,154,934,478**	**-**	**5,831,589,049,869**
Results								
Inter-segment gross profit	1,458,973,040,866	248,140,863,437	10,632,633,019	154,707,998,116	21,136,825,951	15,932,195,938	-	1,909,523,557,327
Unallocated expenses								17,543,328,093
Current corporate income tax expense								(399,179,197,081)
Deferred tax income								13,728,221,784
Net profit after tax								1,541,615,910,123
30 September 2026								
Assets and liabilities								
Inter-segment asset	10,952,740,786,491	2,220,649,513,609	191,058,944,992	1,022,702,353,163	1,873,077,451,563	203,628,010,335	-	16,463,857,060,153
Unallocated assets (*)								7,167,814,849,570
Total assets								23,631,671,909,723
Inter-segment payables	11,214,233,102,301	934,619,177,156	179,039,442,959	954,066,758,290	733,397,507,346	257,787,399,612	-	14,273,143,387,664
Total liabilities								14,273,143,387,664

(*) Unallocated assets mainly comprised of cash, cash equivalents and other financial investments.

40. SEGMENT INFORMATION (continued)

The following tables present revenue, profit and certain assets and liability information regarding the Group's business segment:

VND

	Industrial Park Business	*Electricity business*	*Construction*	*Road toll collection*	*Real estate business*	*Others*	*Elimination*	*Consolidation*
For the period ended 30 September 2025								
Segment net revenue								
Sales to external customers	2,715,410,197,147	2,798,970,281,037	229,315,841,434	354,654,399,885	340,400,834,600	190,039,843,066	(200,779,737,341)	6,428,011,659,828
Inter-segment sales	(95,505,695,430)	(13,048,199,038)	(72,328,106,044)	-	(720,000,000)	(19,177,736,829)	200,779,737,341	-
Net inter-segment revenue	**2,619,904,501,717**	**2,785,922,081,999**	**156,987,735,390**	**354,654,399,885**	**339,680,834,600**	**170,862,106,237**	**-**	**6,428,011,659,828**
Results								
Inter-segment gross profit	1,661,064,765,108	300,988,910,184	15,286,046,642	158,624,235,897	195,514,876,529	21,552,341,843	-	2,353,031,176,203
Unallocated expenses								(94,505,363,733)
Current corporate income tax expense								(476,991,454,283)
Deferred tax income								32,551,595,625
Net profit after tax								1,814,085,953,812
31 December 2025								
Assets and liabilities								
Inter-segment asset	9,955,961,126,599	2,124,079,640,604	186,663,385,986	1,097,889,162,864	2,166,437,579,274	81,620,691,113		-15,612,651,586,440
Unallocated assets (*)								7,588,839,093,083
Total assets								23,201,490,679,523
Inter-segment payables	11,906,341,676,761	1,001,447,245,505	158,834,803,886	1,005,160,318,602	758,047,643,173	108,628,099,840		-14,938,459,787,767
Total liabilities								14,938,459,787,767

(*) Unallocated assets mainly comprised of cash, cash equivalents and other financial investments.

41. RECLASSIFICATION OF CORRESPONDING DATA IN ACCORDANCE WITH CIRCULAR 99

Certain corresponding data of the interim consolidated financial statements have been reclassified to conform with the presentation requirements under Circular 99 due to its first-time adoption *(Note 3.1)* in the current period. Details are as follows:

VND

Items	*Beginning balance (Previously stated)*	*Adjustment*	*Beginning balance (As restated)*
INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION			
Current assets			
Cash equivalents	474,491,428,405	890,796,892	475,382,225,297
Current held-to-maturity investments	6,807,014,517,859	106,831,646,770	6,913,846,164,629
Other short-term receivables	393,049,146,108	(107,722,443,662)	285,326,702,446
Inventories	1,302,184,245,205	6,093,936,851,316	7,396,121,096,521
Non-current assets			
Investment properties	2,574,138,152,669	(2,854,081,030)	2,571,284,071,639
Cost	7,232,972,735,901	(3,488,005,432,400)	3,744,967,303,501
Accumulated depreciation	(4,658,834,583,232)	3,485,151,351,370	(1,173,683,231,862)
Construction in progress	6,751,826,855,295	(6,091,082,770,286)	660,744,085,009
Current liabilities			
Short-term advances from customers	99,901,230,601	145,493,057,068	245,394,287,669
Dividends Payable	-	6,977,805,719	6,977,805,719
Short-term accrued expenses	1,098,288,935,753	6,424,144,505	1,104,713,080,258
Short-term deferred revenues	247,902,677,916	(54,045,026,777)	193,857,651,139
Other short-term payables	494,843,850,642	(13,401,950,224)	481,441,900,418
Non-current liabilities			
Long-term deferred revenues	5,529,375,187,836	(91,448,030,291)	5,437,927,157,545

Items	*Previous period (Previously stated)*	*Adjustment*	*Previous period (As restated)*
INTERIM CONSOLIDATED CASH FLOW STATEMENT			
Depreciation and amortization	718,640,983,332	(426,370,933,597)	292,270,049,735
Decrease in inventories	103,317,094,859	397,051,838,462	500,368,933,321
Increase in payables	1,199,303,308,400	(1,172,770,503,441)	26,532,804,959
Interest paid	(115,720,288,624)	(40,596,647,700)	(156,316,936,324)
Purchases and construction of fixed assets and investment properties	(1,803,039,281,720)	1,242,686,246,276	(560,353,035,444)

42. EVENTS AFTER THE REPORTING PERIOD

There is no other matter or circumstance that has arisen since the end of the reporting period that requires adjustment or disclosure in the accompanying interim consolidated financial statements of the Group.

Approved, 28 October 2026

PREPARER	CHIEF ACCOUNTANT	DEPUTY GENERAL DIRECTOR
Nguyen Thi Kim Phung	Tran Ngoc Sang	Nguyen Viet Tuan