...ONSTRUCTION GROUP JOINT STOCK COMPANY
...ch Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(Full form)
As at 31 March 2026

Unit: VND

ITEMS	Code	Note	31-03-2026	01-01-2026
- CURRENT ASSETS	**100**		**5,904,196,842,213**	**5,899,917,385,964**
. Cash and cash equivalents	**110**		**41,935,487,369**	**77,956,050,373**
1. Cash	111		41,930,487,369	77,956,050,373
2. Cash equivalents	112		5,000,000	-
I. Short-term financial investments	**120**		**232,051,655,840**	**232,051,655,840**
1. Trading securities	121		451,655,840	451,655,840
2. Provision for decline in value of trading securities	122		-	-
3. Short-term held-to-maturity investments	123		231,600,000,000	231,600,000,000
4. Provision for impairment of short-term held-to-maturity investments	124			
5. Other short-term investments	125			
6. Provision for impairment of other short-term investments	126			
II. Short-term receivables	**130**		**4,816,701,176,363**	**4,827,191,915,685**
1. Short-term trade receivables	131		661,392,572,407	657,477,703,756
2. Short-term prepayments to suppliers	132		3,536,059,285,615	3,520,582,338,351
3. Amounts due from customers under construction contracts	134		-	-
4. Other short-term receivables	135		1,784,401,001,101	1,814,283,556,338
5. Provision for short-term doubtful debts	136		(1,165,151,682,760)	(1,165,151,682,760)
6. Shortage of assets awaiting resolution	137		-	-
V. Inventories	**140**		**781,104,118,348**	**734,916,954,395**
1. Inventories	141		784,405,525,959	738,218,362,006
2. Provision for decline in value of inventories	142		(3,301,407,611)	(3,301,407,611)
/. Short-term biological assets	**150**		**-**	**-**
1. Short-term animals held for a single harvest	151			
2. Short-term seasonal crops or plants for a single harvest	152			
3. Provision for impairment of short-term biological assets	153			
/I. Other short-term assets	**160**		**32,404,404,293**	**27,800,809,671**
1. Short-term prepaid expenses (expenses awaiting allocation)	161		9,649,446,808	5,239,234,191
2. Deductible value added tax	162		21,461,715,626	21,375,763,826
3. Taxes and other receivables from the State	163		1,293,241,859	1,185,811,654
4. Government bond repurchase transactions	164		-	-
5. Other short-term assets	165		-	-

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

Unit: VND

ITEMS	Code	Note	31-03-2026	01-01-2026
- NON-CURRENT ASSETS	**200**		**1,605,482,272,692**	**1,603,832,143,899**
. Long-term receivables	**210**		**489,651,372,800**	**491,756,467,308**
1. Long-term trade receivables	211		-	3,680,255,494
2. Long-term prepayments to suppliers	212		-	-
3. Other long-term receivables	215		679,481,372,800	677,906,211,814
4. Provision for long-term doubtful debts	216		(189,830,000,000)	(189,830,000,000)
I. Fixed assets	**220**		**32,314,234,060**	**33,945,401,591**
1. Tangible fixed assets	221		20,124,585,787	21,356,942,998
- Historical cost	222		217,104,664,859	216,501,484,263
- Accumulated depreciation	223		(196,980,079,072)	(195,144,541,265)
2. Finance lease fixed assets	224		11,779,578,778	12,175,347,280
- Historical cost	225		15,830,740,905	15,830,740,905
- Accumulated depreciation	226		(4,051,162,127)	(3,655,393,625)
3. Intangible fixed assets	227		410,069,495	413,111,313
- Historical cost	228		1,302,995,750	1,302,995,750
- Accumulated amortisation	229		(892,926,255)	(889,884,437)
II. Long-term biological assets	**230**		-	-
1. Animals held for periodic harvest	231		-	-
a) Immature animals held for periodic harvest	232			
b) Mature animals held for periodic harvest	233		-	-
- Historical cost	234			
- Accumulated depreciation	235			
2. Long-term animals held for a single harvest	236			
3. Long-term seasonal crops or plants for a single harvest	237			
4. Provision for impairment of long-term biological assets	238			
V. Investment properties	**240**		-	-
- Historical cost	241		-	-
- Accumulated depreciation	242		-	-
/. Long-term assets in progress	**250**		**7,748,068,837**	-
1. Long-term production and business costs in progress	251		-	-
2. Construction in progress	252		7,748,068,837	-
/I. Long-term financial investments	**260**		**1,042,977,038,113**	**1,043,098,626,119**
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262		1,025,904,326,340	1,026,025,914,346
3. Equity investments in other entities	263		19,751,250,000	19,751,250,000
4. Provision for impairment of long-term investments in other entities	264		(2,678,538,227)	(2,678,538,227)
5. Long-term held-to-maturity investments	265		-	-
6. Provision for impairment of long-term held-to-maturity investments	266		-	-
/II. Other long-term assets	**270**		**32,791,558,882**	**35,031,648,881**

ITEMS	Code	Note	31-03-2026	01-01-2026
1. Long-term prepaid expenses (expenses awaiting allocation)	271		32,791,558,882	35,000,953,739
2. Deferred tax assets	272		-	30,695,142
3. Long-term equipment, materials and spare parts	273		-	-
4. Other long-term assets	274		-	-
5. Goodwill	279		-	-
TOTAL ASSETS	**280**		**7,509,679,114,905**	**7,503,749,529,863**

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

Unit: VND

ITEMS	Code	Note	31-03-2026	01-01-2026
- LIABILITIES	**300**		**5,594,037,846,512**	**5,655,410,419,888**
. Current liabilities	**310**		**4,477,482,881,059**	**4,421,548,682,720**
1. Short-term trade payables	311	V.16	774,756,888,791	716,734,301,071
2. Short-term advances from customers	312	V.17	2,486,591,452,117	2,495,481,493,268
3. Dividends and profits payable	313	V.18	16,560,306,803	
4. Short-term taxes and other payables to the State	314	V.19	15,814,233,452	52,102,399,836
5. Payables to employees	315	V.20	5,387,809,390	7,922,987,785
6. Short-term accrued expenses	316		120,183,866,593	101,630,123,631
7. Amounts due to customers under construction contracts – short-term	318		-	-
8. Short-term unearned revenue	319	V.21	-	-
9. Other short-term payables	320	V.22a,c	607,299,580,160	606,005,902,496
10. Short-term borrowings and finance lease liabilities	321	V.23a,c	403,137,420,496	418,984,908,099
11. Short-term provisions	322		-	-
12. Bonus and welfare fund	323	V.24	47,751,323,257	22,686,566,534
13. Price stabilisation fund	324		-	-
14. Government bond repurchase transactions	325		-	-
I. Non-current liabilities	**330**		**1,116,554,965,453**	**1,233,861,737,168**
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and other payables to the State	333		-	-
4. Long-term accrued expenses	334		-	-
5. Long-term unearned revenue	337		-	-
6. Other long-term payables	338		180,000,000	180,000,000
7. Long-term borrowings and finance lease liabilities	339		1,098,936,492,418	1,098,936,492,418
8. Convertible bonds	340		-	-
9. Preference shares	341		-	-
10. Deferred tax liabilities	342		-	118,243,572,732
11. Long-term provisions	343		17,438,473,035	16,501,672,018
12. Science and technology development fund	344		-	-

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

Unit: VND

ITEMS	Code	Note	31-03-2026	01-01-2026
- OWNERS' EQUITY	**400**		**1,915,641,268,393**	**1,848,339,109,975**
1. Owners' contributed capital	411		3,357,945,238,291	3,358,206,410,000
- Ordinary shares carrying voting rights	411a		3,357,945,238,291	3,358,206,410,000
- Preference shares	411b		-	-
2. Share premium	412		244,421,087,982	244,421,087,982
3. Bond conversion options	413		-	-
4. Other capital of owners	414		-	-
5. Treasury shares	415		-	-
6. Differences upon asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		1,483,858,114	584,650,517
9. Other funds belonging to owners' equity	419		-	917,191,749
10. Undistributed post-tax profits	420		(1,789,102,757,847)	(1,881,967,653,339)
- Undistributed post-tax profits accumulated to the end of the prior period	420a		(1,804,197,010,719)	(1,443,856,510,074)
- Post-tax profit of the current period	420b		15,094,252,871	(438,111,143,265)
11. Non-controlling interests	429		100,893,841,854	126,177,423,066
TOTAL LIABILITIES AND OWNERS' EQUITY	**440**		**7,509,679,114,905**	**7,503,749,529,863**

Ho Chi Minh City, 16 July 2026

Nguyen Thi Kim Yen Chief Accountant / Preparer	**Le Huynh Thuong Minh** General Director

M.S.D.N: 0300482393 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN XÂY DỰNG TRACODI
P. BẾN THÀNH

TRACODI CONSTRUCTION GROUP JOINT STOCK COMPANY
Address: 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED INCOME STATEMENT

(Full form)
For the three-month period ended 31 March 2026

Unit: VND

For the three-month period ended

ITEMS	Code	Note	31-03-2026	31-03-2025
1. Revenue from sale of goods and rendering of services	01		180,774,141,480	111,389,547,458
2. Revenue deductions	02		94,612,845	104,555,000
3. Net revenue from sale of goods and rendering of services	10		180,679,528,635	111,284,992,458
4. Cost of goods sold and services rendered	11		110,338,835,997	96,804,836,208
5. Gross profit from sale of goods and rendering of services	20		70,340,692,638	14,480,156,250
6. Gains/(losses) from sale and disposal of investment properties	21		-	-
7. Financial income	22		31,625,265	1,147,764,917
8. Financial expenses	23		5,017,454,005	52,717,122,152
In which: Interest expense	24		9,631,094,261	25,204,030,901
9. Selling expenses	25		15,698,336,786	2,690,092,714
10. General and administrative expenses	26		20,071,696,015	21,946,078,683
11. Share of profit or loss in joint ventures and associates	27		(121,588,006)	(573,437,138)
12. Net operating profit/(loss)	30		29,463,243,091	(62,298,809,520)
13. Other income	31		1,241,034,020	1,792,882,898
14. Other expenses	32		14,151,444,241	4,358,680,978
15. Other profit/(loss)	40		(12,910,410,221)	(2,565,798,080)
16. Total accounting profit/(loss) before tax	50		16,552,832,870	(64,864,607,600)
17. Current corporate income tax expense	51		9,062,704,679	540,997,744
18. Deferred corporate income tax expense	52		-	626,317,324
19. Profit/(loss) after corporate income tax	60		7,490,128,191	(66,031,922,668)
20. Profit/(loss) after tax attributable to owners of the parent	61		(7,866,347,932)	(65,899,889,276)
21. Profit/(loss) after tax attributable to non-controlling interests	62		15,356,476,123	(132,033,392)
22. Basic earnings/(loss) per share	70		(23)	(196)
23. Diluted earnings/(loss) per share	71		(23)	(196)

Ho Chi Minh City, 16 July 2026

Nguyen Thi Kim Yen Chief Accountant / Preparer	**Le Huynh Thuong Minh** General Director

M.S.D.N: 0300482393 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN XÂY DỰNG TRACODI
P. BẾN THÀNH - TP. HỒ CHÍ MINH

TRACODI CONSTRUCTION GROUP JOINT STOCK COMPANY
Address: 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City

CONSOLIDATED STATEMENT OF CASH FLOWS

(Full form)
(Indirect method)
For the three-month period ended 31 March 2026

Unit: VND

ITEMS	Code	Note	For the three-month period ended 31-03-2026	31-03-2025
CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit/(loss) before tax	01		16,552,832,870	(64,864,607,600)
2. Adjustments for:				
- Depreciation and amortisation of fixed assets and investment properties	02		2,381,167,531	4,475,885,453
- Provisions	03		-	25,587,535,569
- Unrealised foreign exchange (gains)/losses arising from revaluation of monetary items denominated in foreign currencies	04		-	-
- (Gains)/losses from investing and financing activities	05		(295,878,032)	(2,057,429,426)
- Interest expense	06		5,017,454,005	52,056,088,001
- Other adjustments	07		-	-
3. Operating profit before changes in working capital	08		23,655,576,374	15,197,471,997
- (Increase)/decrease in receivables	09		121,613,994,972	39,787,344,901
- (Increase)/decrease in inventories	10		(46,033,688,245)	(113,473,058,153)
- Increase/(decrease) in payables (excluding interest payable and corporate income tax payable)	11		(40,182,943,537)	(87,279,493,585)
- (Increase)/decrease in prepaid expenses	12		(2,200,817,740)	(2,491,810,311)
- (Increase)/decrease in trading securities	13		-	-
- Interest paid	14		(4,836,140,737)	(9,012,610,946)
- Corporate income tax paid	15		(25,684,607,974)	(13,241,523,994)
- Other cash inflows from operating activities	16		-	-
- Other cash outflows for operating activities	17		(10,526,500,000)	-
Net cash flows from operating activities	**20**		**15,804,873,113**	**(170,513,680,091)**
. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Payments for purchases and construction of fixed assets and other long-term assets	21		(8,498,068,837)	-
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	3,390,909,090
3. Loans granted and purchases of debt instruments of other entities	23		-	-
4. Collections from loans granted and proceeds from sales of debt instruments of other entities	24		-	621,834,521
5. Payments for equity investments in other entities	25		-	-
6. Proceeds from divestments of equity investments in other entities	26		-	114,606,630,250
7. Interest, dividends and distributed profits received	27		(19,969,516,475)	655,127,631
Net cash flows from investing activities	**30**		**(28,467,585,312)**	**119,274,501,492**

CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)

Unit: VND

ITEMS	Code	Note	31-03-2026	31-03-2025
I. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from issuance of shares and capital contributions from owners	31		-	-
2. Payments for capital returned to owners and repurchases of shares issued	32		-	-
3. Proceeds from borrowings	33		-	2,550,000,000
4. Repayments of borrowing principal	34		(15,000,000,000)	(11,504,000,000)
5. Repayments of finance lease principal	35		(847,487,603)	(999,289,530)
6. Dividends and profits paid to owners	36		(7,000,000,000)	
Net cash flows from financing activities	**40**		**(22,847,487,603)**	**(9,953,289,530)**
Net decrease in cash and cash equivalents for the period	**50**		**(35,510,199,802)**	**(61,192,468,129)**
Cash and cash equivalents at the beginning of the period	60		77,445,687,171	79,267,867,709
Effect of foreign exchange rate fluctuations on translation of foreign currencies	61		-	-
Cash and cash equivalents at the end of the period	**70**		**41,935,487,369**	**18,075,399,580**

Ho Chi Minh City, 16 July 2026

Nguyen Thi Kim Yen Chief Accountant / Preparer	**Le Huynh Thuong Minh** General Director

M.S.D.N: 0300482393 C.T.C.P CÔNG TY CỔ PHẦN TẬP ĐOÀN XÂY DỰNG TRACODI P.BẾN THÀNH - T.P HỒ CHÍ MINH

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
For the three-month period ended 31 March 2026

I. OPERATING CHARACTERISTICS

1. Form of capital ownership
Tracodi Construction Group Joint Stock Company (hereinafter referred to as the "Company" or the "Parent Company") is a joint stock company.

