INTERIM FINANCIAL STATEMENTS

FOR THE FIRST 6 MONTHS
OF THE FISCAL YEAR ENDING 31 DECEMBER 2026

BINH DUONG
CONSTRUCTION & CIVIL ENGINEERING
JOINT STOCK COMPANY

CONTENTS

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GENERAL INFORMATION

Corporate information

Binh Duong Construction & Civil Engineering Joint Stock Company (hereinafter referred to as "the Company") is a joint stock company, which has been operating under the Business Registration Certificate No. 3700408992, initially registered on 25 February 2002 and 16th amended on 06 July 2026, issued by Ho Chi Minh City Department of Finance.

The Company's principal business activities are as follows:

- Constructing traffic works;
- Constructing civil and industrial works;
- Providing intermediary services for real estate activities;
- Operating other real estate activities on a fee or contract basis;
- Planting and caring for greenery;
- Constructing public works and infrastructure engineering projects;
- Executing civil and industrial electric works;
- Leveling ground;
- Manufacturing steel components, pre-cast reinforced concrete;
- Installing steel components, pre-cast reinforced concrete;
- Trading in construction materials (except for the sandbank-related activities);
- Constructing, investing in, and operating infrastructure of residential areas and industrial zones;
- Leasing plants, houses and offices; trading in real estate;
- Designing overall construction sites; designing detailed master plans; designing civil and industrial works; designing traffic works (i.e. road bridges); designing medium and low voltage power systems and transformers of 35KV or lower; designing lighting system for civil and industrial works;
- Supervising and completing civil and industrial works;
- Preparing investment projects, making financial investments;
- Manufacturing construction materials;
- Providing interior and outdoor decoration (except for designing);
- Transporting goods by automobiles;
- Repairing and maintaining vehicles;
- Renting motor vehicles;
- Repairing and maintaining machinery and equipment;
- Wholesaling flowers and trees;
- Manufacturing plastic construction materials.

Head office

- Address : Block G, Dong Khoi Street, Binh Duong Ward, Ho Chi Minh City
- Tel. : +84 (065) 0222 0888
- Fax : +84 (065) 0222 0886

The Board of Directors

The Company's Board of Directors during the period and up to the date of this statement include:

Full name	Position	
Mr. Nguyen Thanh Trung	Chairman	Appointed on 17 April 2025
Mr. Huynh Vinh Thanh	Member	Appointed on 26 April 2022
Mr. Tran Thien The	Member	Appointed on 26 April 2022
Mr. Nguyen Kim Tien	Member	Appointed on 26 April 2022
Ms. Bui Thi Thuy	Member	Appointed on 17 April 2025

The Supervisory Board

The Company's Supervisory Board during the period and up to the date of this statement include:

Full name	Position	
Mr. Nguyen Hai Hoang	Head of the Board	Appointed on 26 April 2022
Ms. Huynh Thi Que Anh	Member	Re-appointed on 26 April 2022
Ms. Le Thi Thuy Duong	Member	Appointed on 19 April 2023

The Board of Management

The Company's Board of Management during the period and up to the date of this statement include:

Full name	Position	
Mr. Nguyen Kim Tien	General Director	Appointed on 17 October 2022
Mr. Tran Nhat Khoa	Deputy General Director	Appointed on 25 February 2025
Mr. Nguyen Thanh Hai	Deputy General Director	Appointed on 01 August 2025
Mr. Cao Dinh Tue Minh	Deputy General Director	Appointed on 01 August 2025

Legal Representative

The Company's legal representative during the period and up to the date of this statement is Mr. Nguyen Kim Tien - General Director (appointed on 17 October 2022).

Auditors

A&C Auditing and Consulting Co., Ltd. has been appointed as the Company's independent auditor.

STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Binh Duong Construction & Civil Engineering Joint Stock Company (hereinafter referred to as "the Company") presents this statement together with the Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2026.

Responsibilities of the Board of Management

The Board of Management is responsible for the preparation of the Interim Financial Statements that give a true and fair view of the interim financial position, the interim financial performance and the interim cash flows of the Company during the period. In order to prepare these Interim Financial Statements, the Board of Management must:

- select appropriate accounting policies and apply them consistently;
- make judgments and estimates reasonably and prudently;
- state whether applicable accounting standards have been followed or not, and all the differences subject to any materials departures are disclosed and explained in the Interim Financial Statements;
- prepare the Interim Financial Statements of the Company on a going-concern basis unless it is inappropriate to presume that the Company will continue in business;
- design and implement effectively the internal control system to minimize the risks of material misstatements due to fraud or error in the preparation and presentation of the Interim Financial Statements.

The Board of Management is responsible for ensuring that proper accounting records are maintained to accurately reflect, with reasonable accuracy at any time, the financial position of the Company and that such accounting records comply with the applicable accounting framework. The Board of Management is also responsible for safeguarding the Company's assets and, accordingly, for taking reasonable measures to prevent and detect fraud and other irregularities.

The Board of Management confirms that he has complied with the above requirements in the preparation of these Interim Financial Statements.

Statement of the Board of Management

In the Board of Management's opinion, the Interim Financial Statements give a true and fair view of the interim financial position of the Company as of 30 June 2026 and of its interim financial performance and interim cash flows for the first 6 months of the fiscal year ending 31 December 2026, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements applicable to the preparation and presentation of the Interim Financial Statements.

For and on behalf of the Board of Management,

CÔNG TY CỔ PHẦN XÂY DỰNG VÀ GIAO THÔNG BÌNH DƯƠNG

TỔNG GIÁM ĐỐC

Nguyen Kim Tien
General Director

Date: 27 August 2026

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No. 1.1353/26/TC-AC

REPORT ON THE INTERIM FINANCIAL INFORMATION REVIEW

To: THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT BINH DUONG CONSTRUCTION & CIVIL ENGINEERING JOINT STOCK COMPANY

We have reviewed the accompanying Interim Financial Statements of Binh Duong Construction & Civil Engineering Joint Stock Company (hereinafter referred to as "the Company"), which were prepared on 27 August 2026 (from page 6 to page 57), comprising the Interim Statement of Financial Position as of 30 June 2026, the Interim Income Statement, the Interim Cash Flow Statement for the first 6 months of the fiscal year ending 31 December 2026 and the Notes to the Interim Financial Statements.

Responsibility of the Board of Management

The Company's Board of Management is responsible for the preparation, true and fair presentation of these Interim Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements applicable to the preparation and presentation of the Interim Financial Statements and responsible for internal control as the Company's Board of Management determines necessary to enable the preparation and presentation of the Interim Financial Statements to be free from material misstatement, whether due to fraud or error.

Responsibility of Auditors

Our responsibility is to express a conclusion on these Interim Financial Statements based on our review. We have conducted the review in accordance with the Vietnamese Standard on Review Engagements No. 2410 – Review on interim financial information performed by independent auditor of the entity, within the scope of these principles may be applied to reviews of historical financial information performed by the entity's independent auditor.

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

Conclusion of the Auditors

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Statements have not given a true and fair view, in all material respects, of the financial position of Binh Duong Construction & Civil Engineering Joint Stock Company as of 30 June 2026 and of its interim financial performance and interim cash flows for the first 6 months of the fiscal year ending 31 December 2026, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements applicable to the preparation and presentation of the Interim Financial Statements.

For and on behalf of
A&C Auditing and Consulting Co., Ltd.

CÔNG TY TNHH KIỂM TOÁN VÀ TƯ VẤN A&C

Tran Thi Thuy Quyen
Partner
Audit Practice Registration Certificate No. 1539-2023-008-1
Authorized Signatory

Ho Chi Minh City, 27 August 2026

INTERIM STATEMENT OF FINANCIAL POSITION

(Full form)

As of 30 June 2026

Unit: VND

	ITEMS	Code	Note	Ending balance	Beginning balance
A -	**CURRENT ASSETS**	**100**		**3,048,648,722,472**	**2,477,620,923,304**
I.	**Cash and cash equivalents**	**110**	V.1	**28,363,843,258**	**307,316,961,442**
1.	Cash	111		28,363,843,258	304,793,442,488
2.	Cash equivalents	112		-	2,523,518,954
II.	**Short-term financial investments**	**120**		**53,196,712,329**	-
1.	Trading securities	121		-	-
2.	Provisions for devaluation of trading securities	122		-	-
3.	Short-term held-to-maturity investments	123	V.2a	53,196,712,329	-
4.	Provisions for impairment of short-term held-to-maturity investments	124		-	-
5.	Other short-term investments	125		-	-
6.	Provisions for impairment of other short-term investments	126		-	-
III.	**Short-term receivables**	**130**		**365,703,369,908**	**552,326,055,632**
1.	Short-term trade receivables	131	V.3	293,545,107,350	525,947,202,986
2.	Short-term advances to suppliers	132	V.4	75,737,351,450	29,642,383,038
3.	Short-term intra-company receivables	133		-	-
4.	Receivables from construction contracts under percentage of completion method	134		-	-
5.	Other short-term receivables	135	V.5a	916,049,887	1,231,608,387
6.	Allowance for short-term doubtful debts	136	V.6	(4,495,138,779)	(4,495,138,779)
7.	Shortage of assets awaiting resolution	137		-	-
IV.	**Inventories**	**140**		**2,378,316,276,019**	**1,478,840,006,325**
1.	Inventories	141	V.7	2,378,316,276,019	1,478,840,006,325
2.	Allowance for devaluation of inventories	142		-	-
V.	**Current biological assets**	**150**		-	-
1.	Short-term livestock intended for one-time harvest	151		-	-
2.	Short-term seasonal or one-time harvest crops	152		-	-
3.	Provisions for impairment of current biological assets	153		-	-
VI.	**Other current assets**	**160**		**223,068,520,958**	**139,137,899,905**
1.	Short-term deferred expenses	161	V.8a	2,497,699,181	923,252,506
2.	Deductible VAT	162		220,570,821,777	138,214,647,399
3.	Taxes and other receivables from the State	163		-	-
4.	Trading Government bonds	164		-	-
5.	Other current assets	165		-	-

Interim Statement of Financial Position (cont.)

	ITEMS	Code	Note	Ending balance	Beginning balance
B -	**NON-CURRENT ASSETS**	**200**		**79,068,800,519**	**81,755,167,223**
I.	**Long-term receivables**	**210**		**1,393,356,000**	**16,500,000**
1.	Long-term trade receivables	211		-	-
2.	Long-term advances to suppliers	212		-	-
3.	Working capital in affiliates	213		-	-
4.	Long-term intra-company receivables	214		-	-
5.	Other long-term receivables	215	V.5b	1,393,356,000	16,500,000
6.	Allowance for long-term doubtful debts	216		-	-
II.	**Fixed assets**	**220**		**23,062,336,590**	**23,301,172,458**
1.	Tangible fixed assets	221	V.9	10,571,793,317	10,816,580,309
-	*Historical cost*	*222*		*53,961,381,458*	*53,580,121,458*
-	*Accumulated depreciation*	*223*		*(43,389,588,141)*	*(42,763,541,149)*
2.	Financial leased assets	224		-	-
-	*Historical cost*	*225*		-	-
-	*Accumulated depreciation*	*226*		-	-
3.	Intangible fixed assets	227	V.10	12,490,543,273	12,484,592,149
-	*Initial cost*	*228*		*17,599,339,819*	*17,227,539,819*
-	*Accumulated amortization*	*229*		*(5,108,796,546)*	*(4,742,947,670)*
III.	**Non-current biological assets**	**230**		-	-
1.	Bearer animals	231		-	-
a)	Immature bearer animals	232		-	-
b)	Mature bearer animals	233		-	-
-	*Historical cost*	*234*		-	-
-	*Accumulated depreciation*	*235*		-	-
2.	Long-term livestock intended for one-time harvest	236		-	-
3.	Long-term seasonal or one-time harvest crops	237		-	-
4.	Provisions for impairment of non-current biological assets	238		-	-
IV.	**Investment property**	**240**		**21,180,353,162**	**21,438,137,240**
-	Historical cost	241	V.11	22,607,464,026	22,607,464,026
-	Accumulated depreciation	242		(1,427,110,864)	(1,169,326,786)
V.	**Non-current assets in process**	**250**		-	**286,000,000**
1.	Long-term work in process	251		-	-
2.	Construction in progress	252		-	286,000,000
VI.	**Long-term financial investments**	**260**		**30,517,319,383**	**33,684,994,185**
1.	Investments in subsidiaries	261	V.2b	50,000,000,000	50,000,000,000
2.	Investments in joint ventures and associates	262		-	-
3.	Equity investments in other entities	263		-	-
4.	Provisions for impairment of long-term investments in other entities	264	V.2b	(19,482,680,617)	(16,315,005,815)
5	Long-term held-to-maturity investments	265		-	-
6.	Provisions for impairment of long-term held-to-maturity investments	266		-	-
VII.	**Other non-current assets**	**270**		**2,915,435,384**	**3,028,363,340**
1.	Long-term deferred expenses	271	V.8b	2,915,435,384	3,028,363,340
2.	Deferred income tax assets	272	V.12	-	-
3.	Long-term components and spare parts	273		-	-
4.	Other non-current assets	274		-	-
	TOTAL ASSETS	280		3,127,717,522,991	2,559,376,090,527

This statement should be read in conjunction with the Notes to the Interim Financial Statements

ITEMS		Code	Note	Ending balance	Beginning balance
C -	**LIABILITIES**	**300**		**2,701,765,430,466**	**2,080,763,387,822**
I.	**Current liabilities**	**310**		**2,138,726,574,953**	**1,592,551,329,991**
1.	Short-term trade payables	311	V.13	1,260,737,901,608	1,069,992,852,501
2.	Short-term advances from customers	312	V.14	380,621,781,769	341,237,273,082
3.	Payables for dividends and profit distributions	313	V.15	265,642,835	354,699,635
4.	Short-term taxes and amounts payable to the State budget	314	V.16	1,878,925,258	25,597,216,701
5.	Payables to employees	315	V.17	7,227,486,340	9,955,557,500
6.	Short-term accrued expenses	316	V.18	17,615,325,707	11,727,329,470
7.	Short-term intra-company payables	317		-	-
8.	Short-term payables relating to construction contracts under percentage of completion method	318		-	-
9.	Short-term deferred revenue	319		-	-
10.	Other short-term payables	320	V.19	1,754,151,085	1,356,189,171
11.	Short-term borrowings and financial lease liabilities	321	V.20a,c	451,479,554,602	127,267,056,066
12.	Provisions for short-term payables	322	V.21	3,921,381,702	5,036,815,219
13.	Bonus and welfare fund	323	V.22	13,224,424,047	26,340,646
14.	Price stabilization fund	324		-	-
15.	Trading Government bonds	325		-	-
II.	**Non-current liabilities**	**330**		**563,038,855,513**	**488,212,057,831**
1.	Long-term trade payables	331		-	-
2.	Long-term advances from customers	332		-	-
3.	Long-term taxes and amounts payable to the State budget	333		-	-
4.	Long-term accrued expenses	334		-	-
5.	Intra-company payables for working capital received	335		-	-
6.	Long-term intra-company payables	336		-	-
7.	Long-term deferred revenue	337		-	-
8.	Other long-term payables	338		-	-
9.	Long-term borrowings and financial lease liabilities	339	V.20b,c	560,365,348,474	488,212,057,831
10.	Convertible bonds	340		-	-
11.	Preferred shares	341		-	-
12.	Deferred income tax liability	342		-	-
13.	Provisions for long-term payables	343	V.21	2,673,507,039	-
14.	Science and technology development fund	344		-	-

Interim Statement of Financial Position (cont.)