2. Business sector
The Company's business sectors are construction, trade and services.

3. Business lines
The Company's principal business activities are: construction of transport works; construction of civil engineering works; wholesale of iron and steel (excluding trading in gold bars).

4. Normal production and business cycle
The normal production and business cycle of the Company is no more than 12 months.

5. Group structure
The Group comprises the Parent Company and 05 subsidiaries under the control of the Parent Company. All subsidiaries are consolidated in these consolidated financial statements.

5a. List of subsidiaries that are consolidated

			% of ownership		% of voting rights	
Company name	Head office address	Principal business activities	Closing balance	Opening balance	Closing balance	Opening balance
TCD Plus Joint Stock Company	Vian Tower Building, No. 26 Street 40, An Khanh Ward, Ho Chi Minh City	Real estate trading, land use rights of the owner, user or lessee	80.0%	80.0%	80.0%	80.0%
EcoBuild Construction and Trading Company Limited	25 Xuan Thuy, An Khanh Ward, Ho Chi Minh City	Construction of transport works	99.8%	99.8%	99.8%	99.8%
Vietnam Taxi Company	Lot IV-15B, Street No. 4, Tan Binh Industrial Park, Tay Thanh Ward, Ho Chi Minh City	Passenger transport by automobile within Ho Chi Minh City	51.0%	51.0%	51.0%	51.0%
An Giang Construction Materials Extraction and Processing Joint Venture Company Limited(i)	Ro Leng Hamlet, Tri Ton Commune, An Giang Province	Extraction and processing of construction stone	51.0%	51.0%	51.0%	51.0%
Life Purity Clean Water Joint Stock Company(ii)	27C Quoc Huong, An Khanh Ward,. Ho Chi Minh City	Extraction, treatment and supply of water	51.0%	51.0%	51.0%	51.0%

(i) Under the 3rd Appendix to the joint venture contract No. 01/PLHDLD dated 6 September 2024, the joint venture term was extended to 7 September 2026.

(ii) This company has ceased operations but has not yet completed the procedures to terminate the validity of its tax code.

5b. The list of associates reflected in the consolidated financial statements under the equity method

			% of interest		% of voting rights	
Company name	Head office address	Principal business activities	Closing balance	Opening balance	Closing balance	Opening balance
Son Long Investment and Development Joint Stock Company	Group 21, Quarter 4B, Hau Can Street, Bai Chay Ward, Quang Ninh Province	Real estate trading, land use rights of the owner, user or lessee	40.6%	40.6%	40.6%	40.6%
Thanh Nguyen Energy Investment and Development Company Limited	Chu Jut Hamlet, Ia Rsai Commune, Gia Lai Province,	Production of solar power, wind power and gas power (excluding transmission and dispatch of the national power system, and construction and operation of multi-purpose hydropower and nuclear power)	49.0%	49.0%	49.0%	49.0%
BCG Land Joint Stock Company (i)	22A Street No. 7, Binh Trung Ward, Ho Chi Minh City	Construction of residential houses	9.43%	9.43%	20.43%	20.43%

(i) Although the ownership interest in BCG Land Joint Stock Company is less than 20%, during the year, the Company was authorised by Bamboo Capital Group Joint Stock Company to exercise the voting rights arising from 50,600,000 shares, equivalent to a ratio of 11% in BCG Land Joint Stock Company, increasing the voting rights ratio from 9.43% to 20.43%, with the authorisation term from 6 June 2024 to 6 June 2026. Therefore, the investment in BCG Land Joint Stock Company is presented under the item "Investments in joint ventures and associates" on the consolidated balance sheet.

Dependent affiliated units without legal status

Unit name	Address
Branch of Tracodi Construction Group Joint Stock Company in Hanoi	No. 30 Lane 63 Lam Ha Street, Bo De Ward, Hanoi City
Branch of Industrial and Transport Development Investment Joint Stock Company in Da Nang	24 Ton Duc Thang, Hoa Khanh Ward, Da Nang City

6. Statement on the comparability of information on the consolidated financial statements

The figures corresponding to the prior year are comparable with those of the current year.

7. Employees
As at the end of the fiscal year, the Group had 84 employees working (309 employees at the beginning of the year).

II. FISCAL YEAR, CURRENCY USED IN ACCOUNTING

1. Fiscal year
The Group's fiscal year begins on 1 January and ends on 31 December each year.

2. Accounting currency
The currency used in accounting is Vietnam Dong (VND) as most transactions are carried out in VND.

III. APPLIED ACCOUNTING STANDARDS AND SYSTEM

1. Applied accounting system
The Group applies Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System issued under Circular No. 200/2014/TT-BTC dated 22 December 2014, Circular No. 53/2016/TT-BTC dated 21 March 2016 guiding the Enterprise Accounting System, Circular No. 202/2014/TT-BTC dated 22 December 2014 guiding the preparation and presentation of consolidated financial statements, and other circulars of the Ministry of Finance guiding the implementation of accounting standards in the preparation and presentation of consolidated financial statements.

2. Statement of compliance with accounting standards and accounting system
The Board of General Directors ensures that it has complied with the requirements of Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System issued under Circular No. 200/2014/TT-BTC dated 22 December 2014, Circular No. 53/2016/TT-BTC dated 21 March 2016, Circular No. 202/2014/TT-BTC dated 22 December 2014 as well as other circulars of the Ministry of Finance guiding the implementation of accounting standards in the preparation and presentation of the consolidated financial statements.

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99"), guiding the Enterprise Accounting System to replace Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance on guidance of the enterprise accounting system ("Circular 200") and Circular No. 75/2015/TT-BTC dated 18 May 2015 and Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance on amending and supplementing a number of articles of Circular 200. On 20 April 2026, the Ministry of Finance further issued Circular No. 43/2026/TT-BTC ("Circular 43") amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 on guidance of the method for preparation and presentation of consolidated financial statements. The provisions of Circular 99 and Circular 43 are applied to the bookkeeping, preparation and presentation of financial statements for the fiscal year beginning on 1 January 2026.

IV. APPLIED ACCOUNTING POLICIES

1. Basis of preparation of the consolidated financial statements
The consolidated financial statements are prepared on the accrual basis of accounting (except for information relating to cash flows).

2. Basis of consolidation

The consolidated financial statements comprise the financial statements of the Parent Company and the financial statements of its subsidiaries. A subsidiary is an entity controlled by the Parent Company. Control exists when the Parent Company has the ability, directly or indirectly, to govern the financial and operating policies of the subsidiary so as to obtain economic benefits from its activities. In determining control, account is taken of potential voting rights arising from call options or debt and equity instruments convertible into ordinary shares at the end of the fiscal year.

The business results of subsidiaries acquired or disposed of during the year are presented in the consolidated income statement from the acquisition date or up to the date of disposal of the investment in that subsidiary.

The financial statements of the Parent Company and its subsidiaries used for consolidation are prepared for the same fiscal year and apply consistent accounting policies for similar transactions and events in similar circumstances. Where the accounting policies of a subsidiary differ from those applied consistently within the Group, appropriate adjustments are made to the subsidiary's financial statements before they are used for the preparation of the consolidated financial statements.

Balances on balance sheet accounts between companies within the same Group, intra-group transactions and unrealised intra-group profits arising from these transactions are eliminated in full. Unrealised losses arising from intra-group transactions are also eliminated unless the costs giving rise to such losses cannot be recovered.

Non-controlling interests represent the portion of profit or loss and net assets of subsidiaries not held by the Group and are presented as a separate item on the consolidated income statement and on the consolidated balance sheet (under equity). Non-controlling interests comprise the value of the non-controlling interests at the date of the original business combination and the non-controlling interests' share of changes in equity since the date of the business combination. Losses incurred at a subsidiary are allocated in proportion to the non-controlling interests' share, even where such losses exceed the non-controlling interests' share of the net assets of the subsidiary.

When the Group makes additional investment to increase its interest held in a subsidiary, the difference between the cost of the additional investment and the carrying amount of the net assets of the subsidiary additionally acquired at the acquisition date is recognised directly in the item "Undistributed profit after tax" on the consolidated balance sheet.

When the Group partially divests capital in a subsidiary:

- If, after the divestment, the Group still retains control: the result of the divestment is recognised in the item "Undistributed profit after tax" on the consolidated balance sheet.
- If, after the divestment, the Group loses control and the subsidiary becomes an associate: the remaining investment is presented under the item "Investments in joint ventures and associates" on the consolidated financial statements under the equity method, and the result of the divestment is recognised in the consolidated income statement.
- If, after the divestment, the Group loses control and the subsidiary becomes an ordinary investment: the remaining investment is presented at carrying amount on the consolidated financial statements, and the result of the divestment is recognised in the consolidated income statement.

Where a subsidiary raises additional contributed capital from its owners, if the additional capital contribution ratios of the parties do not correspond to the existing ratios, the difference between the

Group's additional capital contribution and the additional interest in the net assets of the subsidiary is recognised in the item "Undistributed profit after tax" on the consolidated balance sheet.

3. Transactions in foreign currencies

Transactions arising in foreign currencies are translated at the exchange rate ruling at the transaction date. Balances of monetary items denominated in foreign currencies at the end of the fiscal year are translated at the exchange rate at that date.

Exchange differences arising during the year from transactions in foreign currencies are recognised in financial income or financial expenses. Exchange differences arising from the revaluation of monetary items denominated in foreign currencies at the end of the period, after offsetting increases and decreases, are recognised in financial income or financial expenses.

The exchange rate used to translate transactions arising in foreign currencies is the actual transaction rate at the time the transaction arises. The actual transaction rate for transactions in foreign currencies is determined as follows:

- The actual transaction rate for the purchase and sale of foreign currencies (spot foreign exchange contracts, forward contracts, futures contracts, option contracts, swap contracts): the rate agreed in the foreign currency purchase and sale contract between the Group and the bank.
- If the contract does not stipulate a settlement rate:
  - For capital contributions or receipts of contributed capital: the foreign currency buying rate of the bank where the Group opens the account to receive the investor's capital at the date of capital contribution.
  - For receivables: the buying rate of the commercial bank where the Group designates the customer to make payment at the time the transaction arises.
  - For payables: the selling rate of the commercial bank where the Group expects to transact at the time the transaction arises.
  - For transactions to purchase assets or expenses paid immediately in foreign currency (not through payable accounts): the buying rate of the commercial bank where the Group makes the payment.

The exchange rate used to revalue the balances of monetary items denominated in foreign currencies at the end of the fiscal year is determined according to the following principles:

- For foreign currency bank deposits: the foreign currency buying rate of the bank where the Group opens the foreign currency account.
- For monetary items denominated in foreign currencies classified as other assets: the foreign currency buying rate of the Joint Stock Commercial Bank for Investment and Development of Vietnam – Ho Chi Minh City Branch (the bank with which the Group regularly transacts).
- For monetary items denominated in foreign currencies classified as liabilities: the foreign currency selling rate of the Joint Stock Commercial Bank for Investment and Development of Vietnam – Ho Chi Minh City Branch (the bank with which the Group regularly transacts).

4. Cash and cash equivalents

Cash comprises cash on hand and demand deposits at banks. Cash equivalents are short-term investments with a recovery period of no more than 3 months from the date of investment, which are readily convertible into known amounts of cash and which are subject to an insignificant risk of change in value upon conversion into cash at the reporting date.

5. Financial investments

Trading securities

An investment is classified as trading securities when it is held for trading purposes to earn a profit.

Trading securities are recorded in the accounting books at cost. The cost of trading securities is determined at the fair value of the consideration at the time the transaction arises plus costs related to the purchase of the trading securities.

The time of recognition of trading securities is the time at which the Group obtains ownership rights, specifically as follows:
- For listed securities: recognised at the order-matching time (T+0).
- For unlisted securities: recognised at the time ownership is officially obtained in accordance with the law.

Interest, dividends and profits of periods before the trading securities were purchased are accounted for as a reduction in the value of those trading securities. Interest, dividends and profits of periods after the trading securities were purchased are recognised as revenue. Dividends received in the form of shares are only monitored by the increased number of shares, and the value of the shares received is not recognised.

Shares swapped that are are determined at fair value at the exchange date. The fair value of shares is determined as follows:
- For unlisted shares traded on the UPCOM exchange, the fair value of the shares is the closing price on UPCOM at the exchange date. Where UPCOM does not trade on the exchange date, the fair value of the shares is the closing price of the trading session immediately preceding the exchange date.
- For other unlisted shares, the fair value of the shares is the price agreed by the parties under the contract or the book value at the time of the exchange.

A provision for diminution in value of trading securities is made for each type of security traded on the market whose fair value is lower than cost. The fair value of trading securities is determined as follows:
- For shares registered for trading on the trading market for unlisted public companies (UPCOM): the average reference price over the 30 most recent consecutive trading days preceding the end of the fiscal year announced by the Stock Exchange.
- Where shares listed on the stock market or shares of a joint stock company registered for trading on the UPCOM market have no transactions within 30 days before the date of making the provision, or where listed shares are delisted, suspended from trading or halted from trading,: the provision is made based on the loss of the investee, with the amount provided equal to the difference between the actual investment capital of the owners and the equity at the end of the fiscal year multiplied by the Group's ratio of charter capital ownership to the total actually contributed charter capital.
- For local government bonds, Government-guaranteed bonds and corporate bonds: the bond price for local government bonds, Government-guaranteed bonds and corporate bonds that are listed or registered for trading is the most recent transaction price at the Stock Exchange within 10 days up to the end of the fiscal year. Where there are no transactions within 10 days up to the end of the fiscal year, no provision is made for this investment.

The increase or decrease in the provision for diminution in value of trading securities required to be made at the end of the fiscal year is recognised in financial expenses.

Gains or losses on the transfer of trading securities are recognised in financial income or financial expenses. Cost is determined using the moving weighted average method.

Held-to-maturity investments
An investment is classified as held-to-maturity when the Group has the intention and ability to hold it to maturity. Held-to-maturity investments include: term bank deposits (including treasury bills and promissory notes), bonds and loans held to maturity for the purpose of earning periodic interest.

Held-to-maturity investments are initially recognised at cost, comprising the purchase price and costs related to the purchase transaction of the investments. After initial recognition, these investments are recognised at recoverable value. Interest income from held-to-maturity investments after the purchase date is recognised in the income statement on an accrual basis. Interest earned before the Group holds the investment is deducted from cost at the time of purchase.