	ITEMS	Code	Note	Ending balance	Beginning balance
D -	**OWNER'S EQUITY**	**400**		**425,952,092,525**	**478,612,702,705**
1.	Owner's capital	411	V.23	350,000,000,000	350,000,000,000
-	*Ordinary shares with voting rights*	*411a*		*350,000,000,000*	*350,000,000,000*
-	*Preferred shares*	*411b*		-	-
2.	Share premiums	412	V.23	156,705,545	156,705,545
3.	Bond conversion options	413		-	-
4.	Other owner's capital	414	V.23	69,998,460,000	-
5.	Share repurchases	415		-	-
6.	Differences upon asset revaluation	416		-	-
7.	Foreign exchange differences	417		-	-
8.	Investment and development fund	418	V.23	35,373,586,239	25,199,565,611
9.	Other equity funds	419		-	-
10.	Retained profit/Accumulated loss	420	V.23	(29,576,659,259)	103,256,431,549
-	*Retained profit to the end of the previous period*	*420a*		*3,753,311,727*	*103,256,431,549*
-	*Accumulated loss for the current period*	*420b*		*(33,329,970,986)*	-
	TOTAL LIABILITIES AND OWNER'S EQUITY	**440**		**3,127,717,522,991**	**2,559,376,090,527**

Approved on 27 August 2026

TỔNG GIÁM ĐỐC

S.Đ.K.K.D:3700408 C.T.C.P CÔNG TY CỔ PHẦN XÂY DỰNG VÀ GIAO THÔNG BÌNH DƯƠNG TX.THỦ DẦU MỘT-T BÌNH DƯƠNG

Vuong Nguyen Thanh Hau	**Luong Thi Quynh Hoa**	**Nguyen Kim Tien**
Preparer	**Chief Accountant**	**Legal representative**

INTERIM INCOME STATEMENT

(Full form)

For the first 6 months of the fiscal year ending 31 December 2026

Unit: VND

	ITEMS	Code	Note	Accumulated from the beginning of the year Current year	Previous year
1.	**Revenue from sales of goods and provisions of services**	01	VI.1	362,848,680,807	117,299,719,825
2.	**Revenue deductions**	02		-	-
3.	**Net revenue from sales of goods and provisions of services**	10		362,848,680,807	117,299,719,825
4.	**Cost of sales**	11	VI.2	336,030,089,141	102,067,073,517
5.	**Gross profit from sales of goods and provisions of services**	20		26,818,591,666	15,232,646,308
6.	**Gain/loss on disposal, liquidation of investment properties**	21		-	-
7.	**Financial income**	22	VI.3	1,315,763,412	120,226,812
8.	**Financial expenses**	23	VI.4	40,148,364,598	3,525,956,445
	In which: Interest expenses	24		34,085,689,796	929,892,522
9.	**Selling expenses**	25	VI.5	1,558,073,522	(1,672,580,718)
10.	**General and administrative expenses**	26	VI.6	19,989,682,264	11,856,080,057
11.	**Net operating profit/(loss)**	30		(33,561,765,306)	1,643,417,336
12.	**Other income**	31	VI.7	232,056,048	129,834,086
13.	**Other expenses**	32	VI.8	261,728	232,014,349
14.	**Other profit/(loss)**	40		231,794,320	(102,180,263)
15.	**Total accounting profit/(loss) before tax**	50		(33,329,970,986)	1,541,237,073
16.	**Current income tax**	51	V.16	-	468,078,603
17.	**Deferred income tax**	52	V.12	-	-
18.	**Profit/(loss) after tax**	60		(33,329,970,986)	1,073,158,470
19.	**Basic earnings per share**	70	VI.9		
20.	**Diluted earnings per share**	71	VI.9		

Approved on 27 August 2026
TỔNG GIÁM ĐỐC

CÔNG TY CỔ PHẦN XÂY DỰNG VÀ GIAO THÔNG BÌNH DƯƠNG

Vuong Nguyen Thanh Hau	Luong Thi Quynh Hoa	Nguyen Kim Tien
Preparer	**Chief Accountant**	**Legal representative**

This statement should be read in conjunction with the Notes to the Interim Financial Statements

INTERIM CASH FLOW STATEMENT

(Full form)
(Indirect method)
For the first 6 months of the fiscal year ending 31 December 2026

Unit: VND

	ITEMS	Code	Note	Accumulated from the beginning of the year Current year	Previous year
I.	**Cash flows from operating activities**				
1.	*Profit before tax*	*01*		*(33,329,970,986)*	*1,541,237,073*
2.	*Adjustments for:*				
-	Depreciation/Amortization of fixed assets and investment properties	02	V.8b, 9, 10, 11	1,299,514,782	1,247,997,057
-	Provisions and allowances	03	V.2b, V.21	4,725,748,324	923,483,205
-	Exchange gain/loss due to revaluation of monetary items in foreign currencies	04		-	-
-	Gain/loss from investing and financing activities	05	VI.3	(1,225,306,073)	(94,419,177)
-	Borrowing costs	06	VI.4	34,085,689,796	929,892,522
-	Other adjustments	07		-	-
3.	*Operating profit before movements in working capital*	*08*		*5,555,675,843*	*4,548,190,680*
-	Increase/decrease of receivables	09		102,846,755,346	29,247,993,286
-	Increase/decrease of inventories	10		(899.476,269,694)	3,823,916,140
-	Increase/decrease of payables	11		226,881,887,378	4,601,146,154
-	Increase/decrease of deferred expenses	12		(1,511,353,555)	(70,036,503)
-	Increase/decrease of trading securities	13		-	-
-	Interest expenses paid	14	V.18; VI.4	(27,695,979,250)	(1,262,589,331)
-	Corporate income tax paid	15	V.16	(23,302,444,582)	(23,961,452)
-	Other cash inflows	16	V.22	7,020,000	-
-	Other cash outflows	17	V.22	(6.139,575,793)	(2,609,027,000)
	Net cash flows generated from/(used in) operating activities	*20*		*(622,834,284,307)*	*38,255,631,974*
II.	**Cash flows from investing activities**				
1.	Purchases and construction of fixed assets and other non-current assets	21		(424,160,000)	(66,250,000)
2.	Proceeds from disposals of fixed assets and other non-current assets	22		-	-
3.	Cash outflow for lending, buying debt instruments of other entities	23	V.2a	(52,000,000,000)	-
4.	Cash recovered from lending, selling debt instruments of other entities	24		-	-
5.	Equity investments in other entities	25		-	-
6.	Cash recovered from equity investments in other entities	26		-	-
7.	Interest earned, dividends and profits received	27	V.2a; VI.3	28,593,744	212,978,081
	Net cash flows generated from/(used in) investing activities	*30*		*(52,395,566,256)*	*146,728,081*

This statement should be read in conjunction with the Notes to the Interim Financial Statements

	ITEMS	Code	Note	Accumulated from the beginning of the year	
				Current year	Previous year
III.	**Cash flows from financing activities**				
1.	Proceeds from share issue and owners' contributed capital	31		-	-
2.	Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3.	Proceeds from borrowings	33	V.20a,b	426,148,857,749	-
4.	Repayment for borrowing principal	34	V.20a	(29,783,068,570)	(72,669,928,848)
5.	Payment for financial lease principal	35		-	-
6.	Dividends and profit paid to the owners	36	V.15	(89,056,800)	(171,426,825)
	Net cash flows generated from/(used in) financing activities	*40*		*396,276,732,379*	*(72,841,355,673)*
	Net cash flows during the period	**50**		**(278,953,118,184)**	**(34,438,995,618)**
	Beginning cash and cash equivalents	**60**	**V.1**	**307,316,961,442**	**79,118,830,572**
	Effects of fluctuations in foreign exchange rates	61		-	-
	Ending cash and cash equivalents	**70**	**V.1**	**28,363,843,258**	**44,679,834,954**

Approved on 27 August 2026

S.Đ.K.K.D:3700...992-C.T.C.P
CÔNG TY CỔ PHẦN XÂY DỰNG VÀ GIAO THÔNG BÌNH DƯƠNG
TX. THỦ DẦU MỘT - T. BÌNH DƯƠNG
TỔNG GIÁM ĐỐC

Vuong Nguyen Thanh Hau	**Luong Thi Quynh Hoa**	**Nguyen Kim Tien**
Preparer	**Chief Accountant**	**Legal representative**

This statement should be read in conjunction with the Notes to the Interim Financial Statements

NOTES TO THE INTERIM FINANCIAL STATEMENTS
For the first 6 months of the fiscal year ending 31 December 2026

I. GENERAL INFORMATION

1. Ownership form
Binh Duong Construction & Civil Engineering Joint Stock Company (hereinafter referred to as "the Company") is a joint stock company.

2. Business field
The Company operates in several business sectors, including construction and trading. Construction is the Company's principal business activity, accounting for approximately 99.75% of the Company's revenue during the period.

3. Principal business activities
The Company's principal business activities are building houses of all kinds; building traffic works; leveling ground; executing civil and industrial electric works; constructing, investing in, and operating infrastructure of residential areas and industrial zones.

4. Normal operating cycle
The Company's normal operating cycle is within 12 months. For property trading projects, the normal operating cycle is based on the period specified at each business plan.

5. Effects of the Company's operation during the period on the Interim Financial Statements
Revenue from sales of goods and provisions of services for the first 6 months of 2026 increased significantly as compared to that of the previous year, primarily due to sale from construction of detached houses at Green City Project. Additionally, the Company received the transfer of real estate, including 169 residential units at Lots HL-G7, HL-G15, HL-G18, HL-G28 within the Green City Project. This transaction led to a significant increase in the Company's total assets as at the reporting date compared to the beginning of the year.

6. Subsidiary
The Company only invested in a subsidiary, which is Binh Duong Plastic Production Trading MTV Company Limited, located at Lots C-5B and C-6B-CN, NA4 Road, My Phuoc 2 Industrial Park, Ben Cat Ward, Ho Chi Minh City. The principal business activity of this subsidiary is to manufacture plastic construction materials. The Company's ownership interest in this subsidiary is 100.00%, equivalent to the percentage of voting right and percentage of benefit.

7. Headcount
As of the reporting date, the Company's headcount is 407 (headcount at the beginning of the year: 384).

8. Statement of information comparability on the Interim Financial Statements
The corresponding figures of the previous period are comparable with the figures of the current period. During the period, the Company adopted the Vietnamese Enterprise Accounting System, which was issued together with the Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance ("Circular 99") in replacement to the Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200"). Accordingly, certain items in the Interim Financial Statements have been reclassified and renamed in accordance with the new regulations. The figures in the "Beginning balance" column and the "Previous period" column in the Interim Financial Statements have been restated in accordance with the new classifications and names specified in Circular 99 to ensure comparability. These changes do not affect the Company's total assets, total liabilities, owner's equity and after-tax profit.

9. Other information

The Company's shares have been listed on Ho Chi Minh City Stock Exchange (HOSE) under the stock code "BCE" according to Decision No. 85/QĐ-SGDHCM dated 15 June 2010, issued by Stock Exchange. The first trading date was 28 June 2010.

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY UNIT

1. Accounting period

The Company's accounting period is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is the Vietnamese Dong ("VND") because transactions are primarily denominated in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable Accounting System

The Company applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with Circular 99 and other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Interim Financial Statements.

2. Statement of the compliance with the Accounting Standards and System

The Company's Board of Management has complied with all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with Circular 99 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of the Interim Financial Statements.

IV. APPLICABLE ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REQUIREMENTS

1. Accounting convention

The Interim Financial Statements are prepared on the accrual basis (except for the information related to cash flows) using the historical cost principle and the going-concern assumption.

2. Cash and cash equivalents

Cash includes cash on hand and cash in bank. Cash equivalents are short-term investments with a maturity of three months or less from the date of investment (from the purchase date to the maturity date), that are readily convertible to a known amount of cash and subject to insignificant risk of change in value at the reporting date. Restricted cash and cash equivalents are not presented under this item, but under the items "Other current assets" or "Other non-current assets", depending on the duration of the restriction.

3. Financial investments

Held-to-maturity investments

An investment is classified as a held-to-maturity investment when the Company has the intention and ability to hold it to maturity. The Company's held-to-maturity investments include time deposits held to maturity for the purpose of collecting periodic interest. Interest income is recognized in financial income on an accrual basis.

Investments in subsidiary

A subsidiary is an entity controlled by the Company. Control is achieved when the Company has the ability to control the financial and operating policies of the investee in order to obtain economic benefits from the activities of that enterprise.

Initial recognition

Investments in subsidiary are initially recognized at cost, comprising acquisition cost or capital contributions plus any directly attributable transaction cost (such as transaction costs and fees for brokerage, consultancy, audit, other charges, taxes and bank charges among others). In case the Corporation borrows funds to invest in subsidiary, the interest expenses are recognized in the financial expenses and are not capitalized. Where an investment is acquired through the transfer of non-monetary assets, the cost of the investment is measured at the fair value of the non-monetary assets at the acquisition date. Following initial recognition, these investments are subsequently measured at cost.

Profits incurred prior to the acquisition of investments are deducted from the investment costs. Profits incurred after the acquisition of investments are recorded into the Company's financial income. Dividends received in the form of shares are accounted for by tracking only the increase in the number of shares held, with no recognition of the value of the shares received.

Provisions for impairment of investments in subsidiary

A provision for impairment of investments in subsidiary is recognized when the subsidiary incurs losses or the investment is impaired and the Company might incur a loss of capital. The provision amount is determined by multiplying the Company's actual paid-in ownership interest (%) in the subsidiary as at the end of the accounting period by the difference between the actual capital contributed by all owners and the equity of subsidiary as at the same date. If the subsidiary is consolidated into the Consolidated Financial Statements, the basis for impairment provisions is the Consolidated Financial Statements.

Any increase or decrease in the provisions for impairment of investments in subsidiary required to be recognized as of the reporting date is recorded into financial expenses.

4. Receivables

Receivables are recognized at their carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables represent receivables of a commercial nature arising from purchase and sale transactions between the Company and customers who are independent to the Company.
- Other receivables represent receivables of a non-commercial nature that do not arise from purchase and sale transactions.

Receivables are tracked in details by subject, term and original currency. The trade receivables and other receivables are classified as short-term and long-term items in the Interim Statement of Financial Position on the basis of their remaining term as of the reporting date.

Allowance is made for each doubtful debt on the basis of the estimated loss.

Increases or decreases in the obligatory allowance for doubtful debts as of the reporting date are recorded into general and administrative expenses.

5. Inventories

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

Cost of inventories is determined as follows:

- For materials and supplies: Costs comprise costs of purchases and other directly attributable costs incurred in bringing the inventories to their present location and conditions.
- Work-in-process: Costs comprise construction costs and other directly attributable expenses.
- For finished goods: Costs comprise costs of materials, direct labor and directly attributable general manufacturing expenses allocated based on normal operating capacity; and/or the costs of land use rights, direct costs, and attributable general expenses incurred during the process of construction and development of properties.
- For properties: Costs comprise costs of purchases and other directly attributable costs incurred in bringing the real estate to a ready-for-sale condition.

Inventory costs are determined using the weighted average method and recorded in line with the perpetual method.

Net realizable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Allowance for devaluation of inventories is recognized for each type of merchandise or each service in progress when their costs exceed their net realizable values. Increases or decreases in the obligatory allowance for devaluation of inventories as of the reporting date are recognized into cost of sales.

6. Deferred expenses

Deferred expenses reflect actual expenses incurred (including prepaid and unpaid expenses) relevant to financial performance in several accounting periods. These deferred expenses are allocated into operation costs of the relevant accounting periods.

In the Interim Statement of Financial Position, deferred expenses are classified as short-term (with the maximum allocation period of 12 months or within a normal operating cycle) and long-term (with the allocation period of more than 12 months or longer than a normal operating cycle). Long-term deferred expenses shall not be re-classified as short-term when preparing the Interim Financial Statements.

The Company allocates deferred expenses into operation costs for each period, using an appropriate allocation method and criteria on the basis of the nature and extent of each type of expenses. The timing and method of allocating deferred expenses are as follows:

Tools and supplies

The tools and supplies issued for use in connection with business operations over multiple accounting periods are recognized as deferred expenses and are allocated into operation costs on a straight-line basis over their estimated useful lives (24 months for maximum).

Repair expenses
Repair expenses incurred once with high value are allocated into costs on a straight-line basis from the date on which the repair is completed and the assets are available for use (36 months for maximum).

Software maintenance expenses
Software maintenance expenses incurred once with high value are allocated into costs on a straight-line basis over the maximum period of 12 months.

Prepaid land rental
Prepaid land rental represents the rental prepaid for the land being used by the Company in My Phuoc II Industrial Park, Ben Cat Ward, Ho Chi Minh City, with a total area of 28,508 m^2 and is allocated over the lease term as regulated in the land lease contract (i.e. 385 months).

7. Operating leased assets

A lease is classified as an operating lease if substantially all the risks and rewards incidental to ownership of the asset remain with the lessor. Lease payments under operating leases are recognized as expenses on a straight-line basis over the lease term, irrespective of the timing or method of lease payments.

8. Tangible fixed assets

Tangible fixed assets are presented at historical cost minus any accumulated depreciation. Historical cost of tangible fixed assets comprises all costs incurred by the Company to acquire the assets up to the time when it is brought to its working condition for its intended use.

Subsequent costs are added to historical cost of fixed assets only if it is probable that future economic benefits associated with the asset will flow to the Company. Subsequent costs that do not meet the above conditions will be recognized as operation costs during the period. Costs of routine repair and maintenance of tangible fixed assets are recognized into operation costs in the period in which they are incurred. For fixed assets that must undergo periodic repair and maintenance in accordance with technical requirements, significant expenses incurred for repairing and maintaining these fixed assets are recognized as deferred expenses and amortized gradually into operation costs until the next routine repair or maintenance period.

Upon disposal or liquidation of a tangible fixed asset, its historical cost and accumulated depreciation are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the period.

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives. The useful lives and depreciation methods are reviewed at least at the end of each fiscal year and adjusted as necessary. The depreciation years applied are as follows:

Fixed assets	Years
Buildings and structures	05 – 25
Machinery and equipment	05 – 15
Vehicles	06 – 10
Office equipment	05 – 08
Other tangible fixed assets	04 – 05

9. Intangible fixed assets

Intangible fixed assets are presented at their initial cost minus any accumulated amortization.

Initial cost of intangible fixed assets includes all costs incurred by the Company to acquire the asset up to the time when it is brought to its working condition for its intended use. Subsequent costs attributable to intangible fixed assets are recognized as operation costs during the period in which they are incurred, unless such costs are directly attributable to a specific intangible fixed asset and increase the future economic benefits expected to be derived from that asset.

Upon disposal or liquidation of an intangible fixed asset, its initial cost and accumulated amortization are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the period.

The useful life and amortization method are reviewed at least at the end of each fiscal year and adjusted as necessary.

The Company's intangible fixed assets include:

Land use rights

Land use right comprises all the actual costs incurred by the Company that are directly attributable to the land in use, including payments made to obtain the land use right, compensation and site clearance costs, land levelling costs, registration fees, and other directly attributable expenses.

Leased land use rights for which the Company has paid the land rental for the entire lease term. The remaining paid lease term is at least 5 years and a land use rights certificate has been issued by the competent authority. Land use right is amortized on a straight-line basis over the lease term (49 years).

Computer software

Costs directly attributable to computer software that is not an integral part of the related hardware are capitalized. The cost of computer software includes all directly attributable costs incurred by the Company up to the date the software is available to use. The computer software is amortized on a straight-line basis over 3 - 8 years.

10. Investment property

Investment property comprises land use rights, buildings, part of buildings that are owned by the Company are used to earn rentals or for capital appreciation. Investment property for lease is stated at cost less accumulated depreciation. Investment property for capital appreciation is stated at cost less impairment.

When there is reliable evidence that investment property held for capital appreciation has declined in value compared with its market value, and the amount of the decline can be reliably measured, a provision for impairment is recognized as an expense during the period. At the reporting date of subsequent periods, if the impairment loss required to be recognized is lower than the provision previously made, the difference is reversed and recognized as income during the period. The reversal amount shall not exceed the amount of the provision previously recognized.

The cost of investment property includes all expenditures incurred by the Company or the fair value of consideration given in exchange to acquire the investment property up to the date of acquisition or completion of construction.

Subsequent expenditure relating to investment property incurred after initial recognition is recognized as an expense, unless it is probable that such expenditure will result in future economic benefits from the investment property in excess of the performance assessed at initial recognition, in which case the expenditure is capitalized and added to the costs of the investment property.

When the investment property is sold or disposed, its cost and accumulated depreciation are derecognized, then any gain or loss arising is presented on a net basis under item "Gain/loss on disposal, liquidation of investment properties" on the Interim Income Statement.

Investment property used for lease is HDPE factory, which is depreciated in accordance with the straight-line method in 25 years.

A transfer from owner-occupied property to investment property is made only when the owner ceases to use the property and commences leasing it to another party under an operating lease. A transfer from inventories to investment property is made only when the owner commences leasing the property to another party under an operating lease. Property under construction is recognised as investment property upon completion and handover, when it is available for lease or held for capital appreciation.

A transfer from investment property to owner-occupied property is made only when the owner begins to occupy the asset. A transfer from investment property to inventories is made only when the owner commences development with a view to sale. If an investment property is sold without being subject to development, repair, renovation or upgrade, it continues to be recognised as investment property until disposal and is not transferred to inventories.

A change in use between investment property, owner-occupied property and inventories does not, of itself, change the carrying amount of the transferred asset or affect its historical cost for measurement purposes or for the preparation of the Interim Financial Statements.

11. Construction in progress

Construction in progress reflects costs directly related to assets under construction, machinery and equipment under installation, including borrowing costs capitalized in accordance with Vietnamese Accounting Standard No. 16 - Borrowing Costs ("VAS 16"). These assets are recorded at historical cost and are not depreciated until they are available for use. Upon completion, all costs are transferred to the appropriate asset categories based on their intended use, including tangible fixed assets, intangible fixed assets, investment property or inventories, and depreciation/amortization commences when the assets are available for use.

Costs of upgrades and renovations of fixed assets in progress are accounted for separately and, upon completion, are added to the historical cost of the corresponding fixed assets.

Repair and maintenance expenses for fixed assets incurred on a regular basis to maintain the assets in their normal operating condition are recognized in operating expenses during the period. For fixed assets that must undergo periodic repair and maintenance in accordance with technical requirements, the related costs are accumulated separately. Upon completion, the expenses are recognized as deferred expenses and amortized to operating expenses over the period until the next scheduled repair or maintenance.

12. Payables and accrued expenses

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

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

- Trade payables represent liabilities of a commercial nature arising from the purchase of goods, services or assets, where the suppliers are independent third parties of the Company.
- Accrued expenses represent liabilities for goods and services received from suppliers or provided to customers during the period, for which payment has not yet been made due to insufficient supporting and accounting documentation, and other accrued operation costs (such as interest expenses).
- Other payables represent liabilities of a non-commercial nature that do not arise from the purchase, sales of goods or provisions of services.

Payables and accrued expenses are presented as short-term or long-term in the Interim Statement of Financial Position based on their remaining maturities as at the reporting date.

13. Payables for dividends and profit distributions

Dividends are recognized as liabilities when the Company no longer has discretion to avoid the obligation to pay dividends to shareholders in accordance with the Law on Securities and the Company's Charter.

Upon recognizing the payment obligation, dividends payable in cash are recognized under "Payables for dividends and profit distributions" and presented as a liability in the Interim Statement of Financial Position.

14. Provisions for payables

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, the settlement of which is expected to result in an outflow of economic benefits, and a reliable estimate of the obligation can be made.

The carrying amount of a provision for payables is the best estimate of the amount required to settle the present obligations at the end of the accounting period.

The Company's provisions for payables only include provisions for construction warranties which are made for each construction project under the commitment of warranty.

The provision is measured at a rate ranging from 1% to 5% of revenue from construction works subject to warranty obligations. The provision rate is estimated based on historical data on warranty costs in prior years and the weighted average of all possible outcomes with their associated probabilities.

Increases or decreases in the provision for construction work warranties required to be recognized as at the reporting date are recognized in selling expenses. Upon expiry of the warranty period, any unused or unutilized balance of the provision for construction work warranties is reversed against selling expenses.

15. Owner's equity

Owner's capital

The contributed capital is recorded according to the actual amounts invested by the shareholders.

Share premiums

Share premiums are recognized as the excess of the issuance price over the par value of shares issued in an IPO or additional issuance.

Directly attributable costs incurred in connection with a successful share issuance are deducted from share premiums. Costs incurred in connection with an unsuccessful share issuance are recognized as financial expenses during the period.

Other owner's capital

Other owner's capital arises from the distribution of stock dividends during the period and is pending updates to the Business Registration Certificate.

16. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Company as well as legal regulations and approved by a vote of the General Meeting of Shareholders.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained profit that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

17. Recognition of revenue and income

Revenue from sales of merchandise

Revenue from sales of merchandise is recognized when the Company satisfies its contractual obligations by transferring control of the merchandise to the customer, provided that all of the following conditions are met:

- The Company transfers most of risks and benefits incident to the ownership of merchandise to customers.
- The Company no longer retains the rights of ownership or control over the merchandise.
- The amount of revenue can be measured reliably.
- The Company received or shall probably receive the economic benefits associated with sale transactions.
- The costs incurred in respect of the sale transaction can be measured reliably.

Revenue from provisions of services

Revenue from provisions of services shall be recognized when the Company satisfies its contractual obligations, provided that all of the following conditions are met:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, the revenue is recognized only when these specific conditions no longer exist and the buyers retain no right to return the services provided.
- The Company received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

When services are provided over several accounting periods, revenue is recognized by reference to the stage of completion based on the volume of work performed at the reporting date.

Revenue from sales of real estate
Revenue from sales of real estates that invested by the Company shall be recognized when all of the following conditions are satisfied:

- The property has been fully completed and handed over to the buyer, and the Company has transferred the risks and rewards associated with ownership of the property to the buyer.
- The Company no longer retains the continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estates.
- The amount of revenue can be measured reliably.
- The Company received or shall probably receive the economic benefits associated with the transaction.
- The costs incurred in respect of the transaction can be measured reliably.

In case the customer has the right to complete the interior of the real estate and the Company completes the interiors according to the designs, models as requested by customer under a separate contract on interior completion, revenues are recognized upon the completion and handover of the main construction works to customers.

Revenue from real estate sold in form of land plots
Revenue from real estate sold in form of land plots under non-cancellable contracts shall be recognized when all of the following conditions are satisfied:

- The Company has transferred most of risks and benefits incidents to the ownership of the land use right to the buyer.
- The amount of revenue can be measured reliably.
- The costs incurred in respect of the transaction can be measured reliably.
- The Company received or shall probably receive the economic benefits associated with the transaction.