When there is firm evidence that part or all of an investment may not be recoverable and the loss can be reliably determined, the loss is recognised in financial expenses for the year and deducted directly from the investment value.

Loans
Loans are stated at cost less provisions for doubtful debts. Provisions for doubtful debts of loans are made based on the expected level of loss that may occur.

Investments in equity instruments of other entities
Investments in equity instruments of other entities comprise investments in equity instruments in respect of which the Group does not have control, joint control or significant influence over the investee.

Investments in equity instruments of other entities are initially recognised at cost, comprising the purchase price or capital contribution plus direct costs related to the investment activity. Dividends of periods before the investment was purchased are accounted for as a reduction in the value of that investment. Dividends of periods after the investment was purchased are recognised as revenue. Dividends received in the form of shares are only monitored by the increased number of shares, and the value of the shares received is not recognised.

Provisions for losses on investments in equity instruments of other entities are made as follows:
- For investments in listed shares or where the fair value of the investment can be reliably determined, the provision is based on the market value of the shares.
- For investments whose fair value cannot be determined at the reporting date, the provision is made based on the loss of the investee with the amount provided being equal to the difference between the actual investment capital of the owners and the equity at the end of the fiscal year multiplied by the ratio of the charter capital of the Company to the total actually contributed charter capital at the other entity.

The increase or decrease in the provision for losses on investments in equity instruments of other entities required to be made at the end of the fiscal year is recognised in financial expenses.

6. Receivables
Receivables are presented at carrying amount less provisions for doubtful debts.

The classification of receivables into trade receivables and other receivables is carried out according to the following principles::
- Trade receivables reflect receivables of a commercial nature arising from purchase-and-sale transactions between the Group and the buyer being an entity independent of the the Group.
- Other receivables reflect receivables of a non-commercial nature that are not related to purchase-and-sale transactions.

Provisions for doubtful debts are made for each doubtful receivable based on the expected level of loss that may occur.

The increase or decrease in the provision for doubtful debts required to be made at the end of the fiscal year is recognised in general and administration expenses.

7. Inventories

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

The cost of inventories is determined as follows:

- Raw materials, tools, supplies and goods: comprise purchase costs and other directly related costs incurred to bring the inventories to their present location and condition.
- Work in progress: comprises costs directly related to the construction of works.
- Finished goods: comprise raw material costs, direct labour and directly related production overheads allocated based on the normal level of operation.

The cost of goods issued is determined using the weighted average method and is accounted for using the perpetual inventory method.

Net realisable value is the estimated selling price of inventories in the normal course of production and business less the estimated costs of completion and the estimated costs necessary to sell them.

A provision for decline in value of inventories is made for each inventory item whose cost is higher than its net realisable value. The increase or decrease in the provision for decline in value of inventories required to be made at the end of the fiscal year is recognised in cost of goods sold.

8. Assets under operating leases

A lease is classified as an operating lease if substantially all the risks and rewards of ownership of the asset remain with the lessor. Operating lease expenses are recognised in expenses on a straight-line basis over the lease term, regardless of the method of lease payment.

9. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed assets comprises all costs that the Group incurs to acquire the fixed asset up to the time the asset is put into a ready-for-use state. Costs incurred after initial recognition are only added to the cost of the fixed asset if they are certain to increase the future economic benefits from the use of that asset. Costs incurred that do not satisfy the above condition are recognised as production and business costs for the year.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are written off and any gain or loss arising from the disposal is recognised in income or expenses for the year.

Tangible fixed assets are depreciated using the straight-line method based on their estimated useful lives. The depreciation periods of the categories of tangible fixed assets are as follows:

Category of fixed assets	Number of years
Buildings and structures	05 – 15
Machinery and equipment	02 – 03
Means of transport and transmission	05 – 10
Office equipment and management tools	03 – 05

10. Finance lease fixed assets

A lease is classified as a finance lease if substantially all the risks and rewards of ownership of the asset are transferred to the lessee. Finance lease fixed assets are stated at cost less accumulated depreciation. The cost of a finance lease fixed asset is the lower of the fair value of the leased asset at the inception of the lease and the present value of the minimum lease payments. The discount rate used to calculate the present value of the minimum lease payments is the interest rate implicit in the lease or the rate stated in the lease. Where the interest rate implicit in the lease cannot be determined, the borrowing rate at the inception of the lease is used.

Finance lease fixed assets are depreciated using the straight-line method based on their estimated useful lives. Where it is not certain that the Group will obtain ownership of the asset at the end of the lease term, the fixed asset is depreciated over the shorter of the lease term and the estimated useful life. The Group's finance lease fixed assets are means of transport with a depreciation period of 05 - 06 years.

11. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of intangible fixed assets comprises all costs that the Group incurs to acquire the fixed asset up to the time the asset is put into a ready-for-use state. Costs related to intangible fixed assets incurred after initial recognition are recognised as production and business costs for the year, unless these costs are associated with a specific intangible fixed asset and increase the economic benefits from these assets.

When intangible fixed assets are sold or disposed of, their cost and accumulated amortisation are written off and any gain or loss arising from the disposal is recognised in income or expenses for the year.

The Group's intangible fixed assets comprise:

Land use rights

Land use rights comprise all actual costs the Group has incurred directly related to the land used, including: amounts paid to obtain the land use rights, compensation costs, site clearance, site levelling, registration fees, etc. Land use rights are amortised using the straight-line method over 33 years; land use rights with an indefinite term are not amortised.

Computer software

Costs related to computer software that is not an integral part of the related hardware are capitalised. The cost of computer software comprises all costs that the Group has incurred up to the time the software is put into use. Computer software is amortised using the straight-line method over 03 – 05 years.

12. Construction in progress

Construction in progress reflects costs directly related (including related borrowing costs in accordance with the accounting policy of the Group) to assets under construction, machinery and equipment under installation to serve production, leasing and and management purposes, as well as costs related to the repair of fixed assets in progress. These assets are recognised at cost and and are not depreciated.

13. Business cooperation contracts

A business cooperation contract ("BCC") is a contractual arrangement between the Group and partners to jointly carry out an economic activity without forming a separate legal entity. This activity is controlled by one of the parties under the terms of the BCC.

A BCC may be implemented in the form of sharing profit after tax. The parties to the BCC agree to share profit after tax but not lower than the level committed and agreed between the parties. A BCC that shares profit after tax is a BCC in the form of a jointly controlled business operation or one controlled by a single party. If the BCC stipulates that the parties to the BCC are entitled to a fixed profit regardless of the business results of the contract, the substance of the contract is a loan. Where the BCC stipulates that the parties to the BCC share profit if the operation of the BCC is profitable and bear losses, the substance of the BCC is a sharing of revenue and expenses, and the parties must have the right, conditions and ability to jointly control the operation as well as the cash flows of the BCC.

If the Group is the party that performs the accounting and tax finalisation, the Group recognises all revenue and expenses related to the BCC, then allocates the revenue and expenses to the parties to the BCC during the period based on the participation ratio of each party. If the Group is not the party that performs the accounting and tax finalisation, the Group recognises in the income statement the revenue and expenses corresponding to its allocated share from the BCC.

The Group recognises "Other receivables" in the case of capital contributions for business cooperation and "Other payables" in the case of receipts of capital contributions for business cooperation, and recognises interest income and interest expenses from business cooperation at the level agreed between the parties.

14. Liabilities and accrued expenses

Liabilities and accrued expenses are recognised for amounts to be paid in the future in respect of goods and services received. Accrued expenses are recognised based on reasonable estimates of the amounts payable.

The classification of payables into trade payables, accrued expenses and other payables is carried out according to the following principles:

- Trade payables reflect payables of a commercial nature arising from transactions to purchase goods, services and assets where the seller is an entity independent of the Group.
- Accrued expenses reflect payables for goods and services received from sellers or provided to buyers but not yet paid because invoices are not yet available or accounting records and documents are not yet complete, and payables to employees for annual leave salary and production and business expenses to be accrued in advance.
- Other payables reflect payables of a non-commercial nature not related to transactions to purchase, sell or provide goods and services.

Liabilities and accrued expenses are classified as short-term and long-term on the consolidated balance sheet based on the remaining term at the end of the fiscal year.

15. Ordinary bonds

Ordinary bonds are bonds without the right to be converted into shares.

The carrying amount of ordinary bonds is presented on a net basis equal to the par value of the bonds less bond discounts plus bond premiums.

The Group monitors discounts and premiums for each type of ordinary bond issued and the allocation of each discount and premium when determining borrowing costs charged to expenses or capitalised in each period, specifically:

- Bond discounts are gradually allocated to borrowing costs in each period over the term of the bonds.

- Bond premiums are gradually allocated to reduce borrowing costs in each period over the term of the bonds.

The allocation of a discount or premium may use the effective interest method or the straight-line method:

- Under the effective interest method: the discount or premium allocated to each period is calculated as the difference between the interest expense payable for each interest period (calculated as the opening carrying amount of the bond multiplied by the actual market interest rate) and the amount payable in each period.
- Under the straight-line method: the discount or premium is allocated evenly over the term of the bonds.

Bond issuance costs are gradually allocated in accordance with the bond term using the straight-line method and recognised in financial expenses or capitalised.

16. Owners' contributed capital

Owners' contributed capital

Owners' contributed capital is recognised at the amount of capital actually contributed by the shareholders of the Parent Company.

Share premium

Share premium is recognised as the difference between the issue price and the par value of shares upon initial issuance or additional issuance, the difference between the re-issue price and the book value of treasury shares, and the equity component of convertible bonds upon maturity. Direct costs related to the additional issuance of shares and the re-issuance of treasury shares are deducted from share premium.

Other funds belonging to equity

Other funds are formed from appropriations of business results, revaluation of assets and the residual value between the fair value of assets received as gifts, donations or sponsorships after deducting taxes payable (if any) related to these assets.

17. Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriations to funds in accordance with the Company's Charter as well as the provisions of law, and after approval by the General Meeting of Shareholders.

The distribution of profit to shareholders takes into account non-monetary items included in undistributed profit after tax that may affect cash flows and the ability to pay dividends, such as gains from the revaluation of assets contributed as capital, gains from the revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recognised as a liability when the General Meeting of Shareholders votes to approve them..

18. Revenue and income recognition

Revenue from the sale of goods and finished products

Revenue from the sale of goods and finished products is recognised when the following conditions are simultaneously satisfied:

- The Group has transferred substantially all the risks and rewards of ownership of the goods and products to the buyer.

- The Group no longer retains managerial involvement over the goods and products to the degree usually associated with ownership, nor effective control over the goods and products.
- Revenue can be measured reliably. Where the contract stipulates that the buyer has the right to return the purchased products and goods under specific conditions, revenue is only recognised when those specific conditions no longer exist and the buyer no longer has the right to return the goods and products (except where the customer has the right to return the goods and products in the form of an exchange for other goods or services).
- The Group has obtained or will obtain economic benefits from the sale transaction.
- The costs related to the sale transaction can be determined.

Revenue from the rendering of services
Revenue from the rendering of services is recognised when the following conditions are simultaneously satisfied:
- Revenue can be measured reliably. Where the contract stipulates that the buyer has the right to return the purchased services under specific conditions, revenue is only recognised when those specific conditions no longer exist and the buyer no longer has the right to return the services rendered.
- The Group has obtained or will obtain economic benefits from that service transaction.
- The portion of work completed at the reporting date can be determined.
- The costs incurred for the transaction and the costs to complete that service transaction can be determined.

Where services are performed over multiple periods, the revenue recognised in the year is based on the results of the portion of work completed at the end of the fiscal year.

Interest
Interest is recognised on a time basis and the actual interest rate of each period.

Profit shared
Profit shared is recognised when the Group is entitled to receive dividends or profit from the capital contribution.

19. Construction contracts

A construction contract is a contract agreed for the construction of an asset or a combination of assets that are closely interrelated or interdependent in terms of their design, technology, function or basic purpose of use.

When the outcome of a contract can be estimated reliably:
- For construction contracts under which the contractor is paid according to the planned schedule: revenue and costs related to the contract are recognised corresponding to the portion of work completed that the Group determines itself at the end of the fiscal year.
- For construction contracts under which the contractor is paid according to the value of work performed: revenue and costs related to the contract are recognised corresponding to the portion of work completed that is confirmed by the customer and reflected on the issued invoices.

Increases or decreases in construction volume, compensation claims and other claims are only recognised as revenue when agreed with the customer.

When the outcome of a construction contract cannot be estimated reliably:
- Revenue is only recognised to the extent of contract costs incurred that are probable of being recovered.

- Contract costs are only recognised as an expense when incurred.

The difference between the total cumulative revenue of a construction contract recognised and the cumulative amount stated on invoices for payment according to the planned schedule of the contract is recognised as a receivable or payable according to the planned schedule of construction contracts.

20. Borrowing costs

Borrowing costs comprise interest on loans and other costs incurred directly related to the borrowings.

Borrowing costs are recognised as an expense when incurred. Where borrowing costs are directly related to the investment in construction or production of a work-in-progress asset that necessarily takes a substantial period of time (more than 12 months) to be ready for its intended use or sale, such borrowing costs are included in the value of that asset. For specific borrowings serving the construction of fixed assets or investment property, interest is capitalised even where the construction period is less than 12 months. Income arising from the temporary investment of borrowings is deducted from the cost of the related asset.

For general borrowings used in part for the investment in construction or production of a work-in-progress asset, capitalised borrowing costs are determined by applying the capitalisation rate to the weighted average accumulated expenditure incurred for the capital construction or production of that asset. The capitalisation rate is the weighted average interest rate of borrowings outstanding during the year, excluding specific borrowings serving the purpose of forming a specific asset.

21. Expenses

Expenses are decreases in economic benefits recognised at the time the transaction arises or when it is reasonably certain that they will arise in the future, regardless of whether cash has been paid.

Expenses and the revenue they generate must be recognised simultaneously in accordance with the matching principle. Where the matching principle conflicts with the prudence principle, expenses are recognised based on the substance and the provisions of the accounting standards to ensure that the transaction is presented truthfully and reasonably.

22. Corporate income tax

Corporate income tax expense comprises current income tax and deferred income tax.

Current income tax

Current income tax is the tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, as well as adjustments for non-taxable income and losses carried forward.

Deferred income tax

Deferred income tax is the corporate income tax payable or recoverable in the future arising from temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred income tax liabilities are recognised for all taxable temporary differences. Deferred income tax assets are only recognised when it is certain that there will be future taxable profits against which these deductible temporary differences can be utilised.

The carrying amount of deferred income tax assets is reviewed at the end of the fiscal year and is reduced to the extent that it is certain that sufficient taxable profit will be available to allow the benefit of part or all of the deferred income tax assets to be utilised. Previously unrecognised deferred income tax assets are reviewed at the end of the fiscal year and are recognised when it is certain that sufficient taxable profit will be available to utilise these previously unrecognised deferred income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the tax rates expected to apply in the year the asset is recovered or the liability is settled, based on the tax rates in effect at the end of the fiscal year. Deferred income tax is recognised in the income statement, and is recognised directly in equity only when the tax relates to items recognised directly in equity.