Gain/loss on disposal, liquidation of investment properties
The gain or loss on disposal, liquidation of investment property (including investment property for lease and investment property held for capital appreciation) is determined as the difference between revenue and the directly attributable costs and the carrying value of the investment property, and is presented on a net basis under the item "Gain/loss on disposal, liquidation of investment properties" in the Interim Income Statement.

Revenue from construction contracts
A construction contract is a contract specifically negotiated for the construction of an asset or a combination of assets that are closely interrelated or interdependent in term of their design, technology, function, ultimate purpose or use.

Revenue from construction contracts comprises the amount initially agreed in the contract and any adjustments arising during the contract performance that are mutually agreed by both parties, including changes in the scope of work, additional requirements, bonuses for early completion, or compensation or reimbursement of costs incurred in excess of the contract price, provided that such amounts can be reliably measured and are probable of being approved.

When the outcome of the construction contracts is estimated reliably:

- For the construction contracts stipulating that the contractors are paid according to the planned progress, revenue and costs related to these contracts are recognized in proportion to the stage of completion of contract activity as determined by the Company itself.
- For the construction contracts stipulating that the contractors are paid according to the work actually performed, revenue and costs related to these contracts are recognized in proportion to the stage of completion of contract activity as confirmed in the invoices made by the customers.

Increases or decreases in revenue of the works done, compensation receivable and other receivables are only recognized upon the agreement with customers.

When the outcome of the construction contracts cannot be estimated reliably:

- Contract revenue is recognized only to the extent that contract costs incurred are expected to be reliably recoverable.
- Contract costs are only recognized as actually incurred.

Where the forecast total contract costs exceed the total contract revenue, the expected loss is recognized immediately as an expense in the period in which the loss is identified.

The difference between the accumulated revenue from the construction contract already recognized and the accumulated amount in the invoices according to the planned progress of contract is recognized as an amount receivable or an amount payable according to the planned progress of implementation of the construction contracts.

Where the forecast total contract costs exceed the total contract revenue, the expected loss is recognized immediately as an expense in the period in which the loss is identified, regardless of the stage of completion of the contract.

Interest
Interest income is recognized based on the term and the effective interest rate applicable in each particular period.

Profits received
Profit received are recognized when the Company is entitled to receive profits from its investing activities. For investments in other entities, the recognition date is decided in accordance with the Law on Enterprises and the Charter of the investee. Only profit distributions attributable to the period after the investment date are recognized in financial income.

18. Borrowing costs

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing. Borrowing costs are recognized as an expense when they are incurred.

19. Expenses

Expenses are those that result in outflows of the Company's economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not. Expenses are recognized even if they are not yet due for payment, provided that their incurrence is reasonably certain in order to ensure the principle of prudence and capital preservation.

When the Company recognizes revenue, it also recognizes the costs corresponding to generating that revenue. Such costs include those incurred in the reporting period in which the related revenue was recognized, together with costs incurred in the prior reporting periods or accrued expenses related to the revenue recognized in that period. In the event that matching principle conflicts with prudence principle, costs are recognized in accordance with the nature of the underlying transaction and the requirements of the applicable Vietnamese Accounting Standards in order to ensure true and fair representation of the transaction.

20. Corporate income tax

The Company's accounting policy for corporate income tax is applied in accordance with the provisions of the Corporate Income Tax Law No. 67/2025/QH15 dated 14 June 2025, the Decree No. 320/2025/NĐ-CP dated 15 December 2025 of the Government detailing certain articles of the Corporate Income Tax Law, guidance documents issued by the Ministry of Finance, and other relevant legal regulations. Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax includes the tax amount computed based on the assessable income during the period and the current corporate income tax rate. The assessable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses, non-taxable income and losses brought forward.

On a quarterly basis, the Company determines and recognizes the provisional corporate income tax payable based on the self-assessed tax liability. At the end of the fiscal year, the Company determines the actual corporate income tax payable based on the final tax return and adjusts any differences with the provisional amounts recognized during the year.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between carrying values of assets and liabilities serving the preparation of the Interim Financial Statements and the values for tax purposes.

Deferred income tax liabilities are recognized for all the temporary taxable differences, except to the extent that they arise from the initial recognition of an asset or liability in a transaction that, at the time of transaction, affects neither accounting profit nor taxable income.

Deferred income tax assets are recognized for all deductible temporary differences to the extent that future taxable income will be available against which the deductible temporary difference can be utilized. Deferred income tax assets are also recognized for unused taxable losses and tax credits to the extent that it is probable that future taxable profit will be available against which they can be utilized. Deferred income tax assets and deferred income tax liabilities arising from transactions recognized directly in owner's equity are not recognized into deferred income tax expenses.

The carrying amount of deferred corporate income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be recovered.

Deferred income tax assets and deferred income tax liabilities are measured using the tax rates that are expected to apply in the period when the assets are recovered or the liabilities are settled, based on the effective tax rates and tax laws that have been enacted or substantively enacted by the reporting date.

When preparing the Interim Statement of Financial Position, deferred income tax assets and deferred income tax liabilities are offset against each other if:

- The Company has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax levied by the same taxation authority on either:
  - The same taxable subjects; or
  - The Company has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period in which significant amounts of deferred tax liabilities or deferred tax assets are expected to be settled or recovered.

21. Related parties

A party is considered a related party of the Company if that party has the ability to control the Company or exercise significant influence over the Company, or has power to participate in financial and operating policy decisions of the Company. A party is also considered a related party of the Company if both parties are subject to common control.

Related parties of the Company include:

- Subsidiaries and fellow subsidiaries within the Group.
- Individuals with direct or indirect voting rights and thereby have significant influence over the Company, including members of the Board of Directors, the Supervisory Board, other key management personnel and their close family members.
- Key management personnel with the authority and responsibility to plan, manage and control the Corporation's operations, including the Board of Management, the Supervisory Board, other management members and their close family members.
- Entities over which individuals referred to above are able to exercise sufficient influence through direct or indirect ownership of voting rights, including entities owned by the key management personnel or major shareholders of the Company and entities that share the key management personnel with the Company.

Close family members of an individual are those who may cause influence or be influenced by that individual in their dealings with the Company, including the individual's parents, spouse, children and siblings.

A related party transaction is a transfer of resources, services or obligations between related parties, regardless of whether a price is charged.

In considering if parties are related, attention is directed to the substance of the relationship and not merely its legal form.

22. Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing an individual product or service or a group of related products or services, and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

The nature of economic risks and benefits is the primary basis for determining whether the primary segment report is prepared by the business field or geographical area. If risks and rates of return are primarily influenced by differences in products and services, the primary segment report is prepared by the business segment and the secondary segment report is prepared by geographical area. Conversely, if risks and rates of return are primarily influenced by differences in geographical area, the primary segment report is prepared by geographical area and the secondary segment report is prepared by the business segment. The Company's organizational structure, management and internal financial reporting system form the primary basis for determining whether a segment report is primary or secondary.

A segment must be reported if the majority of its revenue derives from external sales of goods and provisions of services and meets at least one of the following thresholds:

- The segment's revenue accounts for 10% or more of the total revenue of all segments.
- The segment's financial performance accounts for 10% or more of the total financial performance of all profitable segments or the total financial performance of all loss-making segments (whichever is greater in absolute terms).
- The segment's total assets account for 10% or more of the total assets of all segments.

The segment information is prepared and presented in conformity with the accounting policies applicable to the preparation and presentation of the Interim Financial Statements of the Company.

V. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE INTERIM STATEMENT OF FINANCIAL POSITION

1. Cash and cash equivalents

	Ending balance	**Beginning balance**
Cash on hand	253,635,277	437,796,951
Cash in bank	28,110,207,981	304,355,645,537
- *Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) – Binh Duong Branch*	*10,722,718,663*	*36,982,415,837*
- *Asia Commercial Joint Stock Bank* (ACB) *– Saigon Branch*	*7,763,222,774*	-
- *Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Tan Binh Duong Branch*	*6,664,004,102*	*122,087,112,323*
- *Tien Phong Commercial Joint Stock Bank (TPBank) – Ho Chi Minh City Branch*	*1,842,015,040*	*40,067,330,642*
- *Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) – Dong Nai Branch*	*520,136,908*	*57,342,913,320*
- *Military Commercial Joint Stock Bank (MBBank) – Binh Phuoc Branch*	*509,162,937*	*47,302,187,981*
- *Other banks*	*88,947,557*	*573,685,434*
Cash equivalents – deposits of which the maturity is from 3 months or less at BIDV – Binh Duong Branch (i)	-	2,523,518,954
Total	**28,363,843,258**	**307,316,961,442**

(i) At the beginning of the year, all savings deposits with 3 months maturity at the BIDV – Binh Duong Branch were used to secure borrowings of the Company and Binh Duong Plastic Production Trading MTV Company Limited (a subsidiary) from this bank. These deposits were withdrawn during the period. As at 30 June 2026, the Company had no savings deposits of which the maturity is from 3 months or less.

2. Financial investments

The Company's financial investments comprise short-term held-to-maturity investments and investments in subsidiary. The Company's financial investments are as follows:

2a. Short-term held-to-maturity investments

	Ending balance			Beginning balance		
	Cost	Recoverable amount	Provisions	Cost	Recoverable amount	Provisions
Term deposits	53,196,712,329	53,196,712,329	-	-	-	-
TPBank – Ho Chi Minh City Branch	*52,000,000,000*	*52,000,000,000*	-	-	-	-
Accrued term deposit interest	*1,196,712,329*	*1,196,712,329*	-	-	-	-
Total	**53,196,712,329**	**53,196,712,329**	-	-	-	-

2b. Investments in subsidiary

According to the 4th amended Business Registration Certificate No. 3703006434 dated 10 February 2026, issued by Ho Chi Minh City Department of Finance, the Company has invested in Binh Duong Plastic Production Trading MTV Company Limited. As at the reporting date, the Company has invested VND 50,000,000,000, equivalent to 100% of the charter capital (beginning balance: VND 50,000,000,000, equivalent to 100% of the charter capital). As of 30 June 2026, the Company made an impairment provision for this investment amounting to VND 19,482,680,617, with the recoverable amount of VND 30,517,319,383.

Recoverable amount

For investments where fair value cannot be determined, the recoverable amount is determined based on the investee's owner's equity under the Company's ownership interest, as in the Financial Statements at the reporting date.

Operating performance of the subsidiary

Binh Duong Plastic Production Trading MTV Company Limited has been in the normal operation and has not experienced any significant change as compared to that of the previous year.

Provisions for impairment of investments in the subsidiary

The movement in the provision for impairment of investments in the subsidiary is as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Beginning balance	16,315,005,815	8,957,204,615
Additional provision	3,167,674,802	2,596,063,923
Ending balance	**19,482,680,617**	**11,553,268,538**

Transactions with subsidiary

Transactions between the Company and its subsidiary are presented in Note No. VII.2b.

3. Short-term trade receivables

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Receivables from related parties	***168,343,242,175***	***(4,137,562,453)***	***364,852,453,550***	***(4,137,562,453)***
Becamex Investment and Industrial Development Group [(i)]	132,826,760,146	-	348,652,930,608	-
Becamex Infrastructure Development Joint Stock Company	16,288,378,496	-	6,576,178,995	-
Binh Duong Plastic Production Trading MTV Company Limited	5,284,539,760	-	4,420,364,800	-
Becamex Binh Đinh Joint Stock Company	5,220,098,449	-	-	-
SetiaBecamex Joint Stock Company	4,585,902,871	-	1,065,416,694	-
Vietnam – Singapore Industrial Park Joint Venture Co., Ltd.	4,137,562,453	(4,137,562,453)	4,137,562,453	(4,137,562,453)
Receivables from other customers	***125,201,865,175***	***(357,576,326)***	***161,094,749,436***	***(357,576,326)***
Phu Dinh Wooden Furniture Co., Ltd.	20,765,873,459	-	20,765,873,459	-
Other customers	104,435,991,716	(357,576,326)	140,328,875,977	(357,576,326)
Total	**293,545,107,350**	**(4,495,138,779)**	**525,947,202,986**	**(4,495,138,779)**

(i) In which, the receivable of VND 62,288,556,616 (beginning balance: VND 328,302,581,635), arising from the construction of Phase 1 of part of the Green City detached housing project (hereinafter referred to as "Green City Project") of Hoa Loi Resettlement Area Project according to the Housing Investment and Business Contractual Arrangement No. 60/11/2024/HĐVT/HĐ dated 27 November 2024 and its accompanying appendixes with Becamex Investment and Industrial Development Group.

4. Short-term advances to suppliers

	Ending balance	Beginning balance
Binh Duong Plastic Manufacturing and Trading Limited Liability Company (a related party)	320,009,184	-
Vietnam Kandenko Co., Ltd - Ho Chi Minh City Branch	18,644,827,225	-
Thuan Phong Co., Ltd.	12,791,880,469	3,952,416,464
Phuc Khang Construction Company Limited	11,111,502,803	6,300,133,844
Thoi Dai Design and Construction Joint Stock Company	4,446,948,125	7,315,691,607
Thai Duong Investment Construction Development Company Limited	1,857,507,243	3,648,377,015
Thu Duc Centrifugal Concrete Joint Stock Company No 1	-	6,165,210,912
Other suppliers	26,564,676,401	2,260,553,196
Total	**75,737,351,450**	**29,642,383,038**

In which, the advance for the acquisition of fixed assets is VND 0 (beginning balance: VND 42,900,000).

5. Other receivables

5a. Other short-term receivables

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Compulsory insurance premiums	107,415,000	-	512,420,500	-
Advances to employees	104,619,000	-	26,460,000	-
Short-term deposits	64,500,000	-	44,500,000	-
Other short-term receivables	639,515,887	-	648,227,887	-
Total	**916,049,887**	-	**1,231,608,387**	-

5b. Other long-term receivables

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Receivables from related parties	***1,393,356,000***	-	***16,500,000***	-
Becamex Investment and Industrial Development Group – Joint Stock Company [(i)]	1,376,856,000	-	-	-
Becamex Binh Dinh Joint Stock Company	16,500,000	-	16,500,000	-
Total	**1,393,356,000**	-	**16,500,000**	-

(i) This item reflects deposit for leasing premises at 7th Floor, Unit L7-01 – Becamex "WTC Tower" Office – Commercial – Services Complex, located at No. 01 Hung Vuong Street, Binh Duong Ward, Ho Chi Minh City, according to Lease Contract No. 250903/HĐTMB/IDC-BCE dated 22 December 2025. The term of the signed lease contract is 3 years, starting from 01 January 2026.