Deferred income tax assets and deferred income tax liabilities are offset when:

- The Group has a legally enforceable right to offset current income tax assets against current income tax liabilities; and
- These deferred income tax assets and deferred income tax liabilities relate to corporate income tax administered by the same tax authority:
  - For the same taxable entity; or
  - The Group intends to settle current income tax liabilities and current income tax assets on a net basis, or to realise the assets and settle the liabilities simultaneously in each future period in which material amounts of deferred income tax liabilities or deferred income tax assets are settled or recovered.

23. Related parties

Parties are considered related if one party has the ability to control or significantly influence the other in making decisions on financial and operating policies. Parties are also considered related if they are under common control or common significant influence.

In considering related party relationships, the substance of the relationship is given more emphasis than its legal form.

24. Segment reporting

A business segment is a distinguishable component engaged in the production or provision of products or services that is subject to risks and economic benefits different from those of other business segments.

A geographical segment is a distinguishable component engaged in the production or provision of products or services within a particular economic environment that is subject to risks and economic benefits different from those of components operating in other economic environments.

Segment information is prepared and presented in accordance with the accounting policies applied in the preparation and presentation of the Group's consolidated financial statements.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED BALANCE SHEET

1. Cash and cash equivalents

	Closing balance	Opening balance
Cash on hand	933,132,360	2,186,676,765
Demand deposits at banks	40,997,355,009	75,769,373,608
Cash equivalents (bank deposits with an original term of no more than 3 months)	5,000,000	-
Total	**41,935,487,369**	**77,956,050,373**

2. Financial investments

The financial investments of the Group comprise trading securities, held-to-maturity investments and investments contributed to other entities. Information on the financial investments of the Group is as follows:

2a. *Trading securities*

	Closing balance		Opening balance	
	Cost	**Fair value**	**Cost**	**Fair value**
Shares				
An Giang Mechanical Joint Stock Company	451,655,840	2,155,162,100	451,655,840	1,180,771,700
Total	**451,655,840**	**2,155,162,100**	**451,655,840**	**1,180,771,700**

2b. *Held-to-maturity investments*

	Closing balance		Opening balance	
	Cost	**Carrying amount**	**Cost**	**Carrying amount**
Short-term	***231,600,000,000***	***231,600,000,000***	***231,600,000,000***	***231,600,000,000***
Term deposits	131,600,000,000	131,600,000,000	131,600,000,000	131,600,000,000
Bonds(i)	100,000,000,000	100,000,000,000	100,000,000,000	100,000,000,000
Long-term	-	-	-	-
Bonds(i)	-	-	-	-
Total	**231,600,000,000**	**231,600,000,000**	**231,600,000,000**	**231,600,000,000**

(i) The investment in bonds of Helios Investment and Services Joint Stock Company with a value of VND 100,000,000,000 under Resolution of the Board of Directors No. 47/2019/NQ-TTHDQT-TCD dated 27 June 2019. The bond term was changed from 05 years to 07 years from 19 June 2024. The interest rate for the first year is 8.5%/year, and for subsequent periods is calculated at the 12-month individual deposit interest rate at Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ho Chi Minh City Branch plus a margin of 3%/year. This bond is used by the Company to secure the loan of Toan Phat Construction Investment Joint Stock Company at Nam A Commercial Joint Stock Bank – Ho Chi Minh City Branch.

2c. *Investments in associates*

	Closing balance			Opening balance		
	Cost	**Profit arising after the investment date**	**Total**	**Cost**	**Profit arising after the investment date**	**Total**
Son Long Investment and Development Joint Stock Company(i)	970,355,000,000	(38,489,094,762)	931,865,905,238	970,355,000,000	(38,367,506,756)	931,987,493,244
Thanh Nguyen Energy Investment and Development Company Limited(ii)	117,600,000,000	(23,561,578,898)	94,038,421,102	117,600,000,000	(23,561,578,898)	94,038,421,102
BCG Land Joint Stock Company(iii)	434,000,000,000	(434,000,000,000)	-	434,000,000,000	(434,000,000,000)	-
Total	**1,521,955,000,000**	**(496,050,673,660)**	**1,025,904,326,340**	**1,521,955,000,000**	**(495,929,085,654)**	**1,026,025,914,346**

(i) The Company acquired 40.625% (equivalent to VND 650,000,000,000) of the charter capital of Son Long Investment and Development Joint Stock Company at a purchase price of VND 970,355,000,000.

Resolution of the Board of Directors No. 29/2025/NQ-HDQT-TCD dated 19 May 2025 approved the divestment of the entire capital contribution in Son Long Investment and Development Joint Stock Company by way of share transfer, with the share transfer expected to be carried out from May 2025 to 31 December 2025. However, as at 31 December 2025, the Company had not yet transferred this investment. Accordingly, Resolution of the Board of Directors No. 11/2026/NQ-HDQT-TCD dated 3 June 2026 further approved the divestment of the entire capital contribution in Son Long Investment and Development Joint Stock Company by way of share transfer, with the share transfer expected to extend from June 2026 to 31 March 2027. On 5 June 2026, the Company signed a working minute on the agreement of principles for the transfer of shares in Son Long Investment and Development Joint Stock Company to R&H Group Joint Stock Company at an expected transfer price of VND 990,000,000,000.

(ii) Under Enterprise Registration Certificate No. 5901023749, 17th amendment dated 13 September 2025 issued by the Department of Finance of Gia Lai Province, the Company invested in Thanh Nguyen Energy Investment and Development Company Limited VND 117,600,000,000, equivalent to 49% of that company's charter capital.

Resolution of the Board of Directors No. 49/2024/NQ-HDQT-TCD dated 29 August 2024 approved the policy of signing a deposit contract with BCG Vinh Long Joint Stock Company for the transfer of the capital contribution in Thanh Nguyen Energy Investment and Development Company Limited, with the deposit to be received in the third quarter of 2024. On 30 August 2024, the Company received a deposit of VND 39,000,000,000 relating to the transfer of this capital contribution (see Note V.19a).

The Company used all of its shares in Thanh Nguyen Energy Investment and Development Company Limited to secure the bond package issued by Thanh Nguyen Energy Investment and Development Company Limited (see Note VII.1b).

(iii) the Company acquired 44,702,000 shares, equivalent to 9.43% of the charter capital of BCG Land Joint Stock Company at a cost of VND 434,000,000,000.

The Company was authorised by Bamboo Capital Group Joint Stock Company to exercise the voting rights arising from 50,600,000 shares, equivalent to 11% of the charter capital of BCG Land Joint Stock Company, with the authorisation term from 6 June 2024 to 6 June 2026. This authorisation increased the Company's voting rights ratio from 9.43% to 20.43%. Therefore, the investment in BCG Land Joint Stock Company is presented under the item "Investments in joint ventures and associates".

The Company used 7,800,000 shares and 35,600,000 shares held in BCG Land Joint Stock Company to secure the loans of Helios Dak Nong Joint Stock Company and Nam Cuong Sai Gon Company Limited at Nam A Commercial Joint Stock Bank – Ho Chi Minh City Branch (see Note VII.1b).

The value of the Group's ownership interest in associates is as follows:

	Value of ownership at the beginning of the year	Share of profit or loss during the year	Value of ownership at the end of the period
Son Long Investment and Development Joint Stock Company	931,987,493,244	(121,588,006)	931,865,905,238

	Value of ownership at the beginning of the year	Share of profit or loss during the year	Value of ownership at the end of the period
Thanh Nguyen Energy Investment and Development Company Limited	94,038,421,102	-	94,038,421,102
BCG Land Joint Stock Company	-	-	-
Total	**1,026,025,914,346**	**(121,588,006)**	**1,025,904,326,340**

Operating situation of the associates
Son Long Investment and Development Joint Stock Company and Thanh Nguyen Energy Investment and Development Company Limited are in the construction investment phase and have not yet commenced production and business operations.

Transactions with associates
Material transactions between the Group and the associates are as follows:

	This period	Prior period
Thanh Nguyen Energy Investment and Development Company Limited		
Cash collected	-	2,000,000,000

2d. *Investments contributed to other entities*

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
Nguyen Hoang Development Joint Stock Company(i)	16,651,250,000	-	16,651,250,000	-
Phu Tam Khoi Joint Stock Company(ii)	3,100,000,000	(2,678,538,227)	3,100,000,000	(2,678,538,227)
Total	**19,751,250,000**	**(2,678,538,227)**	**19,751,250,000**	**(2,678,538,227)**

(i) the Company invested in Nguyen Hoang Development Joint Stock Company VND 16,651,250,000, equivalent to 4.18% of that company's charter capital.

(ii) the Company invested in Phu Tam Khoi Joint Stock Company VND 3,100,000,000, equivalent to 10% of that company's charter capital.

Fair value
The Group has not determined the fair value of the investments as there is no specific guidance on the determination of fair value.

Provision for investments contributed to other entities
The movement in the provision for investments contributed to other entities is as follows:

	This period	Prior period
Opening balance	2,678,538,227	2,553,108,998
Additional provision made	-	96,601,209
Closing balance	**2,678,538,227**	**2,649,710,207**

3. Trade receivables

3a. Short-term trade receivables

	Closing balance	Opening balance
Receivables from related parties	***490,254,883,128***	***487,054,206,325***
Thanh Nguyen Energy Investment and Development Company Limited	381,116,313,797	381,116,313,797
BCG Energy Joint Stock Company	58,012,995,640	58,012,995,640
Suoi Kiet Stone One Member Company Limited	12,590,268,020	12,590,268,020
Shuaa Investment and Trading Joint Stock Company	1,701,632,730	431,727,580
BCG Vinh Long Joint Stock Company	8,640,945,702	8,640,945,702
Herb Solar Joint Stock Company	5,283,431,309	5,283,431,309
Truong Thanh Dai Nam Security Protection Services Company Limited	1,155,683,016	-
Tapiotek Joint Stock Company	244,712,507	-
Nguyen Hoang Development Joint Stock Company	6,219,359,356	6,201,689,356
B.O.T DT 830 Company Limited	903,743,616	882,143,616
Orchid Solar Joint Stock Company	292,804,420	292,804,420
Bamboo Capital Group Joint Stock Company	338,286,000	338,286,000
Tracodi Labour Export Joint Stock Company	512,000,000	512,000,000
BCG Land Joint Stock Company	502,409,830	9,076,500
AAA Assurance Corporation	1,388,800	3,616,000
Helios Investment and Services Joint Stock Company	302,632,984	-
Skylar Joint Stock Company	-	302,632,984
Bang Duong E&C Joint Stock Company	4,027,338,280	4,027,338,280
Skylar1 Services Company Limited	6,212,879,732	6,212,879,732
Skylar2 Construction and Installation Company Limited	1,250,919,389	1,250,919,389
Bleu Soleil-1 Construction and Installation Company Limited	409,500,000	409,500,000
Skylar3 Trading Company Limited	467,100,000	467,100,000
Bleu Soleil Joint Stock Company	38,538,000	38,538,000
Nong Thon Viet Energy Joint Stock Company	30,000,000	30,000,000
Receivables from other customers	***171,137,689,279***	***170,423,497,431***
Other customers	171,137,689,279	170,423,497,431
Total	**661,392,572,407**	**657,477,703,756**

3b. Long-term trade receivables

	Closing balance	Opening balance
Receivables from related parties	-	***3,178,093,589***
Shuaa Investment and Trading Joint Stock Company	-	1,284,364,736
Truong Thanh Dai Nam Security Protection Services Company Limited	-	1,155,683,016
BCG Land Joint Stock Company	-	493,333,330
Tapiotek Joint Stock Company	-	244,712,507
Receivables from other customers	***8,072,141,420***	***502,161,905***
Total	**8,072,141,420**	**3,680,255,494**

4. Short-term prepayments to sellers

	Closing balance	Opening balance
Prepayments to related parties	***1,001,669,933,464***	***1,001,669,933,464***
Shuaa Investment and Trading Joint Stock Company	598,986,333,104	598,986,333,104
G8 Services Joint Stock Company	402,286,127,731	402,286,127,731
Truong Thanh Dai Nam Security Protection Services Company Limited	386,720,029	386,720,029
Phu Tam Khoi Joint Stock Company	8,500,000	8,500,000
Bang Duong E&C Joint Stock Company	2,252,600	2,252,600
Prepayments to other suppliers	***2,534,431,755,196***	***2,518,912,404,887***
Other customers	2,534,431,755,196	2,518,912,404,887
Total	**3,536,059,285,615**	**3,520,582,338,351**

5. Other receivables

5a. Other short-term receivables

	Closing balance		Opening balance	
	Value	Provision	Value	Provision
Receivables from related parties	***536,864,650,418***	***(86,235,763,072)***	***536,864,650,418***	***(86,235,763,072)***
Thang Phuong Joint Stock Company – BCC capital contribution(i)	281,640,000,000	-	281,640,000,000	-
Thang Phuong Joint Stock Company – BCC interest(i)	27,062,502,793	-	27,062,502,793	-
Suoi Kiet Stone One Member Company Limited – BCC capital contribution (ii)	107,194,945,765	-	107,194,945,765	-
Helios Investment and Services Joint Stock Company – BCC capital contribution(iii)	50,000,000,000	(28,873,723,069)	50,000,000,000	(28,873,723,069)
Helios Investment and Services Joint Stock Company – BCC capital contribution(iii)	40,000,000,000	(40,000,000,000)	40,000,000,000	(40,000,000,000)
Helios Investment and Services Joint Stock Company – BCC interest, bond interest	13,588,341,373	(13,588,341,373)	13,588,341,373	(13,588,341,373)
BCG Financial Joint Stock Company – BCC interest	4,676,925,596	-	4,676,925,596	-
Indochina Hoi An Beach Villas Company Limited – BCC interest	3,573,698,630	(3,573,698,630)	3,573,698,630	(3,573,698,630)
Herb Solar Joint Stock Company – late payment interest	2,187,577,875	-	2,187,577,875	-
Orchid Solar Joint Stock Company – late payment interest	1,949,653,496	-	1,949,653,496	-
Tracodi Labour Export Joint Stock Company – other	1,000,000,000	-	1,000,000,000	-

	Closing balance		Opening balance	
	Value	Provision	Value	Provision
receivables				
Bang Duong E&C Joint Stock Company – other receivables	200,000,000	(200,000,000)	200,000,000	(200,000,000)
Mr. Le Huynh Thuong Minh – advance	744,106,280	-	744,106,280	-
Shuaa Investment and Trading Joint Stock Company – other receivables	3,040,127,418	-	3,040,127,418	-
Tapiotek Joint Stock Company – other receivables	6,771,192	-	6,771,192	-
Receivables from other organisations and individuals	***1,277,418,905,920***	***(222,784,565,264)***	***1,277,418,905,920***	***(222,784,565,264)***
Artemis Investment Joint Stock Company – BCC capital contribution(iv)	477,533,000,000	-	477,533,000,000	-
Artemis Investment Joint Stock Company – BCC interest	35,839,053,245	-	35,839,053,245	-
Plus Investment Joint Stock Company – BCC capital contribution(v)	443,576,327,982	-	443,576,327,982	-
Plus Investment Joint Stock Company – BCC interest receivable(v)	26,955,348,909	-	26,955,348,909	-
HCM Lott 68 Joint Stock Company – BCC capital contribution(vi)	85,829,250,000	(85,829,250,000)	85,829,250,000	(85,829,250,000)
HCM Lott 68 Joint Stock Company – BCC interest	17,972,797,447	(17,972,797,447)	17,972,797,447	(17,972,797,447)
Mr. Nguyen Van Chat – receivable from share transfer(vii)	26,002,202,250	(1,002,202,250)	26,002,202,250	(1,002,202,250)
NNT Investment Joint Stock Company – receivable from share transfer(viii)	34,000,000,000	(20,122,767,337)	34,000,000,000	(20,122,767,337)
Orchid Investment and Services Joint Stock Company – other receivables	14,350,000,000	(14,350,000,000)	14,350,000,000	(14,350,000,000)
Orchid Investment and Services Joint Stock Company – BCC interest	9,243,883,997	-	9,243,883,997	-
Advances	762,731,835	-	123,964,330	-
Short-term deposits	6,189,230,052	-	6,420,586,007	-
Other short-term receivables	70,026,631,246	(70,026,631,246)	99,572,491,753	(83,507,548,230)
Total	**1,784,401,001,101**	**(309,020,328,336)**	**1,814,283,556,338**	**(309,020,328,336)**

(i) The business cooperation with Thang Phuong Joint Stock Company under Business Cooperation Contract No. 1504/2022/HTKD/TCD-TP dated 15 April 2022. Information on this contract is as follows:

- Purpose of business cooperation: to contribute capital to invest in financial products such as shares, bonds and other financial products;

- Ratio, form and schedule of capital contribution: the total capital the Company invests is VND 300,000,000,000, with the cooperation amount to be transferred within 10 days from the date of signing the contract;
- The cooperation term is 01 year from the date of signing the contract and has been agreed to be extended to 14 April 2025 under Appendix No. 03-1504/HTKD/TCD-TP dated 14 April 2024;
- Plan for the distribution of business results: the distributed profit is calculated based on the investment profit and the actual investment ratio of the participating parties, with the profit determined at the end of the fiscal year upon revaluation of the investments. Under Appendix No. 02-1504/HTKD/TCD-TP dated 30 September 2023, the Company's distributed profit was changed to 10%/year on the actually contributed capital from 1 October 2023;
- Status of the contract at the end of the fiscal year: the Company has contributed VND 281,640,000,000, which is not yet the full investment amount committed under the contract.

(ii) The business cooperation with Suoi Kiet Stone One Member Company Limited under the following contracts:

- Business Cooperation Contract No. 01/2023/HTDT/TCD-SK dated 21 September 2023. Information on this contract is as follows:
  - Purpose of business cooperation: to contribute investment capital to the Nui Kiet construction stone quarry project in Suoi Kiet Commune, Tanh Linh District, Binh Thuan Province;
  - Ratio, form and schedule of capital contribution: the total capital the Company invests is VND 150,000,000,000, with the cooperation amount paid in multiple instalments in cash or by bank transfer depending on the implementation progress of the project from the date of signing the contract, and increased to VND 200,000,000,000 under Appendix No. 01 dated 8 August 2024;
  - The fixed investment cooperation term is 36 months from 21 September 2023;
  - Plan for the distribution of business results: profit is distributed after the project is completed and comes into operation.
- Capital Contribution Contract No. 08/HDTT-GVDT/DSK.2023 dated 5 September 2023 and its attached appendices among three parties: the Company, Suoi Kiet Stone One Member Company Limited and Construction Works No. 6 Joint Stock Company. Information on this contract is as follows:
  - Purpose of business cooperation: to contribute investment capital to the Nui Kiet construction stone quarry project in Suoi Kiet Commune, Tanh Linh District, Binh Thuan Province;
  - Ratio, form and schedule of capital contribution: the total capital the Company invests is VND 81,671,250,000, equivalent to 75% of the total contributed capital value, with the contributed capital to be divided into 04 phases under the contract from the date of signing;
  - The fixed investment cooperation term is 36 months from 5 September 2023;
  - Plan for the distribution of business results: profit is distributed after the project is completed and comes into operation.

Status of capital contribution of the two contracts at the end of the fiscal year: the Company has contributed VND 108,491,000,000, which is not yet the full investment amount committed under the contracts.

(iii) The business cooperation with Helios Investment and Services Joint Stock Company under the following contracts:

- Business Cooperation Contract No. 0103/HTKD/TRACODI-HELIOS dated 1 March 2020 between the Company and Helios Investment and Services Joint Stock Company. Under this contract, the Company contributed VND 50,000,000,000 to jointly invest together with Helios Investment and Services Joint Stock Company in real estate, infrastructure, energy and production and business projects, with a maximum cooperation term of 01 year from the date of signing the contract, extended to 28 February 2026 (under Appendix No. 02-0103/PLHTKD/TCD-HELIOS dated 29 February 2024). The distributed profit is calculated based on the investment profit and the actual capital contribution ratio of the participating parties, and is then calculated at an interest rate of 9.9%/year under Appendix No. 03/2020/PLHDHT/TCD-HELIOS dated 15 April 2020.

- Business Cooperation Contract No. 2803/2022/HD-HTKD/VINATAXI-HELIOS dated 28 March 2022 between Vietnam Taxi Company and Helios Investment and Services Joint Stock Company. Information on this contract is as follows:
  - Purpose of business cooperation: to purchase 8 shophouses in the Con Bap Project;
  - Project investor: Con Bap Eco-Tourism Company Limited;
  - The cooperation term is 03 years from 28 March 2022;
  - The total investment for this project of 08 shophouses: VND 150,829,000,000, of which Vietnam Taxi Company contributes VND 40,000,000,000;
  - Profit distribution: profit is distributed based on the business results of the project and the balance of the business cooperation amount that Helios Investment and Services Joint Stock Company still has to pay to Vietnam Taxi Company at the time of profit distribution. However, the minimum return of the project is 6%/year;
  - Status of the contract at the end of the fiscal year: the Company has fully contributed the amount of VND 40,000,000,000.

(iv) The business cooperation with Artemis Investment Joint Stock Company under Business Cooperation Contract No. 0712/HTKD/TCD-ARTEMIS dated 7 December 2022. Information on this contract is as follows:

- Purpose of business cooperation: to contribute capital to invest in financial products such as shares, bonds and other financial products;
- Ratio, form and schedule of capital contribution: the total investment capital is VND 1,000,000,000,000, with the cooperation amount to be transferred within 03 months from the date of signing the contract. Under Appendices No. 01 to 05-0712/PLHTKD/TCD-ARTEMIS dated 19 January 2024, the business cooperation capital contribution was reduced to VND 477,533,000,000;
- The cooperation term is 01 year from the date of signing the contract and has been agreed to be extended to 6 December 2024 under Appendix No. 04-0712/HTKD/TCD-ARTEMIS dated 6 December 2023;
- Plan for the distribution of business results: the Company is entitled to an initial return equivalent to 9.5%/year on the actually contributed capital. Under Appendix No. 01-0712/HTKD/TCD-ARTEMIS dated 1 January 2023 and Appendix No. 03-0712/HTKD/TCD-ARTEMIS dated 30 September 2023, the Company's distributed return was changed to 11.5%/year from 1 January 2023 and reduced to 10%/year from 1 October 2023;
- Status of capital contribution of the contract at the end of the fiscal year: the Company has fully contributed the amount of VND 477,533,000,000.

(v) The business cooperation with Plus Investment Joint Stock Company under Business Cooperation Contract No. 0501/2021/HDHTKD/TCD-PLUS dated 5 January 2021. Information on this contract is as follows:

- Purpose of business cooperation: to finance the investment in 1,000 bonds issued by Helios Investment and Services Joint Stock Company on 10 June 2019;
- Ratio, form and schedule of capital contribution: the total capital the Company invests is VND 450,000,000,000, with the cooperation amount paid within 30 days from the date of signing the contract;
- The investment cooperation term is 36 months from the date of money transfer and was changed to 4 January 2026 under Contract Appendix No. 0501-02/2021/PLHDHTKD/TCD-PLUS signed on 8 December 2023;

- Plan for the distribution of business results: profit is distributed at an interest rate of 12.5%/year on the actually contributed capital and was adjusted to 10%/year from 1 October 2023 under Contract Appendix No. 0501-01.2/2021/PLHDHTKD/TCD-PLUS dated 30 September 2023;
- Status of capital contribution of the contract at the end of the fiscal year: the Company has contributed VND 443,576,327,982, which is not yet the full investment amount committed under the contract.

(vi) The business cooperation with HCM Lott 68 Joint Stock Company under Business Cooperation Contract No. 1507/2020/HTKD/LOTT-TRACODI dated 15 July 2020. Information on this contract is as follows:

- Purpose of business cooperation: to invest in repurchasing Helios bonds and certain shares on the market;
- Ratio, form and schedule of capital contribution: the total capital the Company invests is VND 530,000,000,000, subsequently reduced to VND 440,000,000,000 under the Contract Appendix dated 17 September 2020, VND 177,529,250,000 under Contract Appendix No. 02-1507/2020/HTKD/LOTT-TRACODI dated 30 March 2023, VND 85,829,250,000 under Appendix No. 03-1507/HTKD/LOTT-TRACODI dated 10 January 2024;
- The cooperation term is 04 years from the date of signing the contract and has been agreed to be extended to 14 July 2025 under Appendix No. 03-1507/HTKD/LOTT-TRACODI dated 10 January 2024;
- Plan for the distribution of business results: distribution of returns from the investment in shares and, upon the transfer of shares, distribution of the related revenue according to the capital contribution ratio and other returns arising from the invested bonds; at the same time, during the project investment period, the return distributed is equivalent to 11.65%/year on the actually contributed capital. Under Appendix No. 01-1507/HTKD/LOTT-TRACODI dated 1 January 2023 and Appendix No. 03-1507/HTKD/LOTT-TRACODI dated 1 January 2024, the Company's distributed return was changed to 13.05% from 1 January 2023 and 12.05%/year from 1 January 2024;
- Status of capital contribution of the contract at the end of the fiscal year: the Company has fully contributed the amount of VND 85,829,250,000.

(vii) The receivable from Mr. Nguyen Van Chat for the transfer of 18,000,000 shares in Helios Investment and Services Joint Stock Company under Share Transfer Contract No. 06/HDCN/TCD-NVC dated 22 September 2023 with a total value of VND 270,000,000,000.

(viii) The receivable from NNT Investment Joint Stock Company relating to the transfer of 4,500,000 shares in Shuaa Investment and Trading Joint Stock Company under Share Transfer Contract No. 01/HDCN/TDCEC-NNT dated 7 December 2024 with a total value of VND 54,000,000,000.

5b. Other long-term receivables

	Closing balance		Opening balance	
	Value	Provision	Value	Provision
Receivables from related parties	***390,000,000,000***	***(123,000,000,000)***	***390,000,000,000***	***(123,000,000,000)***
BCG Cat Trinh Industrial Park Joint Stock Company – BCC capital contribution[i]	250,000,000,000	-	250,000,000,000	-
Suoi Kiet Stone One Member Company Limited – BCC capital contribution (see Note V.5a)	-	-	-	-
Helios Investment and	70,000,000,000	(53,000,000,000)	70,000,000,000	(53,000,000,000)

	Closing balance		Opening balance	
	Value	**Provision**	**Value**	**Provision**
Services Joint Stock Company – BCC capital contribution[(ii)]				
Indochina Hoi An Beach Villas Company Limited – BCC capital contribution[(iii)]	70,000,000,000	(70,000,000,000)	70,000,000,000	(70,000,000,000)
Receivables from other organisations and individuals	***287,906,211,814***	***(66,830,000,000)***	***287,906,211,814***	***(66,830,000,000)***
Plus Investment Joint Stock Company – BCC capital contribution (see Note V.5a)	-	-	-	-
Lion City Development Joint Stock Company – BCC capital contribution[(iv)]	213,500,000,000	-	213,500,000,000	-
Renatus Joint Stock Company – BCC capital contribution[(v)]	66,830,000,000	(66,830,000,000)	66,830,000,000	(66,830,000,000)
Long-term deposits	8,621,131,871	-	7,045,970,885	-
Other long-term receivables	530,240,929	-	530,240,929	-
Total	**679,481,372,800**	**(189,830,000,000)**	**677,906,211,814**	**(189,830,000,000)**

(i) The business cooperation with BCG Cat Trinh Industrial Park Joint Stock Company under Business Cooperation Contract No. 01/HTKD/TRACODIPLUS-CATTRINH dated 15 May 2022. Information on this contract is as follows:

- Purpose of business cooperation: to invest in the construction of an industrial park with synchronised technical infrastructure for the Cat Trinh Industrial Park Infrastructure Construction and Business Project;
- Ratio, form and schedule of capital contribution: the total capital the Company invests is VND 300,000,000,000, with the cooperation amount paid in multiple instalments according to the following payment schedule:
  - Phase 1: VND 200,000,000,000 to be transferred after the Company receives capital contributions from shareholders;
  - Phase 2: VND 100,000,000,000, depending on the actual progress of the project.
- Plan for the distribution of business results: profit is distributed based on the actual business results according to the investment capital contribution ratio at that time.
- Status of the contract at the end of the fiscal year: the Company has contributed VND 250,000,000,000, which is not yet the full investment amount committed under the contract.

(ii) Under Business Cooperation Contract No. 17/2019/HTDT/TCD-Helios dated 24 April 2019 with Helios Investment and Services Joint Stock Company and its attached appendices, the Company contributed VND 30,000,000,000 to purchase 8 shophouse lots invested by Con Bap Eco-Tourism Company Limited and VND 90,000,000,000 to purchase 100% of the capital contribution in Thanh An An Company Limited, the investor of the 13E Commercial and Service Housing Area Project in Phong Phu Commune, Binh Chanh District, Ho Chi Minh City (now Binh Hung Commune, Ho Chi Minh City), with a cooperation term of 36 months from the date of signing the contract, extended to 23 April 2027 under Contract Appendix No. 03-17/2019/PLHDHT/TCD-Helios dated 18 July 2024. The distributed profit is calculated based on the investment profit and the actual investment ratio of the participating parties. The Company has so far contributed only VND 70,000,000,000, which is not yet the full investment amount committed under the contract.