6. Overdue debt

	Ending balance			Beginning balance		
	Overdue period	Original amount	Recoverable amount	Overdue period	Original amount	Recoverable amount
Vietnam – Singapore Industrial Park Joint Venture Co., Ltd. (a related party) – receivables for construction services	More than 3 years	4,137,562,453	-	More than 3 years	4,137,562,453	-
Eastwood Furniture Industries (VN) Co., Ltd. – Receivables for construction services	More than 3 years	357,576,326	-	More than 3 years	357,576,326	-
Total		**4,495,138,779**	-		**4,495,138,779**	-

There were no changes in the allowance for doubtful debts during the period.

7. Inventories

	Ending balance		Beginning balance	
	Cost	Allowance	Cost	Allowance
Materials and supplies	-	-	250,642,907	-
Work-in-process	189,798,696,528	-	30,464,404,957	-
Finished properties	12,477,266,309	-	24,012,396,439	-
Real estate [(i)]	2,171,831,316,000	-	1,419,827,501,000	-
Other merchandise	4,208,997,182	-	4,285,061,022	-
Total	**2,378,316,276,019**	-	**1,478,840,006,325**	-

There were no changes in the allowance for devaluation of inventories during the period.

(i) The real estate comprises 183 residential units in Lots HL-G1, HL-G2, HL-G3, HL-G11 and HL-G17, and 118 residential units in Lots HL-G2 and HL-G11, and 169 residential units in Lots HL-G7, HL-G15, HL-G18 and HL-G28 of the Green City Project, with values of VND 848,016,203,000, VND 571,811,298,000 and VND 752,003,815,000, respectively. These real estates were acquired through transfers from Becamex Industrial Investment and Development Group – Joint Stock Company (a related party).

All of these real estates are currently being used as collateral for the Company's long-term borrowings from MB – Binh Phuoc Branch, BIDV – Binh Duong Branch and ACB – Saigon Branch (see Note No. V.20b).

8. Deferred expenses

8a. *Short-term deferred expenses*

	Ending balance	Beginning balance
Tools	137,044,162	168,960,999
Repair expenses	2,293,472,311	555,608,938
Server rental, Eoffice software maintenance fee	67,182,708	198,682,569
Total	**2,497,699,181**	**923,252,506**

8b. *Long-term deferred expenses*

	Ending balance	Beginning balance
Prepaid land rental	2,848,891,350	2,898,726,186
Repair expenses	66,544,034	129,637,154
Total	**2,915,435,384**	**3,028,363,340**

9. Tangible fixed assets

	Buildings, structures	Machinery and equipment	Vehicles	Office equipment	Other tangible fixed assets	Total
Historical cost						
Beginning balance	18,089,763,079	16,832,517,946	16,143,180,514	2,246,521,292	268,138,627	53,580,121,458
Acquisition during the period	-	38,000,000	-	343,260,000	-	381,260,000
Ending balance	**18,089,763,079**	**16,870,517,946**	**16,143,180,514**	**2,589,781,292**	**268,138,627**	**53,961,381,458**

In which:

	Buildings, structures	Machinery and equipment	Vehicles	Office equipment	Other tangible fixed assets	Total
Assets fully depreciated but still in use	973,846,400	15,072,554,763	15,903,323,582	1,308,998,383	268,138,627	33,526,861,755
Assets waiting for liquidation	-	-	-	-	-	-
Accumulated depreciation						
Beginning balance	9,213,251,212	16,052,148,076	15,840,666,115	1,389,337,119	268,138,627	42,763,541,149
Depreciation during the period	339,177,696	78,081,218	89,308,235	119,479,843	-	626,046,992
Ending balance	**9,552,428,908**	**16,130,229,294**	**15,929,974,350**	**1,508,816,962**	**268,138,627**	**43,389,588,141**
Carrying value						
Beginning balance	8,876,511,867	780,369,870	302,514,399	857,184,173	-	10,816,580,309
Ending balance	**8,537,334,171**	**740,288,652**	**213,206,164**	**1,080,964,330**	**-**	**10,571,793,317**
In which:						
Assets temporarily not in use	-	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-	-

The list of tangible fixed assets as at the reporting date is as follows:

	Historical cost	Accumulated depreciation	Carrying value
Buildings and structures	***18,089,763,079***	***9,552,428,908***	***8,537,334,171***
Office buildings (G29 – G32)	7,626,952,728	2,338,932,137	5,288,020,591
Buildings and structures	10,462,810,351	7,213,496,771	3,249,313,580
Machinery and equipment	***16,870,517,946***	***16,130,229,294***	***740,288,652***
CP5013 fixed tower crane	4,900,000,000	4,900,000,000	-
Other machinery and equipment	11,970,517,946	11,230,229,294	740,288,652
Vehicles	***16,143,180,514***	***15,929,974,350***	***213,206,164***
Office equipment	***2,589,781,292***	***1,508,816,962***	***1,080,964,330***
Other tangible fixed assets	***268,138,627***	***268,138,627***	-
Total	**53,961,381,458**	**43,389,588,141**	**10,571,793,317**

Some tangible fixed assets, of which the carrying value is VND 7,061,651,149, have been mortgaged to secure the borrowings from BIDV – Binh Duong Branch and Vietcombank – Tan Binh Duong Branch (see Note No. V.20a).

10. Intangible fixed assets

	Land use right	Computer software	Total
Initial cost			
Beginning balance	12,389,405,546	4,838,134,273	17,227,539,819
Acquisition during the period	-	371,800,000	371,800,000
Ending balance	**12,389,405,546**	**5,209,934,273**	**17,599,339,819**
In which:			
Assets fully amortized but still in use	-	61,632,000	61,632,000
Accumulated amortization			
Beginning balance	1,874,367,047	2,868,580,623	4,742,947,670
Amortization during the period	51,825,816	314,023,060	365,848,876
Ending balance	**1,926,192,863**	**3,182,603,683**	**5,108,796,546**
Carrying value			
Beginning balance	10,515,038,499	1,969,553,650	12,484,592,149
Ending balance	**10,463,212,683**	**2,027,330,590**	**12,490,543,273**
In which:			
Assets temporarily not in use	-	-	-
Assets waiting for liquidation	-	-	-

The list of intangible fixed assets as at the reporting date is as follows:

	Historical cost	Accumulated amortization	Carrying value
Land use rights	***12,389,405,546***	***1,926,192,863***	***10,463,212,683***
Land use right (My Phuoc II Industrial Park)	5,078,930,245	1,926,192,863	3,152,737,382
Land use rights (G29–G32)	7,310,475,301	-	7,310,475,301
Computer software	***5,209,934,273***	***3,182,603,683***	***2,027,330,590***
SharePoint eOffice electronic office software	2,272,727,273	1,633,522,698	639,204,575
Other computer software	2,937,207,000	1,549,080,985	1,388,126,015
Total	**17,599,339,819**	**5,108,796,546**	**12,490,543,273**

All of the Company's land use rights have been mortgaged to secure the borrowings from the BIDV – Binh Duong Branch and the Vietcombank – Tan Binh Duong Branch (see Note No. V.20a).

11. Investment property

	Historical cost	Accumulated depreciation	Carrying value
Investment property for lease	13,095,415,705	1,427,110,864	11,668,304,841
Investment property held for capital appreciation	9,512,048,321	-	9,512,048,321
Total	**22,607,464,026**	**1,427,110,864**	**21,180,353,162**

11a. Investment property for lease

	Land use right	Houses	Total
Historical/Initial cost			
Beginning balance	421,015,566	12,674,400,139	13,095,415,705
Ending balance	**421,015,566**	**12,674,400,139**	**13,095,415,705**
In which:			
Assets fully depreciated/amortized but still leasing	-	-	-
Accumulated depreciation/amortization			
Beginning balance	155,374,786	1,013,952,000	1,169,326,786
Depreciation/Amortization during the period	4,296,078	253,488,000	257,784,078
Ending balance	**159,670,864**	**1,267,440,000**	**1,427,110,864**
Carrying value			
Beginning balance	265,640,780	11,660,448,139	11,926,088,919
Ending balance	**261,344,702**	**11,406,960,139**	**11,668,304,841**

The list of investment property for lease as at the reporting date is as follows:

	Historical/Initial cost	Accumulated depreciation/amortization	Carrying value
Land use rights	*421,015,566*	*159,670,864*	*261,344,702*
Buildings	***12,674,400,139***	***1,267,440,000***	***11,406,960,139***
HDPE plant	12,674,400,139	1,267,440,000	11,406,960,139
Total	**13,095,415,705**	**1,427,110,864**	**11,668,304,841**

The land use right at My Phuoc II Industrial Park, Ben Cat Ward, Ho Chi Minh City, with the carrying value of VND 261,344,702, has been mortgaged to secure the short-term borrowing from BIDV – Binh Duong Branch (see Note No. V.20a).

11b. Investment property held for capital appreciation

	Land use right	Houses	Total
Historical/Initial cost			
Beginning balance	5,032,852,685	4,479,195,636	9,512,048,321
Ending balance	**5,032,852,685**	**4,479,195,636**	**9,512,048,321**
In which:			
Assets fully depreciated/amortized	-	-	-
Losses due to asset impairment			
Beginning balance	-	-	-
Losses due to asset impairment during the period	-	-	-
Ending balance	-	-	-

	Land use right	Houses	Total
Carrying value			
Beginning balance	5,032,852,685	4,479,195,636	9,512,048,321
Ending balance	**5,032,852,685**	**4,479,195,636**	**9,512,048,321**

The list of investment property held for capital appreciation as at the reporting date is as follows:

	Historical/Initial cost	Losses due to asset impairment	Carrying value
Land use rights	***5,032,852,685***	-	***5,032,852,685***
Land use rights (G26–G28)	5,032,852,685	-	5,032,852,685
Houses	***4,479,195,636***	-	***4,479,195,636***
Office buildings (G26–G28)	4,479,195,636	-	4,479,195,636
Total	**9,512,048,321**	-	**9,512,048,321**

According to Vietnamese Accounting Standard No. 05 "Investment property", it is required to present fair value of investment property as of the balance sheet date. However, the Company has not had conditions to measure the fair value of investment property.

The land use rights and the office buildings attached to the land from plot 26 to plot 28, Block G, Lot C4, C2 and C4 Residences, New Urban Area, Binh Duong Ward, Ho Chi Minh City, with the carrying value of VND 9,512,048,321 as at 30 June 2026, have been mortgaged to Vietcombank – Tan Binh Duong Branch (see Note No. V.20a).

12. Deferred income tax assets

The Company has not recognized deferred income tax assets for the following items as it is not probable that sufficient future taxable profits will be available to utilize them:

	Ending balance	Beginning balance
Interest expenses (i)	32,632,574,077	-
Taxable loss for the first 6 months of 2026 (ii)	697,135,181	-
Total	**33,329,709,258**	-

(i) Pursuant to the Corporate Income Tax Law No. 67/2025/QH15 dated 14 June 2025, Decree No. 132/2020/NĐ-CP dated 05 December 2020 and Decree No. 20/2025/NĐ-CP dated 10 February 2025 of the Government, non-deductible interest expense is carried forward to subsequent taxable periods, for a maximum of five (5) consecutive years, commencing from the year following the year in which they arise. Deferred income tax assets have not been recognized in respect of this item as it is not probable that sufficient future taxable profits will be available to utilize the carried-forward interest expense.

(ii) Pursuant to the Corporate Income Tax Law No. 67/2025/QH15 dated 14 June 2025 and Decree No. 320/2025/NĐ-CP dated 15 November 2025 of the Government, detailing certain provisions of the Law on Corporate Income Tax, taxable losses may be carried forward and offset against taxable profits of subsequent years for a maximum period of five (5) years, commencing from the year following the year in which the loss arises and the temporary differences can be deducted without any limit on time. No deferred income tax asset has been recognized in respect of these carried-forward losses, as it is not probable that sufficient future taxable profits will be available to utilize them.

13. Short-term trade payables

	Ending balance	Beginning balance
Payables to related parties	***1,215,613,579,170***	***1,042,530,330,038***
Becamex Investment and Industrial Development Group	1,101,867,342,099	752,748,037,270
Binh Duong Trade and Development Joint-Stock Company	106,496,421,917	288,309,454,691
Branch of Binh Duong Trade and Development Joint-Stock Company – My Phuoc Ready-Mixed Concrete Enterprise	6,408,659,006	1,312,491,553
Becamex Construction Material Joint Stoct Company	808,579,648	-
Viet Nam Technology & Telecommunication Joint Stock Company	32,576,500	6,281,500
Becamex International General Hospital Joint Stock Company	-	128,088,000
Binh Duong Plastic Production Trading MTV Company Limited	-	25,977,024
Payables to other suppliers	***45,124,322,438***	***27,462,522,463***
Total	**1,260,737,901,608**	**1,069,992,852,501**

The Company has no overdue trade payables.

14. Short-term advances from customers

	Ending balance	Beginning balance
Advances from related parties		
Becamex Investment and Industrial Development Group	338,010,345,843	311,830,324,784
SetiaBecamex Joint Stock Company	28,699,181,640	29,406,948,298
Becamex Infrastructure Development Joint Stock Company	13,912,254,286	-
Total	**380,621,781,769**	**341,237,273,082**

15. Payables for dividends and profit distributions

Dividends payable to shareholders for the years from 2010 to 2024. As at 30 June 2026, the unpaid dividends because the shareholders have not completed the securities depository procedures and have not requested payment. The Company expects to pay these dividends when the shareholders request payment.