(iii) The business cooperation with Indochina Hoi An Beach Villas Company Limited under the Business Cooperation Contract signed on 2 February 2024. Information on this contract is as follows:

- Purpose of business cooperation: to jointly invest in the Malibu MGM Hoi An Resort Project in Quarter 1, Dien Duong Ward, Dien Ban Town, Quang Nam Province (now Quarter 1, Dien Ban Dong Ward, Da Nang City);
- Ratio, form and schedule of capital contribution: the total capital the Company invests is VND 70,000,000,000, with the cooperation amount paid within 30 days and the latest payment date extended to 31 July 2024 under the Contract Appendix dated 20 March 2024;
- The investment cooperation term runs from the date of signing the contract to 2 February 2029; before the end of the cooperation term, the two parties will assess the actual implementation status of the project to consider extending the cooperation term. The cooperation term was changed to 31 July 2029 under the Contract Appendix dated 20 March 2024;
- Plan for the distribution of business results: profit is subsequently distributed according to the investment ratio, while ensuring that the profit received is not less than 12%/year based on the amount and duration of the investment;
- This contract and its attached appendices may be fully mortgaged, together with all rights arising, to any credit institution;
- Status of capital contribution of the contract at the end of the fiscal year: the Company has fully contributed the committed amount of VND 70,000,000,000.

This business cooperation contract has been used to secure the Group's loan at Tien Phong Commercial Joint Stock Bank – Ben Thanh Branch (see Note V.20b).

(iv) The business cooperation with Lion City Development Joint Stock Company under Business Cooperation Contract No. 286/2024/HTKD/TCD-LION dated 28 June 2024. Information on this contract is as follows:

- Purpose of business cooperation: to contribute capital to invest in financial products such as shares, bonds and other financial products;
- Ratio, form and schedule of capital contribution: the total capital the Company invests is VND 200,000,000,000, with the cooperation amount paid in multiple instalments but within 06 months from the date of signing the contract; the investment cooperation amount was increased to VND 213,500,000,000 under Contract Appendix No. 01-286/PLHTKD/TCD-LION dated 19 September 2024;
- The investment cooperation term is 05 years from the date of signing the contract;
- Plan for the distribution of business results: profit is distributed at an interest rate of 10%/year on the actually contributed capital;
- Status of capital contribution of the contract at the end of the fiscal year: the Company has fully contributed the committed amount of VND 213,500,000,000.

(v) The business cooperation with Renatus Joint Stock Company under Business Cooperation Contract No. 310/2024/HTKD/TCD-REN dated 3 October 2024. Information on this contract is as follows:

- Purpose of business cooperation: to contribute capital to invest in financial products such as shares, bonds and other financial products;
- Ratio, form and schedule of capital contribution: the total capital the Company invests is VND 250,000,000,000, with the cooperation amount paid in one or multiple instalments but within 03 months from the date of signing the contract;
- The investment cooperation term is 05 years from the date of signing the contract;
- Plan for the distribution of business results: profit is distributed at an interest rate of 10%/year on the actually contributed capital;

- Status of capital contribution of the contract at the end of the fiscal year: the Company has contributed VND 66,830,000,000, which is not yet the full investment amount committed under the contract.

6. Bad debts

The movement in the provision for doubtful debts is as follows:

	Receivables short-term	Receivables long-term	Total
This year			
Opening balance	1,165,151,682,760	189,830,000,000	1,354,981,682,760
Additional provision made	-	-	-
Closing balance	**1,165,151,682,760**	**189,830,000,000**	**1,354,981,682,760**
Prior year			
Opening balance	856,116,840,798	189,830,000,000	1,045,946,840,798
Additional provision made	309,034,841,962	-	309,034,841,962
Closing balance	**1,165,151,682,760**	**189,830,000,000**	**1,354,981,682,760**

7. Inventories

	Closing balance		Opening balance	
	Value	Provision	Value	Provision
Construction works	664,806,281,455	-	665,511,783,629	-
King Crown Infinity project[(i)]	*349,373,519,842*	-	*349,373,519,842*	-
Malibu Hoi An project[(i)]	*142,778,123,135*	-	*142,778,123,135*	-
Hoi An D'or project[(i)]	*68,741,143,068*	-	*68,741,143,068*	-
My Khe - Quang Ngai project	*7,200,569,673*	-	*7,200,569,673*	-
Other works	*96,712,925,737*	-	*97,418,427,911*	-
Raw materials	17,941,758,744	(3,301,407,611)	17,640,225,073	(3,301,407,611)
Tools and supplies	371,173,298	-	40,615,860	-
Finished goods	101,286,312,462	-	55,025,737,444	-
Total	**784,405,525,959**	**(3,301,407,611)**	**738,218,362,006**	**(3,301,407,611)**

(i) These works are performed by the Group in the role of contractor for companies that are subsidiaries of BCG Land Joint Stock Company. Currently, these works are temporarily suspended.

The movement in the provision for decline in value of inventories is as follows:

	This period	Prior period
Opening balance	3,301,407,611	5,452,416,539
Decrease due to disposal of scrap	-	(1,724,255,095)
Closing balance	**3,301,407,611**	**3,728,161,444**

8. Prepaid expenses

8a. Short-term prepaid expenses

	Closing balance	Opening balance
Tools and supplies	-	34,604,169
Prepaid expenses of the Nui Sam project	8,956,839,125	4,484,615,933

	Closing balance	Opening balance
Other short-term prepaid expenses	692,607,683	720,014,089
Total	**9,649,446,808**	**5,239,234,191**

8b. ***Long-term prepaid expenses***

	Closing balance	Opening balance
Tools and supplies	67,906,397	67,906,397
Repair expenses	305,034,984	314,553,080
Mineral extraction right granting expenses	4,849,673,572	6,466,231,429
Bond service expenses	62,082,034	62,082,034
Infrastructure rental[(i)]	27,294,991,001	27,739,613,687
Other long-term prepaid expenses	211,870,894	350,567,112
Total	**32,791,558,882**	**35,000,953,739**

(i) Land and infrastructure rental at Tan Binh Industrial Park under Contract No. 03/KCN-HDTD-2001 dated 15 January 2001 and its related appendices for land lot No. IV-15B, Street No. 4, Industrial Group IV, Tan Binh Industrial Park, Tay Thanh Ward, Ho Chi Minh City. The lease term is from 1 January 2021 to 1 May 2042.

9. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Means of transport and transmission	Office equipment and management tools	Total
Cost					
Opening balance	24,085,950,326	131,047,766,883	60,142,439,428	1,225,327,626	216,501,484,263
Purchased during the year		750,000,000			750,000,000
Disposed of during the year			(146,819,404)		(146,819,404)
Closing balance	**24,085,950,326**	**131,797,766,883**	**59,995,620,024**	**1,225,327,626**	**217,104,664,859**
Of which:					
Fully depreciated but still in use	16,869,995,299	124,711,265,031	33,906,852,528	1,225,327,626	176,713,440,484
Awaiting disposal	-	-	-	-	-
Accumulated depreciation					
Opening balance	21,841,192,136	127,104,036,256	44,976,821,914	1,222,490,959	195,144,541,265
Depreciation during the year	301,982,753	856,065,191	821,472,600	2,836,667	1,982,357,211
Disposed of during the year	-	-	(146,819,404)	-	(146,819,404)
Closing balance	**22,143,174,889**	**127,960,101,447**	**45,651,475,110**	**1,225,327,626**	**196,980,079,072**
Residual value					
Opening balance	2,244,758,190	3,943,730,627	15,165,617,514	2,836,667	21,356,942,998
Closing balance	**1,942,775,437**	**3,837,665,436**	**14,344,144,914**	**-**	**20,124,585,787**
Of which:					
Temporarily not in use	-	-	-	-	-
Awaiting disposal	-	-	-	-	-

10. Finance lease assets

	Means of transport
Cost	
Opening balance	15,830,740,905
Closing balance	**15,830,740,905**
Accumulated depreciation	
Opening balance	3,655,393,625
Depreciation during the year	395,768,502
Closing balance	**4,051,162,127**
Residual value	
Opening balance	12,175,347,280
Closing balance	**11,779,578,778**

11. Intangible fixed assets

	Land use rights	Computer software	Total
Cost			
Opening balance	513,520,000	789,475,750	1,302,995,750
Closing balance	**513,520,000**	**789,475,750**	**1,302,995,750**
Of which:			
Fully depreciated but still in use	-	789,475,750	789,475,750
Awaiting disposal	-	-	-
Accumulated depreciation			
Opening balance	100,408,687	789,475,750	889,884,437
Depreciation during the year	3,041,818		3,041,818
Closing balance	**103,450,505**	**789,475,750**	**892,926,255**
Residual value			
Opening balance	413,111,313	-	413,111,313
Closing balance	**410,069,495**	-	**410,069,495**
Of which:			
Temporarily not in use	-	-	-
Awaiting disposal	-	-	-

12. Deferred income tax assets

12a. Recognised deferred income tax assets

Deferred income tax assets relate to deductible temporary differences. The details arising during the year are as follows:

	This year	Prior period
Opening balance	30,695,142	207,621,234
Recognised in business results	-	(207,621,234)
Closing balance	**30,695,142**	-

The corporate income tax rate used to determine the value of deferred income tax assets is 20%.

13. Trade payables

13a. Short-term trade payables

	Closing balance	Opening balance
Payables to related parties	***3,306,142,793***	***3,430,305,708***
Bamboo Capital Group Joint Stock Company	1,036,800,000	1,036,800,000
Con Bap Eco-Tourism Company Limited	1,306,030,005	1,306,030,005
BCG Energy Joint Stock Company	959,440,985	959,440,985
AAA Assurance Corporation	3,871,803	128,034,718
Payables to other suppliers	***771,450,745,998***	***713,303,995,363***
Other suppliers	771,450,745,998	713,303,995,363
Total	**774,756,888,791**	**716,734,301,071**

13b. Overdue debts not yet paid

	Closing balance	Opening balance
Overdue debts of related parties	***2,265,470,990***	***2,265,470,990***
Con Bap Eco-Tourism Company Limited	1,306,030,005	1,306,030,005
BCG Energy Joint Stock Company	959,440,985	959,440,985
Overdue debts of other suppliers	***501,451,930,640***	***501,451,930,640***
Powerchina Jiangxi Electric Power Engineering Co., Ltd.	238,504,000,475	238,504,000,475
Other suppliers	262,947,930,165	262,947,930,165
Total	**503,717,401,630**	**503,717,401,630**

14. Short-term advances from buyers

	Closing balance	Opening balance
Advances from related parties	***2,422,340,454,807***	***2,422,340,454,807***
Gia Khang Trade and Service Investment Joint Stock Company	1,271,657,508,752	1,271,657,508,752
BCG Khai Long 1 Wind Power Joint Stock Company(i)	669,113,060,078	669,113,060,078
Indochina Hoi An Beach Villas Company Limited	178,079,728,341	178,079,728,341
Sao Sang Sai Gon Joint Stock Company	86,633,300,000	86,633,300,000
Casa Marina Resort Tourism Joint Stock Company	82,430,999,540	82,430,999,540
Con Bap Eco-Tourism Company Limited	43,020,448,862	43,020,448,862
Thanh An An Company Limited	40,866,898,411	40,866,898,411
Skylar Joint Stock Company	22,042,271,536	22,042,271,536
Lily Solar Company Limited	8,795,852,956	8,795,852,956
Iris Solar Company Limited	8,370,494,937	8,370,494,937
Tracodi Labour Export Joint Stock Company	4,813,000,000	4,813,000,000
My Khe Resort Villa Joint Stock Company	2,120,000,000	2,120,000,000
Tesla Pharmaceutical Joint Stock Company	3,500,000,000	3,500,000,000
Daisy Solar Company Limited	430,192,024	430,192,024
Lotus Solar Company Limited	366,699,370	366,699,370
BCG Energy Joint Stock Company	100,000,000	100,000,000
Advances from other customers	***64,250,997,310***	***73,141,038,461***
Other customers	64,250,997,310	73,141,038,461
Total	**2,486,591,452,117**	**2,495,481,493,268**

(i) Under the Minutes of Agreement dated 23 October 2025 with BCG Khai Long 1 Wind Power Joint Stock Company (the investor), the Minutes of Agreement dated 30 October 2025 with Mega Solar Joint Stock Company (subcontractor) and the Minutes of Agreement dated 31 October 2025 with Plus Investment Joint Stock Company (subcontractor), in order to facilitate the Company and the contractors in taking the initiative in their capital sources, BCG Khai Long 1 Wind Power Joint Stock Company temporarily does not recover the advance paid to the Company in the amount of VND 605,783,520,000 for a period of 02 years from the date of signing the minutes of agreement (see Note V.4). However, if BCG Khai Long 1 Wind Power Joint Stock Company requests development of the project, the Company is responsible for arranging capital sources to carry it out.

15. Taxes and amounts payable to the State

	Opening balance		Amount arising during the period		Closing balance	
	Payable	Receivable	Amount payable	Amount actually paid	Payable	Receivable
VAT on domestic sales	7,822,455,981	-	5,499,291,708	(12,545,842,744)	775,904,945	-
Corporate income tax	25,689,870,110	137,969,917	9,062,704,679	(25,684,607,974)	9,067,966,815	137,969,917
Personal income tax	2,429,039,517	-	138,470,203	(2,475,220,735)	92,288,985	-
Natural resources tax	12,363,517,481	-	10,421,220,063	(18,670,001,429)	4,114,736,115	-
Land and housing tax	-	1,047,841,737	-	-	-	1,047,841,737
Other taxes	-	-	3,000,000	(3,000,000)	-	-
Fees, charges and other payables	3,797,516,747	-	1,895,138,123	(3,929,318,278)	1,763,336,592	-
Total	**52,102,399,836**	**1,185,811,654**	**27,019,824,776**	**(63,307,991,160)**	**15,814,233,452**	**1,185,811,654**

Value added tax

The Group pays value added tax under the deduction method. The value added tax rates are as follows:

- Supply of clean water: 5%
- Other goods and services(i): 10%, 8%

(i) From 1 January 2026 to 30 June 2026, the Group is entitled to apply the value added tax rate of 08% to certain goods and services in accordance with Decree No. 174/2025/ND-CP dated 30 June 2025 of the Government guiding Resolution No. 204/2025/QH15 dated 17 June 2025 of the National Assembly.

Corporate income tax

The Group is liable to corporate income tax on taxable income at the rate of 20%.

The corporate income tax payable arising at each company within the Group is as follows:

	This period	Prior period
Tracodi Construction Group Joint Stock Company	-	4,347,053,200
TCD Plus Joint Stock Company	-	140,266,659
EcoBuild Construction and Trading Company Limited	-	-
An Giang Construction Materials Extraction and Processing Joint Venture Company Limited	9,062,704,679	9,724,257,011
Total	**9,062,704,679**	**14,211,576,870**

The determination of the corporate income tax payable of the companies within the Group is based on the prevailing tax regulations. However, these regulations change from time to time, and the tax regulations for various types of transactions may be interpreted in different ways. Therefore, the tax amounts presented in the consolidated financial statements may change upon examination by the tax authorities.

Other taxes
The Group declares and pays in accordance with regulations.

16. Payables to employees
March salary still payable to employees.

17. Short-term accrued expenses

	Closing balance	Opening balance
Bamboo Capital Group Joint Stock Company (a related party) – loan interest payable	5,400,338,835	4,499,828,833
Provisional accrual of construction cost of goods	7,900,596,744	7,918,326,404
Loan interest payable	66,232,814,181	62,685,619,846
Penalty expenses on overdue principal and interest	39,861,649,915	25,739,881,630
Other short-term accrued expenses	788,466,918	786,466,918
Total	**120,183,866,593**	**101,630,123,631**

18. Other payables

18a. Other short-term payables

	Closing balance	Opening balance
Payables to related parties	***39,000,000,000***	***39,000,000,000***
BCG Vinh Long Joint Stock Company – deposit received(i)	39,000,000,000	39,000,000,000
Payables to other units and individuals	***568,299,580,160***	***567,005,902,496***
Nam A Commercial Joint Stock Bank Debt Management and Asset Exploitation One Member Company Limited – Binh Dinh Province(ii)	490,000,000,000	490,000,000,000
Orchid Investment and Services Joint Stock Company	38,000,000,000	38,000,000,000
Mr. Nguyen Van Chat – payable for share purchase(iii)	25,000,000,000	25,000,000,000
Trade union funds, social insurance, unemployment insurance	1,807,340	14,658,523
Short-term deposits received	1,547,742,449	1,483,742,449
Other short-term payables	13,750,030,371	11,907,795,524
Total	**607,299,580,160**	**606,005,902,496**

(i) The deposit for the transfer of the entire capital contribution of the Company in Thanh Nguyen Energy Investment and Development Company Limited under Resolution of the Board of Directors No. 49/2024/NQ-HDQT-TCD dated 29 August 2024 (see Note V.2c).

(ii) The transfer of the loan from Nam A Commercial Joint Stock Bank – Ho Chi Minh City Branch to Nam A Commercial Joint Stock Bank Debt Management and Asset Exploitation One Member Company Limited – Binh Dinh Province (see Note V.20a).

(iii) The payable for the receipt of the transfer of 4,500,000 shares of Shuaa Investment and Trading Joint Stock Company under Share Transfer Contract No. 01/HDCN/NVC-TDCEC dated 7 December 2024 with a total transfer value of VND 45,000,000,000.

18b. Other long-term payables

Long-term deposits.

18c. Overdue debts not yet paid

The Group has no other overdue payables not yet paid.

19. Borrowings and finance lease liabilities

19a. Short-term borrowings and finance lease liabilities

	Closing balance	Opening balance
Long-term borrowings due for repayment to related parties	***30,076,239,000***	***45,076,239,000***
Loan from Bamboo Capital Group Joint Stock Company(i)	30,076,239,000	45,076,239,000
Short-term borrowings and finance lease liabilities payable to other organisations and individuals	***373,061,181,496***	***373,908,669,099***
Short-term bank loans	342,635,851,599	342,635,851,599
Loan from Vietnam Prosperity Commercial Joint Stock Bank – Ben Thanh Branch(ii)	*247,135,851,599*	*247,135,851,599*
Loan from Tien Phong Commercial Joint Stock Bank – Ben Thanh Branch(iii)	*95,500,000,000*	*95,500,000,000*
Long-term borrowings due for repayment	28,385,750,000	28,385,750,000
Loan from Nam A Commercial Joint Stock Bank – Ho Chi Minh City Branch (see Note V.20b)	*22,500,000,000*	*22,500,000,000*
Loan from Tien Phong Commercial Joint Stock Bank – Ben Thanh Branch (see Note V.20b)	*5,885,750,000*	*5,885,750,000*
Finance lease liabilities due for repayment (see Note V.20b)	2,039,579,897	2,887,067,500
Total	**403,137,420,496**	**418,984,908,099**

(i) The loan from Bamboo Capital Group Joint Stock Company (a related party) to participate in the investment in the Nui Kiet construction stone quarry extraction and processing project, with a term of 24 months and an interest rate of 10%/year.

Under the Minutes of Agreement dated 17 November 2025 with Bamboo Capital Group Joint Stock Company and HCM Lott 68 Joint Stock Company (subcontractor), in order to facilitate the Company and the subcontractor in taking the initiative in their capital sources, Bamboo Capital Group Joint Stock Company temporarily does not require the Company to repay the loan amount of VND 30,000,000,000 within 02 years from the date of signing the minutes of agreement (see Note V.4).

(ii) Loan from Vietnam Prosperity Commercial Joint Stock Bank – Ben Thanh Branch to supplement working capital, with a loan term of 12 months, the interest rate being the Bank's interest rate at the time of drawdown.

(iii) Loan from Tien Phong Commercial Joint Stock Bank – Ben Thanh Branch to supplement working capital serving production and business operations, with a loan term of 12 months, the interest rate being the Bank's interest rate at the time of drawdown.

19b. Long-term borrowings and finance lease liabilities

Closing balance	Opening balance

	Closing balance	Opening balance
Long-term bank loans	112,164,250,000	112,164,250,000
Loan from Nam A Commercial Joint Stock Bank – Ho Chi Minh City Branch[(i)]	*84,664,250,000*	*84,664,250,000*
Loan from Tien Phong Commercial Joint Stock Bank – Ben Thanh Branch[(ii)]	*27,500,000,000*	*27,500,000,000*
Finance lease liabilities	2,052,609,085	2,052,609,085
Finance lease from Sacombank Leasing One Member Company Limited[(iii)]	*2,052,609,085*	*2,052,609,085*
Long-term ordinary bonds	984,719,633,333	984,719,633,333
Par value[(iv)]	*990,000,000,000*	*990,000,000,000*
Bond issuance costs	*(5,280,366,667)*	*(5,280,366,667)*
Total	**1,098,936,492,418**	**1,098,936,492,418**

(i) The loan from Nam A Commercial Joint Stock Bank – Ho Chi Minh City Branch for business cooperation in stone extraction, with a loan term of 120 months. This loan is secured by the mortgage of the business extraction rights of the "Nui Kiet Stone Quarry Project" in Suoi Kiet Commune, Tanh Linh District, Binh Thuan Province (now Suoi Kiet Commune, Lam Dong Province).

(ii) The loan from Tien Phong Commercial Joint Stock Bank – Ben Thanh Branch to contribute capital under the Business Cooperation Contract dated 2 February 2024 with Indochina Hoi An Beach Villas Company Limited to carry out the Malibu Hoi An Resort and Tourism Services Project in Quarter 1 (now Ha My Dong B Quarter), Dien Duong Ward, Dien Ban Town, Quang Nam Province, with a loan term of 60 months.

(iii) Finance lease from Sacombank Leasing One Member Company Limited to lease automobiles for business operations, with interest rates stipulated in each finance lease contract and a lease term of 48 months.

(iv) Ordinary and secured bonds with a term of 60 months, a par value of VND 100,000,000/bond, an interest rate of 11%/year for the first 4 interest periods, and for subsequent interest periods equal to the total reference interest rate plus a margin of 4%/year (but in all cases not lower than 11%/year), issued to individuals and enterprises to restructure the Company's debts, specifically to settle loans and/or pay the Company's expenses, including but not limited to expenses related to the bonds. The collateral comprises:

- Shares owned by the shareholders in Son Long Investment and Development Joint Stock Company together with the rights, benefits, dividend interests and distributions related to the shares (see Note VII.1b);
- Property rights arising in relation to the Bai Chay Project owned by Son Long Investment and Development Joint Stock Company (see Note VII.1b);
- The land use rights and assets attached to the land under the Bai Chay Project owned by Son Long Investment and Development Joint Stock Company (see Note VII.1b).

The Company's bonds were registered and assigned the bond code TCDH2227002 at the Vietnam Securities Depository and Clearing Corporation from 27 September 2022. The Company is permitted to repurchase part or all of the bonds at any time after the issuance date, unless the bondholders' representative and the Company agree on a different decision.

The Group is able to repay its long-term loans.

The repayment terms of long-term borrowings and finance lease liabilities are as follows:

	Total debt	1 year or less	Over 1 year to 5 years
Closing balance			
Long-term loans from organisations	45,076,239,000	45,076,239,000	-
Long-term bank loans	140,550,000,000	28,385,750,000	112,164,250,000
Finance lease liabilities	4,939,676,585	2,887,067,500	2,052,609,085
Ordinary bonds	984,719,633,333	-	984,719,633,333
Total	**1,175,285,548,918**	**76,349,056,500**	**1,098,936,492,418**
Opening balance			
Long-term loans from organisations	45,076,239,000	45,076,239,000	-
Long-term bank loans	140,550,000,000	28,385,750,000	112,164,250,000
Finance lease liabilities	4,939,676,585	2,887,067,500	2,052,609,085
Ordinary bonds	984,719,633,333	-	984,719,633,333
Total	**1,175,285,548,918**	**76,349,056,500**	**1,098,936,492,418**

19c. Overdue borrowings not yet paid

As at 31 March 2026, the Group had the following overdue borrowings not yet paid:

	Closing balance	Opening balance
Loan from Vietnam Prosperity Commercial Joint Stock Bank – Ben Thanh Branch	247,135,851,599	247,135,851,599
Loan from Tien Phong Commercial Joint Stock Bank – Ben Thanh Branch	95,500,000,000	95,500,000,000
Total	**342,635,851,599**	**342,635,851,599**

20. Bonus and welfare fund

	Opening balance	Increase due to appropriation from profit	Fund expenditure during the period	Closing balance
Bonus fund	17,082,317,175	8,055,653,224	(10,519,300,000)	14,618,670,399
Welfare fund	3,597,764,478	500,000,000	(7,200,000)	4,090,564,478
Management and executive bonus fund	2,006,484,881	27,035,603,499	-	29,042,088,380
Total	**22,686,566,534**	**26,393,153,175**	**(13,334,353,558)**	**47,751,323,257**

21. Deferred income tax liabilities

Deferred income tax liabilities relate to taxable temporary differences. The details arising are as follows:

	This period	Prior year
Opening balance	-	114,529,650,646
Recognised in business results	-	3,713,922,086
Closing balance	**-**	**118,243,572,732**

The corporate income tax rate used to determine the value of deferred income tax liabilities is 20%.

22. Equity

22a. Statement of changes in equity

Information on changes in equity is presented in the attached Appendix 03.

22b. Details of owners' contributed capital

	Closing balance	Opening balance
Bamboo Capital Group Joint Stock Company	1,474,195,200,000	1,474,195,200,000
Other shareholders	1,884,011,210,000	1,884,011,210,000
Total	**3,358,206,410,000**	**3,358,206,410,000**

22c. Shares

	Closing balance	Opening balance
Number of shares registered for issuance	335,820,641	335,820,641
Number of shares sold to the public	335,820,641	335,820,641
• *Ordinary shares*	*335,820,641*	*335,820,641*
• *Preference shares*	-	-
Number of shares repurchased	-	-
• *Ordinary shares*	-	-
• *Preference shares*	-	-
Number of shares outstanding	335,820,641	335,820,641
• *Ordinary shares*	*335,820,641*	*335,820,641*
• *Preference shares*	-	-

Par value of shares outstanding: VND 10,000.

6,300,000 shares of the Company owned by Bamboo Capital Group Joint Stock Company have been used to secure the Company's loan at Nam A Commercial Joint Stock Bank – Ho Chi Minh City Branch (see Note V.20a).

23. Off-balance-sheet items of the consolidated balance sheet

23a. Foreign currencies of various types

As at the end of the fiscal year, the Group's cash comprised:

	This period	Prior year
US Dollar (USD)	7,874.37	7,860.07
Euro (EUR)	606.95	606.95
Monetary gold	8,846,710	8,846,710

23b. Bad debts written off

	Closing balance	Opening balance
Fujisan Company Limited	48,297,080,000	48,297,080,000
Bao Minh Tien Trading and Services Company Limited	7,932,732,500	7,932,732,500
Other parties	16,912,601,844	16,912,601,844
Total	**73,142,414,344**	**73,142,414,344**

Bad debts written off due to inability to recover.

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED INCOME STATEMENT

1. Revenue from sale of goods and rendering of services

1a. Total revenue

	This period	Prior period
Revenue from sale of goods and finished products	155,375,729,081	9,015,140,583
Revenue from rendering of services	16,897,436,210	9,856,930,762
Revenue from construction contracts	8,500,976,189	92,517,476,113
Total	**180,774,141,480**	**111,389,547,458**

1b. Revenue from sale of goods and rendering of services to related parties

In addition to the transactions of sale of goods and rendering of services to associates presented in Note V.2c, the Group also had transactions with related parties that are not associates as follows:

	This period	Prior period
B.O.T DT830 Company Limited		
Provision of road toll collection services	680,602,148	-
Shuaa Investment and Trading Joint Stock Company		
Provision of construction services	-	386,359,254

2. Cost of goods sold

	This period	Prior period
Cost of goods and finished products sold	100,781,170,932	2,003,217,958
Cost of services rendered	1,912,126,552	5,101,237,831
Cost of construction contracts	7,645,538,513	89,700,380,419
Total	**110,338,835,997**	**96,804,836,208**

3. Financial income

	This period	Prior period
Interest on bank deposits	31,625,265	49,378,369
Interest on loans	-	493,150,685
Dividends and profits shared	22,960,600,803	-
Interest receivable under investment cooperation contracts	-	604,931,507
Other financial income		304.356
Total	**22,992,226,068**	**1,147,764,917**

4. Financial expenses

	This period	Prior period
Loan interest expenses	5,017,454,005	23,282,168,074
Provision for diminution in value of trading securities and investment losses	-	25,873,723,069
Other financial expenses	-	3,561,231,009
Total	**5,017,454,005**	**52,717,122,152**

5. Selling expenses

	This period	Prior period
Staff costs	1,545,097,664	400,801,830
Transportation expenses	13,947,664,600	2,203,424,080

	This period	Prior period
Other expenses	205,574,522	85,866,804
Total	**15,698,336,786**	**2,690,092,714**

6. General and administration expenses

	This period	Prior period
Staff costs	8,434,500,078	13,970,308,131
Management material expenses	315,174,140	97,575,822
Office supplies expenses	170,249,969	297,281,045
Depreciation of fixed assets	873,416,031	1,668,838,170
Taxes, fees and charges	134,798,839	433,891,416
Provision for doubtful debts	936,801,017	-
Outside services expenses	3,556,547,055	4,122,480,113
Other expenses	5,650,208,886	1,355,703,986
Total	**20,071,696,015**	**21,946,078,683**

7. Other income

	This period	Prior period
Gain on disposal of fixed assets	386,363,636	674,458,865
Other income	854,670,384	1,118,424,033
Total	**1,241,034,020**	**1,792,882,898**

8. Other expenses

	This period	Prior period
Tax penalties and arrears	1,211,558	20,331,506
Penalty expenses on overdue principal and loan interest	14,121,768,285	-
Other expenses	28,464,398	4,338,349,472
Total	**14,151,444,241**	**4,358,680,978**

9. Earnings per share

9a. Basic/diluted earnings per share

	This period	Prior period
Accounting profit after corporate income tax of the Parent Company	(7,866,347,932)	(65,899,889,276)
Profit used to calculate basic/diluted earnings per share	(7,866,347,932)	(65,899,889,276)
Weighted average number of ordinary shares outstanding during the year	335,804,043	335,820,641
Basic/diluted earnings per share	**(23)**	**(196)**

9b. Other information

No transactions in ordinary shares or potential ordinary shares occurred from the end of the fiscal year to the date of issuance of these consolidated financial statements.