16. Short-term taxes and amounts payable to the State budget

	Beginning balance	Amount payable during the period	Amount paid during the period	Ending balance
VAT on local sales	-	48,334,245	(48,334,245)	-
Corporate income tax	24,732,697,956	-	(23,302,444,582)	1,430,253,374
Personal income tax	284,926,200	780,616,503	(616,870,819)	448,671,884
Property registration tax	547,432,545	11,951,120,018	(12,498,552,563)	-
Other taxes	32,160,000	261,728	(32,421,728)	-
Total	**25,597,216,701**	**12,780,332,494**	**(36,498,623,937)**	**1,878,925,258**

All taxes and other amounts payable to the State Budget are paid in the short term.

Value added tax (VAT)
The Company has paid VAT in accordance with the deduction method at the rate of 10%.

From 01 January 2026 to 30 June 2026, the Company is entitled to the value-added tax rate of 8% applicable to some merchandise and services in accordance with Decree No. 174/2025/NĐ-CP dated 30 June 2025 of the Government, stipulating the VAT reduction policy under Resolution No. 204/2025/QH15 dated 17 June 2025 of the National Assembly.

Corporate income tax
The Company is responsible for paying corporate income tax on assessable income at the rate of 20%.

The estimated corporate income tax payable is as follows:

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Total accounting profit/(loss) before tax	(33,329,970,986)	1,541,237,073
Increases/(decreases) of accounting profit to determine taxable income:		
• Non-deductible interest expenses [(i)]	32,632,574,077	480,715,777
• Other increases	261,728	198,632,903
Assessable income	(697,135,181)	2,220,585,753
Corporate income tax rate	20%	20%
Corporate income tax payable	-	***444,117,151***
Adjustments of corporate income tax of the previous years	-	***23,961,452***
Total corporate income tax payable	-	**468,078,603**

(i) The non-deductible interest expense is carried forward to subsequent taxable periods for the purpose of determining the amount of deductible interest expense, to the extent that deductible interest expense in those periods is below the prescribed cap. Such interest expense may be carried forward for a maximum of five (5) consecutive years, commencing from the year following the year in which the non-deductible interest expense is incurred.

Determination of corporate income tax liability of the Company is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Interim Financial Statements can be changed upon the inspection of tax authorities.

Other taxes
The Company has declared and paid other taxes in line with the prevailing regulations.

17. Payables to employees
This item reflects salary to be paid to employees.

18. Short-term accrued expenses

	Ending balance	Beginning balance
Interest expenses	7,581,193,439	1,191,482,893
Accruals of renovation costs for Eastern International University	8,766,511,537	-
Accruals of construction costs for Wastewater Treatment Plant (Stations 3 and 4), Ben Cat Ward	945,404,654	-
Accruals of costs for the High-rise Apartment Project in Zone 5, Dinh Hoa	-	5,208,362,191
Accruals of costs for the BOT Project of upgrading and expanding National Highway 13	-	4,678,121,803
Other short-term accrued expenses	322,216,077	649,362,583
Total	**17,615,325,707**	**11,727,329,470**

19. Other short-term payables

	Ending balance	Beginning balance
Trade Union's expenditure	350,853,953	497,774,916
Receipt of deposits for house repairs and improvements	460,000,000	500,000,000
Other short-term payables	943,297,132	358,414,255
Total	**1,754,151,085**	**1,356,189,171**

The Company has no other overdue payables.

20. Borrowings

20a. Short-term borrowings

	Ending balance	Beginning balance
Short-term borrowings from banks	***151,660,370,224***	***24,816,056,066***
BIDV – Binh Duong Branch [(i)]	70,505,276,200	23,121,149,435
Vietcombank – Tan Binh Duong Branch [(ii)]	81,155,094,024	1,694,906,631
Current portions of long-term borrowings (see Note No. V.20b)	***299,819,184,378***	***102,451,000,000***
BIDV – Binh Duong Branch	200,146,000,000	93,382,000,000
MB – Binh Phuoc Branch	63,483,000,000	9,069,000,000
ACB – Saigon Branch	36,190,184,378	-
Total	**451,479,554,602**	**127,267,056,066**

(i) The borrowing from BIDV – Binh Duong Branch is to supplement the working capital and provide guarantees at the interest rate specifically stipulated in each borrowing acknowledgment. This borrowing is secured by mortgaging some tangible fixed assets and land use rights of the Company (see Notes No. V.9, V.10 and V.11a).

(ii) The borrowing from Vietcombank – Tan Binh Duong Branch according to Credit Facility Agreement No. 0047CRC/TRD8/25LD dated 31 July 2025 with a credit limit of VND 150,000,000,000 is to settle other lawful, reasonable and valid expenses in support of the Company's construction and business operations. This borrowing is secured by certain tangible fixed assets, land use rights and investment properties of the Company (see Notes No. V.9, V.10 and V.11b).

The Company is capable of repaying the short-term borrowings.

Details of movements in short-term borrowings are as follows:

	Beginning balance	Amount incurred during the year	Transfer from long-term borrowings	Amount repaid	Ending balance
Current period					
Short-term borrowings from banks	24,816,056,066	136,627,382,728		(9,783,068,570)	151,660,370,224
Current portions of long-term borrowings	102,451,000,000	-	217,368,184,378	(20,000,000,000)	299,819,184,378
Total	**127,267,056,066**	**136,627,382,728**	**217,368,184,378**	**(29,783,068,570)**	**451,479,554,602**
Previous period					
Short-term borrowings from banks	81,540,100,468	-	-	(72,669,928,848)	8,870,171,620
Total	**81,540,100,468**	**-**	**-**	**(72,669,928,848)**	**8,870,171,620**

20b. Long-term borrowings

	Ending balance	Beginning balance
BIDV – Binh Duong Branch [(i)]	44,030,819,676	170,794,819,676
MB – Binh Phuoc Branch [(ii)]	263,003,238,155	317,417,238,155
ACB – Saigon Branch [(iii)]	253,331,290,643	-
Total	**560,365,348,474**	**488,212,057,831**

(i) This is the long-term borrowing from BIDV – Binh Duong Branch under Credit Agreement No. 01/2025/83518/HĐTD dated 23 December 2025 with a credit limit of VND 440,294,000,000 and a borrowing term of 36 months from the date of the first disbursement. This borrowing is used to pay for 118 terraced houses of the Green City Binh Duong Housing Project within the Hoa Loi Resettlement Area. This borrowing is secured by inventories formed from the borrowing (see Note No. V.7).

(ii) This is the long-term borrowing from MB – Binh Phuoc Branch under Credit Facility Agreement No. 365734.25.660.40155915.TD dated 24 December 2025 with a credit limit of VND 653,000,000,000 and a borrowing term of 48 months from the date of the first disbursement. The borrowing is used to pay for 183 houses of the Green City Binh Duong Housing Project within the Hoa Loi Resettlement Area. On 24 December 2025, the Company incurred a debt of VND 326,486,238,155. This borrowing is secured by inventories formed from the borrowing (see Note No. V.7).

(iii) This is the long-term borrowing from ACB – Saigon Branch under Credit Facility Agreement No. SGN.DN.5729.200326 dated 30 March 2026 with a credit limit of VND 579,000,000,000 and a borrowing term of 36 months from the date of the first disbursement. The borrowing is used to pay for 169 houses of the Green City Binh Duong Housing Project within the Hoa Loi Resettlement Area. On 31 March 2026, the Company incurred a debt of VND 289,521,475,021. This borrowing is secured by inventories formed from the borrowing (see Note No. V.7).

The Company is capable of repaying the long-term borrowings.

The repayment term of long-term borrowings are as follows:

	Ending balance	Beginning balance
1 year or less	299,819,184,378	102,451,000,000
More than 1 year to 5 years	560,365,348,474	488,212,057,831
Total	**860,184,532,852**	**590,663,057,831**

Details of movements in long-term borrowings are as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Beginning balance	488,212,057,831	-
Amount incurred	289,521,475,021	-
Transfer to short-term borrowings	(217,368,184,378)	-
Ending balance	**560,365,348,474**	**-**

20c. *Overdue borrowings*

The Company has no overdue borrowings.

21. Provisions for payables

Provisions for payables in relation to provision for construction work warranties. Details during the period are as follows:

	Short-term	Long-term
Beginning balance	5,036,815,219	-
Increase due to additional provisions	1,558,073,522	-
Reclassification	(2,673,507,039)	2,673,507,039
Ending balance	**3,921,381,702**	**2,673,507,039**

22. Bonus and welfare fund

	Beginning balance	Increase due to appropriation from profit	Increase due to government awards	Disbursement during the period	Ending balance
Bonus fund	17,129,715	17,295,835,068	7,020,000	(4,104,771,667)	13,215,213,116
Welfare fund	9,210,931	-	-	-	9,210,931
Bonus fund to the Management	-	2,034,804,126	-	(2,034,804,126)	-
Total	**26,340,646**	**19,330,639,194**	**7,020,000**	**(6,139,575,793)**	**13,224,424,047**

23. Owner's equity

23a. *Statement of changes in owner's equity*

Information on the changes in owner's equity is presented in the attached Appendix 01.

23b. *Details of owner's capital*

	Ending balance	Beginning balance
Becamex Investment and Industrial Development Group	155,472,580,000	155,472,580,000
Other shareholders	194,527,420,000	194,527,420,000
Total	**350,000,000,000**	**350,000,000,000**

Pursuant to the General Meeting of Shareholders' Resolution No. 01/2026/NQ-ĐHĐCĐ dated 15 April 2026, the General Meeting of Shareholders approved the following matters relating to changes in the Company's charter capital:

- Approval of the cancellation of the plan to make a public offering of additional shares to existing shareholders for the purpose of increasing the Company's charter capital in 2025.
- Approval of the plan to issue shares for dividend distribution for 2025.
- Approval of the plan to issue additional shares to existing shareholders for the purpose of increasing the Company's charter capital in 2026 with an expected issuance of 42,000,000 additional shares at an offering price of VND 10,000 per share, representing an aggregate expected nominal value of VND 420,000,000,000. The issuance is expected to take place during 2026–2027, following the Company's issuance of shares for dividend distribution for 2025.

The status of the share issuance to pay dividends to shareholders during the period is as follows:

- Resolution No. 01/2026/NQ-ĐHĐCĐ dated 15 April 2026 of the General Meeting of Shareholders approved a plan to issue 7,000,000 shares to pay dividends to current shareholders at the rate of 10:2 (i.e. a current shareholder holding 10 shares was entitled to receive 2 additional shares).
- According to Notice No. 05/2026/TB dated 02 June 2026 of the Company to the State Securities Commission regarding the results of the share issuance for the payment of dividends, the actual number of shares distributed was 6,999,846 shares, and 154 fractional shares were cancelled.
- On 17 June 2026, Ho Chi Minh City Stock Exchange issued Decision No. 535/QĐ-SGDHCM, approving the supplementary listing of the aforementioned 6,999,846 shares with effect from 19 June 2026.
- According to Notice No. 1388/TB-SGDHCM dated 19 June 2026, issued by Ho Chi Minh City Stock Exchange, the Company was approved to register for additional listing of 6,999,846 shares, with a par value of VND 10,000 per share, to pay the dividend for 2025. After this amendment, the Company's total number of listed shares is 41,999,846 shares, corresponding to a total par value of VND 419,998,460,000. The additional listing registration took effect from 19 June 2026, and the additional listed shares are officially traded from 01 July 2026.
- On 06 July 2026, the Company received the 16th amended Business Registration Certificate issued by Ho Chi Minh City Department of Finance regarding the increase in the Company's charter capital from VND 350,000,000,000 to VND 419,998,460,000.

Because the Company has not completed the registration procedures for the change in the charter capital as at 30 June 2026, the value of shares issued to pay dividends, amounting to VND 69,998,460,000, was recognized under the item "Other owner's capital" (Code 414) in the Interim Financial Statements.

23c. *Shares*

	Ending balance	Beginning balance
Number of shares registered to be issued [i]	35,000,000	35,000,000
Number of shares issued to the public	41,999,846	35,000,000
- *Common shares*	*41,999,846*	*35,000,000*
- *Preferred shares*	-	-
Number of shares repurchased	-	-
- *Common shares*	-	-
- *Preferred shares*	-	-
Number of outstanding shares	41,999,846	35,000,000
- *Common shares*	*41,999,846*	*35,000,000*
- *Preferred shares*	-	-

Par value per outstanding share: VND 10,000.

(i) On 06 July 2026, the Company received the 16th amended Business Registration Certificate issued by Ho Chi Minh City Department of Finance regarding the increase in the Company's charter capital from VND 350,000,000,000 to VND 419,998,460,000.

23d. Profit distribution

During the period, the Company distributed the 2025 profits in accordance with Resolution No. 01/2026/NQ-ĐHĐCĐ dated 15 April 2026 of 2026 Annual General Meeting of Shareholders as follows:

		Amount (VND)
• Dividend distribution to shareholders in the form of shares	:	69,998,460,000
• Appropriation for investment and development fund	:	10,174,020,628
• Appropriation for bonus and welfare funds	:	19,330,639,194

24. Off-interim statement of financial position items

24a. Leased assets

The total minimum lease payments in the future for non-cancellable leasing contracts are classified by terms as follows:

	Ending balance	**Beginning balance**
Less than 1 year	5,587,740,600	5,507,424,000
More than 1 year to 5 years	8,670,750,660	11,504,779,260
Total	**14,258,491,260**	**17,012,203,260**

The payments for leased assets include the rental for premises on 7th Floor, Unit L7-01 – Becamex "WTC Tower" Office – Commercial – Services Complex, located at No. 01 Hung Vuong Street, Binh Duong Ward, Ho Chi Minh City. The term of the signed lease contract is 3 years, starting from 01 January 2026. According to the terms of the contract, the leasing rate is VND 130,000/m²/month and the leasing rate is adjusted annually as follows:

- The leasing rate of VND 182,000/m²/month is applied from 01 January 2026 to 31 December 2026.
- The leasing rate of VND 191,100/m²/month is applied from 01 January 2027 to 31 December 2027.
- The leasing rate of VND 200,655/m²/month is applied from 01 January 2028 to 31 December 2028.