VII. OTHER INFORMATION

1. Transactions and balances with related parties

Related parties of the Group include: key management personnel, individuals related to key management personnel and other related parties.

1a. Transactions and balances with key management personnel and individuals related to key management personnel

Key management personnel comprise: members of the Board of Directors and the Board of General Directors of the Parent Company. Individuals related to key management personnel are close family members of key management personnel.

Transactions with key management personnel and individuals related to key management personnel

The Group had no transactions of sale of goods and rendering of services with key management personnel and individuals related to key management personnel, and only had advance transactions to the Board of General Directors.

Payables to and receivables from key management personnel and individuals related to key management personnel

Payables to and receivables from key management personnel and individuals related to key management personnel are presented in Note V.5a.

Receivables from key management personnel are unsecured. No provision for doubtful debts has been made for receivables from key management personnel.

Income of key management personnel and the Supervisory Board

	Title	This period	Prior period
Mr. Nguyen Thanh Hung	Chairman of the Board of Directors	65,327,480	189,000,000
Ms. Huynh Thi Kim Tuyen	Vice Chairman of the Board of Directors (dismissed from 1 July 2025)	-	6,000,000
Mr. Nguyen Van Bac	Member of the Board of Directors cum Deputy General Director, Chief Financial Officer (dismissed as member of the Board of Directors from 1 July 2025)	120,000,000	154,000,000
Mr. Le Thanh Tung	Member of the Board of Directors (dismissed from 1 July 2025)	-	7,740,000
Mr. Tan Bo Quan, Andy	Independent member (dismissed from 17 April 2024)	-	-
Mr. Bui Quang Nam	Independent member (dismissed from 1 July 2025)	-	900.000
Mr. Do Ngoc An	Member of the Board of Directors (dismissed from 1 July 2025)	-	14,571,429
Mr. Tomas Sven Jaehnig	Independent member of the Board of Directors (dismissed from 1 July 2025)	-	6,000,000
Mr. Duong Anh Van	Independent member of the Board of Directors	-	6,000,000
Mr. Le Huynh Thuong Minh	General Director	90,000,000	9,523,810
Mr. Tran Nguyen Huan	General Director (dismissed from 18 March 2025)	-	234,025,714
Ms. Nguyen Thi Thanh Huong	Deputy General Director	-	171,428,572
Mr. Ha Chi Dung	Deputy General Director	-	150,857,143

	Title	This period	Prior period
Mr. Nguyen Trung Kien	Deputy General Director	60,000,000	50,595,239
Mr. Nguyen Viet Doan	Chief Accountant (dismissed from 10 April 2024)	-	159,500,000
Ms. Nguyen Thi Kim Yen	Chief Accountant	60,000,000	-
Mr. Nguyen Viet Cuong	Head of the Supervisory Board	-	33,500,000
Ms. Huynh Thi Thao	Member of the Supervisory Board (dismissed from 1 July 2025)	-	5,480,000
Mr. Hoang Quoc Trung	Member of the Supervisory Board	-	-
Mr. Vo Van Hoa	Member of the Supervisory Board	-	-
Mr. Nguyen Dang Hai	Member of the Supervisory Board (dismissed from 1 July 2025)	-	6,000,000
Ms. Nguyen Thi Anh Tuyet	Company Secretary	-	85,736,172
Ms. Le Nguyen Phuong Thao	Secretary of the Board of Directors	-	6,000,000
Total		**395,327,480**	**1,296,858,079**

1b. Transactions and balances with other related parties

Other related parties of the Group include:

Other related party	Relationship
Bamboo Capital Group Joint Stock Company ("BCG")	Ultimate parent company
Son Long Investment and Development Joint Stock Company	Associate
Thanh Nguyen Energy Investment and Development Company Limited	Associate
BCG Land Joint Stock Company ("BCG Land")	Associate
Shuaa Investment and Trading Joint Stock Company	Fellow member of the BCG group
BCG Energy Joint Stock Company ("BCG Energy")	Fellow member of the BCG group
Skylar Joint Stock Company	Fellow member of the BCG group
BCG Vinh Long Joint Stock Company	Fellow member of the BCG group
Sao Sang Sai Gon Joint Stock Company	Fellow member of the BCG group
Herb Solar Joint Stock Company	Fellow member of the BCG group
Orchid Solar Joint Stock Company	Fellow member of the BCG group
Nguyen Hoang Development Joint Stock Company	Fellow member of the BCG group
BCG Financial Joint Stock Company	Fellow member of the BCG group
AAA Assurance Corporation	Fellow member of the BCG group
BCG Cat Trinh Industrial Park Joint Stock Company	Fellow member of the BCG group
Tipharco Pharmaceutical Joint Stock Company	Fellow member of the BCG group
Casa Marina Resort Tourism Joint Stock Company	Fellow member of the BCG group
Con Bap Eco-Tourism Company Limited	Fellow member of the BCG group
Indochina Hoi An Beach Villas Company Limited	Fellow member of the BCG group
Aton Joint Stock Company	Fellow member of the BCG group
Aurai Wind Energy Joint Stock Company	Fellow member of the BCG group
BCG Dien Bien Dong Wind Power Joint Stock Company	Fellow member of the BCG group
BCG ECO Joint Stock Company	Fellow member of the BCG group
BCG Gaia Joint Stock Company	Fellow member of the BCG group
BCG Wind Soc Trang Joint Stock Company	Fellow member of the BCG group
BCG Bang Duong Energy Joint Stock Company	Fellow member of the BCG group
BCG Thanh Hoa Energy Joint Stock Company	Fellow member of the BCG group
Hanwha - BCG Bang Duong Energy Joint Stock Company	Fellow member of the BCG group
Gia Huy Power Development Joint Stock Company	Fellow member of the BCG group
Clean Energy Vision Development Joint Stock Company	Fellow member of the BCG group
Tapiotek Joint Stock Company	Fellow member of the BCG group
Thanh Phuc Joint Stock Company	Fellow member of the BCG group

Other related party	Relationship
Vxperia Trading Joint Stock Company	Fellow member of the BCG group
Violet Solar Joint Stock Company	Fellow member of the BCG group
Dong Thanh 1 Wind Power Company Limited	Fellow member of the BCG group
Dong Thanh 2 Wind Power Company Limited	Fellow member of the BCG group
Phoenix Mountain Company Limited	Fellow member of the BCG group
Helios Village One Member Company Limited	Associate of BCG
B.O.T DT 830 Company Limited	Associate of BCG
An Giang Real Estate Joint Stock Company	Associate of BCG
Core Vietnam Joint Stock Company	Associate of BCG
Gia Khang Trade and Service Investment Joint Stock Company	Associate of BCG Land
BCG - SP Greensky Joint Stock Company ("BCG – SP Greensky")")	Associate of BCG Energy
Skylight Power Company Limited	Associate of BCG Energy
Tam Sinh Nghia Investment and Development Joint Stock Company	Associate of BCG Energy
TSN Ha Nam Joint Stock Company	Associate of BCG Energy
TSN Hon Dat Joint Stock Company	Associate of BCG Energy
TSN Hue Joint Stock Company	Associate of BCG Energy
TSN Long An Joint Stock Company	Associate of BCG Energy
Hanwha BCGE - O&M Company Limited	Associate of BCG Energy
Lotus Solar Company Limited	Subsidiary of BCG - SP Greensky
Daisy Solar Company Limited	Subsidiary of BCG - SP Greensky
Tulip Solar Company Limited	Subsidiary of BCG - SP Greensky
Bleu Soleil Joint Stock Company	Subsidiary of BCG - SP Greensky
Nong Thon Viet Energy Joint Stock Company	Subsidiary of BCG - SP Greensky
Skylar1 Services Company Limited	Subsidiary of BCG - SP Greensky
Iris Solar Company Limited	Subsidiary of BCG - SP Greensky
Lily Solar Company Limited	Subsidiary of BCG - SP Greensky
Skylar3 Trading Company Limited	Subsidiary of BCG - SP Greensky
Bleu Soleil-1 Construction and Installation Company Limited	Subsidiary of BCG - SP Greensky
Skylar2 Construction and Installation Company Limited	Subsidiary of BCG - SP Greensky
An Khang Land Trade and Service Investment Joint Stock Company	Subsidiary of Gia Khang Trade and Service Investment Joint Stock Company
Phu Tam Khoi Joint Stock Company	Company holding 10% of the charter capital
Blacksoil Vietnam Joint Stock Company	Having common members of the Executive Board
BFC Investment Joint Stock Company	Having common members of the Executive Board
MHDI 2 Housing Development Investment Joint Stock Company	Having common members of the Executive Board
Tracodi Labour Export Joint Stock Company	Having common members of the Executive Board
Truong Thanh Dai Nam Security Protection Services Company Limited	Having common members of the Executive Board
Helios Investment and Services Joint Stock Company	Having common members of the Executive Board
Bang Duong E&C Joint Stock Company	Having common members of the Executive Board

Other related party	Relationship
BCG Khai Long 1 Wind Power Joint Stock Company	Having common members of the Executive Board
My Khe Resort Villa Joint Stock Company	Having common members of the Executive Board
G8 Services Joint Stock Company	Having common members of the Executive Board
Thang Phuong Joint Stock Company	Having common members of the Executive Board
White Magnolia Joint Stock Company	Having common members of the Executive Board
Pegas Company Limited	Having common members of the Executive Board
Suoi Kiet Stone One Member Company Limited	Having common members of the Executive Board
Investment, Trade and Development Joint Stock Company	Having common key management personnel
Tesla Pharmaceutical Joint Stock Company	Having common key management personnel
Sai Gon Architecture - Construction Engineering Joint Stock Company	Having common key management personnel
Le Bao Minh Joint Stock Company	Having common key management personnel
Da Lat Coffee Import-Export Joint Stock Company	Having common key management personnel
Indoba - GmbH – Dresden Company	Having common key management personnel
Thanh An An Company Limited	Having common key management personnel
Nguyen Hoang Education Group	Having common key management personnel
IEC Quang Ngai International School	Having common key management personnel
Nam Cuong Sai Gon Company Limited	Having common key management personnel

Transactions with other related parties

In addition to the transactions arising with associates presented in Note V.2c and the transactions of sale of goods and rendering of services to other related parties presented in Note VI.1b, the Group also had other transactions with other related parties as follows:

	RThis period	Prior period
Bamboo Capital Group Joint Stock Company		
Consulting fees	-	960,000,000
Borrowings	-	1,400,000,000
Repayment of borrowings	15,000,000,000	8,684,000,000
Loan interest payable	900,510,002	1,114,413,565
Interest payment	-	256,209,546
Shuaa Investment and Trading Joint Stock Company		
Cash collected	-	3,025,614,696
Purchase of raw materials	-	2,600,524,050

	RThis period	Prior period
Payment for construction of works	-	8,428,737,909
Truong Thanh Dai Nam Security Protection Services Company Limited		
Service fees	566,148,148	504,000,000
Payment of service fees	569,036,955	-
Debt offsetting	-	699,840,000
Helios Investment and Services Joint Stock Company		
Cash collected	-	3,000,000,000
Provision of other services	-	48,440,021
Gia Khang Trade and Service Investment Joint Stock Company		
Receipt of construction advances	-	60,540,000,000
Suoi Kiet Stone One Member Company Limited		
Debt offsetting	-	18,953,925,054
Con Bap Eco-Tourism Company Limited		
Repayment of construction advances	-	12,500,000,000
AAA Assurance Corporation		
Payment of insurance premiums	530.700	24,988,900
Herb Solar Joint Stock Company		
Cash collected	-	145,000,000
Orchid Solar Joint Stock Company		
Cash collected	-	205,000,000
B.O.T DT 830 Company Limited		
Collection of station maintenance fees	735,050,320	-
Skylar Joint Stock Company		
Cash collected	85,000,000	500,000,000

The prices of goods and services provided to other related parties are agreed prices. The purchase of goods and services from other related parties is carried out at agreed prices.

Payables to and receivables from other related parties
Payables to and receivables from other related parties are presented in Notes V.3a, V.3b, V.4, V.5a, V.5b, V.14a, V.15, V.18, V.19a and V.20a.

Receivables from other related parties are unsecured and will be settled in cash. The debts are provided for based on an assessment of recoverability, method of payment and debt offsetting. Apart from the provisions made for related parties presented in Note V.6, no provision for doubtful debts has been made for receivables from other related parties.

2. Segment information

Segment information is presented by business segment and geographical segment. The primary segment report is by business segment because the Group's business activities are organised and managed according to the nature of the services provided.

2a. Information by business segment

The Group's main business segments are:

- Construction: construction of high-rise buildings, bridges and roads, etc.;
- Production and trading of construction materials: supply of sand, stone and construction materials, etc.;
- Services: vehicle leasing, automatic toll collection services, etc.

Information on the business results, fixed assets and other long-term assets, and the value of major non-cash expenses of the Group's business segments is presented in the attached Appendix 4.

2b. Information by geographical segment

All of the Group's business activities take place only within the territory of Vietnam.

3. Events arising after the end of the fiscal year

Apart from the events mentioned above, there are no other material events arising after the end of the fiscal year that require adjustment of figures or disclosure in the consolidated financial statements.

Ho Chi Minh City, 16 July 2026

CÔNG TY CỔ PHẦN TẬP ĐOÀN XÂY DỰNG TRACODI

Nguyen Thi Kim Yen	**Le Huynh Thuong Minh**
Chief Accountant/Preparer	**General Director**