24b. Pledged and mortgaged assets

	Carrying value			
	Ending balance	**Beginning balance**	**Pledge and mortgage period**	**Pledgee or mortgagee**
Cash equivalent (see Note No. V.1)	*-*	*1,500,000,000*		
Savings deposit with 3 months maturity at the BIDV – Binh Duong Branch	-	1,500,000,000	24 June 2026	BIDV – Binh Duong Branch
Inventories (see Note No. V.7)	*2,171,831,316,000*	*1,419,827,501,000*		
Real estate comprises 183 residential units in Lots HL-G1, HL-G2, HL-G3, HL-G11 and HL-G17 of the Green City Project	848,016,203,000	848,016,203,000	Until the Company fulfils its obligations under the borrowing agreement (24 December 2029)	MB – Binh Phuoc Branch
Real estate comprises 118 residential units in Lots HL-G2 and HL-G11 of the Green City Project	571,811,298,000	571,811,298,000	Until the Company fulfils its obligations under the borrowing agreement (24 December 2028)	BIDV – Binh Duong Branch

	Carrying value			
	Ending balance	**Beginning balance**	**Pledge and mortgage period**	**Pledgee or mortgagee**
Real estate comprises 169 residential units in Lots HL-G7, HL-G15, HL-G18 and HL-G28 of the Green City Project	752,003,815,000	-	Until the Company fulfils its obligations under the borrowing agreement (01 April 2029)	ACB – Saigon Branch
Tangible fixed assets (see Note No. V.9)	***7,061,651,149***	***7,338,914,737***		
Office buildings (G29 – G32)	5,288,020,591	5,440,559,641	31 July 2026	Vietcombank – Tan Binh Duong Branch
Factory 1B, My Phuoc II Industrial Park (Phase 2)	795,421,938	846,193,542	31 December 2026	BIDV – Binh Duong Branch
Factory 1A_My Phuoc II Industrial Park (Phase 2)	595,588,865	633,605,183	31 December 2026	BIDV – Binh Duong Branch
My Phuoc II Mechanical Factory	295,058,464	318,050,026	31 December 2026	BIDV – Binh Duong Branch
Other tangible fixed assets	87,561,291	100,506,345	31 December 2026	BIDV – Binh Duong Branch
Intangible fixed assets (see Note No. V.10)	***10,463,212,683***	***10,515,038,499***		
Land use right (My Phuoc II Industrial Park)	3,152,737,382	3,204,563,198	31 December 2026	BIDV – Binh Duong Branch
Land use rights (G29–G32)	7,310,475,301	7,310,475,301	31 July 2026	Vietcombank – Tan Binh Duong Branch
Investment property for lease (see Note No. V.11a)	***261,344,702***	***265,640,780***		
Land use right (My Phuoc II Industrial Park)	261,344,702	265,640,780	31 December 2026	BIDV – Binh Duong Branch
Investment property held for capital appreciation (see Note No. V.11b)	***9,512,048,321***	***9,512,048,321***		
Land use rights (G26–G28)	5,032,852,685	5,032,852,685	31 July 2026	Vietcombank – Tan Binh Duong Branch
Office building (G26-G28)	4,479,195,636	4,479,195,636	31 July 2026	Vietcombank – Tan Binh Duong Branch
Total	**2,199,129,572,855**	**1,448,959,143,337**		

VI. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE INTERIM INCOME STATEMENT

1. Revenue from sales of goods and provisions of services

1a. Gross revenue

	Accumulated from the beginning of the year	
	Current year	Previous year
Revenue from sales of merchandise	88,107,200	98,896,000
Revenue from construction contract	361,974,960,007	116,218,806,825
Revenue from premises leases	785,613,600	982,017,000
Total	**362,848,680,807**	**117,299,719,825**

1b. Revenue from sales of goods and provisions of services to related parties

The provision of services to related parties are presented in Note No. VII.2b.

2. Cost of sales

	Accumulated from the beginning of the year	
	Current year	Previous year
Cost of merchandise sold	83,701,840	93,951,200
Cost of construction contracts	335,370,895,442	101,068,143,968
Cost of premises leases	575,491,859	904,978,349
Total	**336,030,089,141**	**102,067,073,517**

3. Financial income

	Accumulated from the beginning of the year	
	Current year	Previous year
Demand deposit interest	90,457,339	25,807,635
Term deposit interest	1,225,306,073	94,419,177
Total	**1,315,763,412**	**120,226,812**

4. Financial expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Interest expenses	34,085,689,796	929,892,522
Borrowing advisory fees	2,895,000,000	-
Provision for financial investment losses	3,167,674,802	2,596,063,923
Total	**40,148,364,598**	**3,525,956,445**

5. Selling expenses

This item reflects extraction/(reversal) of provision for construction work warranties.

6. General and administrative expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	13,013,891,314	7,666,229,524
Office supplies	370,763,644	230,039,465
Depreciation/(amortization) of fixed assets	877,744,877	994,509,057
Premises renal	3,197,858,385	-
Expenses for external services	1,792,491,167	1,555,019,815
Other expenses	736,932,877	1,410,282,196
Total	**19,989,682,264**	**11,856,080,057**

7. Other income

	Accumulated from the beginning of the year	
	Current year	Previous year
Interest on late payment for apartments	56,339,111	93,399,423
Other income	175,716,937	36,434,663
Total	**232,056,048**	**129,834,086**

8. Other expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Tax fines and tax collected in arrears	261,728	185,820,177
Other expenses	-	46,194,172
Total	**261,728**	**232,014,349**

9. Earnings per share

Information on earnings per share is presented in the Consolidated Interim Financial Statements.

10. Operating costs by factors

	Accumulated from the beginning of the year	
	Current year	Previous year
Materials and supplies	112,985,599,990	2,028,345,928
Labor costs	43,293,156,436	10,613,145,133
Depreciation/(amortization) of fixed assets	1,249,679,946	1,247,997,057
Expenses for external services	190,492,952,128	96,648,815,356
Other expenses	9,556,456,427	1,712,269,381
Total	**357,577,844,927**	**112,250,572,856**

VII. OTHER DISCLOSURES

1. Assets held for operating leases

As at the reporting date, the total minimum rental to be collected in the future from non-cancellable operating leases is classified by terms as follows:

	Ending balance	Beginning balance
1 year or less	982,017,000	1,964,034,000
Total	**982,017,000**	**1,964,034,000**

This is the rental for 1,980 m^2 of factory and 202.26 m^2 of office located at Lots C-5B-CN, C-6B-CN, NA4 Road, My Phuoc II Industrial Park, Ben Cat Ward, Ho Chi Minh City under the Contract No. 01/2023-HĐKT dated 29 December 2023. The leasing rate is VND 75,000/m^2/month. The term of the signed lease contract is 3 years, starting from the date of signing the lease contract.

2. Transactions and balances with related parties

The Company's related parties include the key management personnel, their related individuals and other related parties.

2a. Transactions and balances with the key management personnel and their related individuals

The key management personnel include the Board of Directors, the Supervisory Board and the Management (the Board of Management and the Chief Accountant). The key management personnel's related individuals are their close family members.

Transactions with the key management personnel and their related individuals

The Company has no sales of goods or provisions of services with the key management personnel and their related individuals.

Receivables from and payables to the key management personnel and their related individuals

The Company has no receivables from or payables to the key management personnel and their related individuals.

Remuneration of the key management personnel

		Accumulated from the beginning of the year	
	Position	Current year	Previous year
BOD Members			
Mr. Nguyen Thanh Trung	Chairman *(from 17 April 2025)*	210,000,000	-
Mr. Do Quang Ngon	Chairman *(until 17 April 2025)*	-	22,500,000
Mr. Nguyen Kim Tien	Member	120,000,000	32,000,000
Mr. Huynh Vinh Thanh	Member	120,000,000	14,400,000
Mr. Tran Thien The	Member	120,000,000	14,400,000
Mr. Phan Hong Cam	Member *(until 17 April 2025)*	-	14,400,000
Ms. Bui Thi Thuy	Member *(from 17 April 2025)*	120,000,000	-

	Position	Accumulated from the beginning of the year Current year	Previous year
Members of the Supervisory Board			
Mr. Nguyen Hai Hoang	Head of the Board	120,000,000	14,400,000
Ms. Le Thi Thuy Duong	Member	89,000,000	10,800,000
Ms. Huynh Thi Que Anh	Member	89,000,000	10,800,000
Members of the Board of Management			
Mr. Nguyen Kim Tien	General Director	604,380,000	420,380,000
Mr. Ly Tan Tri	Deputy General Director *(until 26 May 2025)*	-	338,380,000
Ms. Ho Minh Diem Thuy	Deputy General Director *(until 01 August 2025)*	-	338,380,000
Mr. Tran Nhat Khoa	Deputy General Director *(from 25 February 2025)*	504,380,000	227,920,000
Mr. Cao Dinh Tue Minh	Deputy General Director *(from 01 August 2025)*	410,380,000	-
Mr. Nguyen Thanh Hai	Deputy General Director *(from 01 August 2025)*	384,380,000	-
Ms. Luong Thi Quynh Hoa	Chief Accountant	454,380,000	297,380,000
Total		**3,345,900,000**	**1,756,140,000**

2b. *Transactions and balances with other related parties*

Other related parties of the Company include:

Other related parties	Relationship
Binh Duong Plastic Production Trading MTV Company Limited	Subsidiary
Becamex Investment and Industrial Development Group	Shareholder holding 44% of the charter capital
Becamex Infrastructure Development Joint Stock Company	Group Company
Binh Duong Trade and Development Joint-Stock Company (TDC)	Group Company
Branch of Binh Duong Trade and Development Joint-Stock Company – My Phuoc Ready-Mixed Concrete Enterprise	A branch of group Company
Becamex Hospitality Company Limited	Group Company
Branch of Becamex Hospitality Company Limited	A branch of group Company
Becamex Construction Material Joint Stock Company	Subsidiary of Binh Duong Trade and Development Joint-Stock Company
WTC Becamex One Member Company Limited	Group Company
My Phuoc Hospital Joint Stock Company	Group Company
Becamex Urban Development Joint Stock Company	Group Company
Viet Nam Technology & Telecommunication Joint Stock Company	Group Company
Vietnam – Singapore Industrial Park Joint Venture Co., Ltd.	Group Company
Becamex Tokyu Co., Ltd.	Group Company
BW Industrial Development Joint Stock Company	Group Company

Other related parties	Relationship
Becamex Binh Phuoc Infrastructure Development Joint Stock Company	Group Company
SetiaBecamex Joint Stock Company	Group Company
Becamex Binh Dinh Infrastructure Development Co., Ltd.	Group Company
Becamex International General Hospital Joint Stock Company	Group Company
Becamex Binh Dinh Joint Stock Company	Group Company
Eastern International University	Group Company

Transactions with other related parties

The Company has sales of goods, service provisions and other transactions with other related parties as follows:

	Accumulated from the beginning of the year	
	Current year	**Previous year**
Becamex Investment and Industrial Development Group		
Revenue from the construction of the Green City project	172,050,520,450	69,618,826,344
Revenue from other construction projects	153,334,716,530	-
Revenue from sales of merchandise	88,107,200	98,896,000
Collection from construction of the Green City project	451,828,587,104	-
Receipt of advance and collection from construction activities	141,516,018,037	37,566,532,365
Purchase of real estate in the Green City project	752,003,815,000	-
Payment for the purchase of real estate in the Green City project	479,646,303,169	-
Premises rental	3,197,858,385	-
Management and services fees	483,142,721	154,540,443
Payment of service fees	2,482,896,175	170,239,431
Deposit for leasing premises	1,376,856,000	-
Dividend distribution	31,094,510,000	-
Binh Duong Trade and Development Joint-Stock Company		
Sale of scraps	-	36,433,691
Proceeds from scrap sales	-	40,077,061
Construction costs	132,736,338,719	67,530,261,556
Payment for construction works	325,168,278,591	-
Branch of Binh Duong Trade and Development Joint-Stock Company – My Phuoc Ready-Mixed Concrete Enterprise		
Purchase of materials and supplies	21,376,869,203	345,773,150
Payment for materials and supplies	17,990,851,253	14,874,999
Becamex Infrastructure Development Joint Stock Company		
Revenue from construction projects	22,986,089,420	-
Receipt of advance from construction activities	28,074,381,796	-
Purchase of services	15,976,914	-
Payment for services	17,255,068	-

	Accumulated from the beginning of the year	
	Current year	**Previous year**
SetiaBecamex Joint Stock Company		
Revenue from construction projects	8,770,209,118	-
Collection from construction projects	5,243,573,012	3,615,870,777
Becamex Binh Dinh Joint Stock Company		
Revenue from construction projects	4,833,424,489	-
Purchase of services	28,011,600	-
Payment for services	30,772,380	-
Becamex Construction Material Joint Stock Company		
Purchase of materials and supplies	2,271,586,702	-
Payment for materials and supplies	1,644,733,989	-
Viet Nam Technology & Telecommunication Joint Stock Company		
Service fees	120,353,894	348,764,492
Payment of service fees	105,752,884	1,386,792,941
Branch of Becamex Hospitality Company Limited		
Purchase of services	89,131,949	43,928,663
Payment of services	96,671,060	-
Eastern International University		
Purchase of services	66,885,192	-
Payment for services	108,782,974	-
WTC Becamex One Member Company Limited		
Purchase of services	19,800,000	-
Payment for services	21,650,000	-
Becamex Binh Phuoc Infrastructure Development Joint Stock Company		
Revenue from construction projects	-	28,937,943,445
Collection from construction of the TDC Detached Housing Project	-	8,295,869,324
Binh Duong Plastic Production Trading MTV Company Limited		
Leasing of factory	785,613,600	982,017,000
Construction costs	1,285,831,468	-
Purchase of merchandise	260,516,703	7,638,000
Payment for construction works	1,981,816,168	-
Payment for the purchase of merchandise	34,226,064	-

Sales of merchandise and services to other related parties are made at mutually agreed prices. Purchases of merchandise and services from other related parties are done at the agreed prices.

Receivables from and payables to other related parties
The receivables from and payables to other related parties are presented in Notes No. V.3, V.4, V.5b, V.13 and V.14.

The receivables from other related parties are unsecured and will be paid in cash. Apart from the allowances for receivables from related parties presented in Note No. V.3, no other allowances have been made for other related parties.

3. Segment information

The main segment report is business segment because the Company's business activities are organized and managed on the basis of the features of products and services provided by the Company. Each segment is a business unit which provides different products and serves different markets.

3a. Information on business segment

The Company has the following main business fields:

- Real estate field: trading in residential projects.
- Construction field: construction of building projects.
- Other fields.

Information on business segments of the Company is presented at the attached Appendix 04.

3b. Information on geographical segment

All of the Company's operations take place exclusively within Vietnam.

4. Comparative figures

4a. Adoption of new accounting standards

The fiscal year ending 31 December 2026 is the first year when the Company applies the Vietnamese Enterprise Accounting System under Circular 99, replacing Circular 200.

The transition to the application of Circular 99 is carried out using the following methods:

- For changes in accounting policies where the Circular 99 provides specific transition guidance, the Company follows that guidance.
- For changes in accounting policies where the Circular 99 does not require retroactive adjustments or simplified retroactive adjustments, the Company applies the non-retroactive method.

4b. Errors

The Company has reclassified receivables from construction presented under "Other short-term receivables" to "Short-term trade receivables" in accordance with the Vietnamese Enterprise Accounting System.

4c. *Impact of the adoption of the new accounting system*

The impact of adopting the new accounting system on the comparative figures in the Interim Statement of Financial Position is as follows:

	Code	Figures before adjustment	Adjustments	Figures after adjustment	Notes
Interim Statement of Financial Position					
Short-term trade receivables	131	197,644,621,351	328,302,581,635	525,947,202,986	(i)
Other short-term receivables	135	329,534,190,022	(328,302,581,635)	1,231,608,387	(i)
Payables for dividends and profit distributions	313	-	354,699,635	354,699,635	(ii)
Other short-term payables	320	1,710,888,806	(354,699,635)	1,356,189,171	(ii)
Interim Income Statement					
Cost of sales	11	102,999,073,126	(931,999,609)	102,067,073,517	(iii)
Selling expenses	25	-	(1,672,580,718)	(1,672,580,718)	(iii)
Other income	31	2,734,414,413	(2,604,580,327)	129,834,086	(iii)

(i) Adjustment of trade receivables related to the provision of construction services.
(ii) Adjustment of dividends payable to shareholders.
(iii) Adjustment of the provision and the reversal of provision for construction work warranties to ensure comparative information.

5. Significant accounting judgements, estimates and assumptions

In preparing these Interim Financial Statements, the Board of Management has made estimates and assumptions that affect the reported amounts of assets, liabilities, revenue and expenses. Actual results may differ from these estimates. Significant accounting judgements, estimates and assumptions are reviewed and updated on an ongoing basis based on historical experience and other relevant factors.

The estimates described below have been identified by the Board of Management as those that could have a material effect on the Financial Statements for the subsequent fiscal year should the underlying assumption change.

Allowance for doubtful debts

The Company estimates the allowance for doubtful debts based on an assessment of the recoverability of each receivable, taking into account debt ages, payment status, progress of project acceptance and finalization, contractual payment terms, the progress in completing legal procedures and obtaining Land Use Right Certificates and ownership of land-attached assets for customers, and the financial condition of each customer or investor. Uncertainty arises primarily from the customers' ability and expected timing of payment, the progress of completing acceptance and finalization documentation, the procedures for issuing Certificates to customers, and other factors that may affect the recoverability of receivables.

The Board of Management assesses the likelihood that actual losses will exceed the allowance recognized to be low, based on customers' payment history, the status of debt recovery after the end of the accounting period, the progress of contract performance and finalization, the progress of completing procedures for issuing Certificates to customers, as well as available information on the solvency of each debtor.

To mitigate credit risk, the Board of Management has implemented the following measures:

- Regularly monitoring payment progress for each contract and project.
- Performing reconciliation, confirmations and collection of outstanding receivables.
- Co-ordinating with customers, investors and relevant parties to complete acceptance documentation, settlement and finalization documentation and the necessary legal procedures for issuance of Certificates to customers.
- Appling appropriate measures, including legal measures where necessary, in respect of overdue receivables or those showing signs of irrecoverable.

Allowance for devaluation of inventories

The Company estimates the net realizable value of inventories based on estimated selling prices less estimated costs necessary to make the sale. For real estate and work-in-process, the estimate takes into market conditions, expected selling prices, the project's progress and legal status, sales launch plans and the costs to be incurred to complete the project. Uncertainty arises from fluctuations in the property market, the timing of product sales, the progress of legal completion and cost fluctuations.

Based on the assessment performed as at 30 June 2026, the Board of Management concluded that the net realizable value of inventories is not lower than their cost. Accordingly, no allowance for devaluation of inventory is required. This assessment will continue to be reviewed at each subsequent reporting date.

To minimize risks, the Board of Management has implemented the following measures:

- Regularly monitoring market trends and transaction prices of properties with similar characteristics.
- Reviewing the progress and legal status of each project.
- Updating business plans, sales launch schedules and expected selling prices in line with market conditions.
- Monitoring and controlling investment costs and costs to be incurred to complete the projects to ensure the expected business performance.

Provisions for impairment of investments in the subsidiary

The Company estimates provisions for impairment of investments in the subsidiary based on an assessment of the subsidiary's financial position, operating results, net asset value and business prospects. Uncertainty arises from fluctuations in business conditions and the subsidiary's ability to implement future plans and projects.

The Board of Management assesses the likelihood that actual losses will exceed the allowance recognized to be low, based on the subsidiary's business operation.

To minimize risks, the Board of Management has implemented the following measures related to impairment of investments in subsidiaries:

- Strengthening the monitoring of the subsidiary's financial position, operating results and progress in implementing its business plans.
- Reviewing indicators of impairment and assessing the necessary provision at each financial reporting date.

Provision for construction work warranties

The Company estimates the provision for construction work warranties on the basis of warranty obligations under each contract, experience regarding actual warranty costs for completed projects and available information on construction quality. Uncertainty arises from fluctuations in the actual volume of warranty work, labor costs, materials and supplies, and the timing of warranty obligations.

The Board of Management assesses the likelihood that actual warranty rate will exceed the estimated level to be low, based on the warranty rate trends over the last three years and the results of periodic inspections of construction quality.

The Board of Management has implemented the following measures:
- Strengthening quality control over construction works during each stage of partial acceptance.
- Closely monitoring warranty claims and analyzing their root causes.
- Updating the provision rate based on the actual quarterly data.

Estimated useful lives and residual values of fixed assets and investment property for lease
The Company estimates the useful lives of fixed assets and investment property for lease based on technical assessments and actual operating experience. Uncertainty arises from technological developments, changes in utilization patterns and maintenance conditions that may differ from the original assumptions, resulting in actual useful lives being shorter or longer than initially estimation.

As of 30 June 2026, the Board of Management has not identified any factors that would require significant revisions to the assumptions currently applied in determining the useful lives of fixed assets and investment property for lease.

The Board of Management has adopted the following measures:
- Reviewing and, where appropriate, revising estimated useful lives on an annual basis;
- Performing scheduled maintenance in accordance with technical requirements;
- Assessing assets for indicators of impairment at each reporting date in accordance with applicable standards; and
- Planning timely replacement of assets to minimize disruptions to business operations.

Estimation of corporate income tax and deferred tax
The determination of income tax expense and deferred tax assets/tax liabilities require the Board of Management to exercise judgement regarding the application of prevailing tax regulations, the probability of generating sufficient future taxable profits against which deferred tax assets can be utilized, and the potential outcomes of tax audits and assessments by the tax authorities.

Based on the Company's recent operating performance and the approved business plan, the Board of Management considers the likelihood that actual future taxable profits will be significantly lower than forecast to be low.

The Board of Management has adopted the following measures:
- Reviewing the recoverability of deferred tax assets on an annual basis;
- Consulting tax specialists regarding the application of tax regulations to complex transactions;
- Maintaining adequate supporting documentation to facilitate explanations and compliance during tax inspections and tax audits; and
- Closely monitoring developments in tax legislation and updating tax estimates, where necessary, on a timely basis.

6. Subsequent event

Apart from the event presented in Note No. V.23b, the Company's Board of Management confirms that there are no other material events arising from the reporting date to the approval date of the Interim Financial Statements that require adjustments or disclosures in the Interim Financial Statements.

Date: 27 August 2026

TỔNG GIÁM ĐỐC

Vuong Nguyen Thanh Hau	**Luong Thi Quynh Hoa**	**Nguyen Kim Tien**
Preparer	**Chief Accountant**	**Legal Representative**

Appendix 01: Statement of changes in owner's equity

Unit: VND

	Owner's capital	Capital surplus	Other owner's capital	Investment and development fund	Retained profit/Accumulated loss	Total
Beginning balance of the previous year	350,000,000,000	156,705,545	-	23,363,244,922	14,125,543,765	387,645,494,232
Profit in the previous period	-	-	-	-	1,073,158,470	1,073,158,470
Appropriation for funds in the previous period	-	-	-	1,836,320,689	(3,531,385,942)	(1,695,065,253)
Ending balance of the previous period	**350,000,000,000**	**156,705,545**	**-**	**25,199,565,611**	**11,667,316,293**	**387,023,587,449**
Beginning balance of the current year	350,000,000,000	156,705,545	-	25,199,565,611	103,256,431,549	478,612,702,705
Dividend distribution in form of cash in the current period	-	-	69,998,460,000	-	(69,998,460,000)	-
Profit/(loss) in the current period	-	-	-	-	(33,329,970,986)	(33,329,970,986)
Appropriation for funds in the current period	-	-	-	10,174,020,628	(29,504,659,822)	(19,330,639,194)
Ending balance of the current period	**350,000,000,000**	**156,705,545**	**69,998,460,000**	**35,373,586,239**	**(29,576,659,259)**	**425,952,092,525**

Approved on 27 August 2026

CÔNG TY CỔ PHẦN XÂY DỰNG VÀ GIAO THÔNG BÌNH DƯƠNG
TỔNG GIÁM ĐỐC

Vuong Nguyen Thanh Hau
Preparer

Luong Thi Quynh Hoa
Chief Accountant

Nguyen Kim Tien
Legal representative

Appendix 02: Segment information according to the business segments

Unit: VND

Information on the Company's financial performance, fixed assets, other non-current assets and values of remarkable non-cash expenses according to the business segments is as follows:

	Real estate trading	Construction field	Others	Deductions	Total
Current period					
Net external revenue	-	361,974,960,007	873,720,800	-	362,848,680,807
Net inter-segment revenue	-	-	-	-	-
Total net revenue	-	*361,974,960,007*	*873,720,800*	-	*362,848,680,807*
Segment financial performance	-	26,604,064,565	214,527,101	-	26,818,591,666
Expenses not attributable to segments					(21,547,755,786)
Operating profit					5,270,835,880
Gain/loss from the sale or liquidation of investment properties					-
Financial income					1,315,763,412
Financial expenses					(40,148,364,598)
Other income					232,056,048
Other expenses					(261,728)
Current income tax					-
Deferred income tax					-
Profit/(loss) after tax					*(33,329,970,986)*
Total expenses on acquisition of fixed assets and other non-current assets	-	*753,060,000*	-	-	*753,060,000*
Total depreciation/(amortization) and long-term deferred expenses	-	*1,170,621,162*	*257,784,078*	-	*1,428,405,240*
Total remarkable non-cash expenses (except depreciation/(amortization) and long-term deferred expenses)	-	*1,558,073,522*	-	-	*1,558,073,522*

Appendix 02: Segment information according to business segments (cont.)

	Real estate trading	Construction field	Others	Deductions	Total
Previous period					
Net external revenue	-	116,218,806,825	1,080,913,000	-	117,299,719,825
Net inter-segment revenue	-	-	-	-	-
Total net revenue	-	*116,218,806,825*	*1,080,913,000*	-	*117,299,719,825*
Segment financial performance	-	15,150,662,857	81,983,451	-	15,232,646,308
Expenses not attributable to segments					(10,183,499,339)
Operating profit					5,049,146,969
Gain/loss from the sale or liquidation of investment properties					-
Financial income					120,226,812
Financial expenses					(3,525,956,445)
Other income					129,834,086
Other expenses					(232,014,349)
Current income tax					(468,078,603)
Deferred income tax					-
Profit after tax					*1,073,158,470*
Total expenses on acquisition of fixed assets and other non-current assets	-	*130,100,000*		-	*130,100,000*
Total depreciation/(amortization) and long-term deferred expenses	-	*1,118,078,681*	*253,488,000*	-	*1,371,566,681*
Total remarkable non-cash expenses (except depreciation/(amortization) and long-term deferred expenses)	-	*(1,672,580,718)*	-	-	*(1,672,580,718)*

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Appendix 02: Segment information according to the business segments (cont.)

The Company's assets and liabilities according to the business segments are as follows:

	Real estate trading	Construction field	Others	Deductions	Total
Ending balance					
Direct assets of segment	337,032,460,738	475,695,972,151	2,202,599,248,843	-	3,015,327,681,732
Allocated assets	-	-	-	-	-
Unallocated assets					112,389,841,259
Total assets					***3,127,717,522,991***
Direct liabilities of segment	1,969,633,068,390	707,781,732,511	-	-	2,677,414,800,901
Allocated liabilities	-	-	-	-	-
Unallocated liabilities					24,350,629,565
Total liabilities					***2,701,765,430,466***
Beginning balance					
Direct assets of segment	1,722,025,844,489	139,689,280,694	30,680,205,969	-	1,892,395,331,152
Allocated assets	-	-	-	-	-
Unallocated assets					666,980,759,375
Total assets					***2,559,376,090,527***
Direct liabilities of segment	1,344,602,577,994	698,856,814,152	25,977,024	-	2,043,485,369,170
Allocated liabilities	-	-	-	-	-
Unallocated liabilities					37,278,018,652
Total liabilities					***2,080,763,387,822***

Approved on 27 August 2026

CÔNG TY CỔ PHẦN XÂY DỰNG VÀ GIAO THÔNG BÌNH DƯƠNG
S.Đ.K.K.D:3700408992-C.T.C.P * TX. THỦ DẦU MỘT - T. BÌNH DƯƠNG *
TỔNG GIÁM ĐỐC

Preparer	Chief Accountant	Legal representative
Vuong Nguyen Thanh Hau	**Luong Thi Quynh Hoa**	**Nguyen Kim Tien**
Preparer	**Chief Accountant**	**Legal representative**