

**BINH DUONG CONSTRUCTION & CIVIL ENGINEERING JOINT STOCK**

*Block G, Dong Khoi Street, Binh Duong Ward, Ho Chi Minh City.*

*Phone number: 0274. 2220888*

*Website: [www.becamexbce.com.vn](http://www.becamexbce.com.vn)*

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# **CONSOLIDATED FINANCIAL REPORTS 1ST QUARTER 2026**

*April 2026*

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Ký bởi: CÔNG TY CỔ PHẦN XÂY DỰNG &amp;

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Xác thực bởi: VNPT SmartCA RS

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

As of 31 March 2026

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
<b>A - SHORT-TERM ASSETS</b>	<b>100</b>		<b>2.895.756.229.707</b>	<b>2.492.373.657.920</b>
<b>I. CASH AND CASH EQUIVALENTS</b>	<b>110</b>		<b>43.610.000.580</b>	<b>312.101.350.497</b>
1. Cash	111		41.079.185.431	309.577.831.543
2. Cash Equivalents	112		2.530.815.149	2.523.518.954
<b>II. SHORT-TERM INVESTMENTS</b>	<b>120</b>		<b>52.000.000.000</b>	-
1. Trading Securities	121		-	
2. Allowances for decline in value of trading securities	122		-	
3. Held-to-Maturity Investments	123		52.000.000.000	-
4. Provision on held-to-maturity investments	124		-	
5. Other short-term investments	125		-	
6. Provision for loss on other short-term investments	126		-	
<b>III. SHORT-TERM RECEIVABLES</b>	<b>130</b>		<b>234.300.308.241</b>	<b>551.554.643.587</b>
1. Short-term trade receivables	131		151.245.859.072	196.586.133.854
2. Short-term repayments to suppliers	132		85.809.322.320	29.645.989.362
3. Short-term intra-company receivables	133		-	
4. Receivables under schedule of construction contract	134		-	
5. Other Short-term Receivables	135		1.740.265.628	329.817.659.150
6. Short-term allowances for doubtful debts	136		(4.495.138.779)	(4.495.138.779)
7. Shortage of assets awaiting resolution	137		-	
<b>IV. INVENTORIES</b>	<b>140</b>		<b>2.341.672.778.085</b>	<b>1.488.541.778.359</b>
1. Inventories	141		2.343.962.262.345	1.490.831.262.619
2. Allowances for decline in value of inventories	142		(2.289.484.260)	(2.289.484.260)
<b>V. Short-term Biological Assets</b>	<b>150</b>			
<b>1. Consumable Livestock in short-term</b>	<b>151</b>			
<b>2. Consumable Plants or Seasonal Crops in short-term</b>	<b>152</b>			
3. Provision for Loss on Short-term Biological Assets	153			
<b>VI. OTHER CURRENT ASSETS</b>	<b>160</b>		<b>224.173.142.801</b>	<b>140.175.885.477</b>
1. Short-term Prepaid Expenses	161		2.104.593.902	1.053.073

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

TCQITGD2604220003

ITEMS	Code	Note	Ending balance	Beginning balance
2. Deductible VAT	162		222.068.548.899	139.122.811.651
3. Taxes and other receivables from government budget	163		-	
4. Government bonds purchased for resale	164		-	
5. Others Current Assets	165		-	
<b>B - LONG-TERM ASSETS</b>	<b>200</b>		<b>74.530.410.904</b>	<b>75.028.034.642</b>
<b>I. LONG-TERM RECEIVABLES</b>	<b>210</b>		<b>1.393.356.000</b>	<b>779.024.013</b>
1. Long-term trade receivables	211			
2. Long-term repayments to suppliers	212			
3. Working capital provided to sub-units	213			
4. Long-term intra-company receivables	214			
5. Other Long-term Receivables	215		1.393.356.000	779.024.013
6. Long-term allowances for doubtful debts	216			
<b>II. FIXED ASSETS</b>	<b>220</b>		<b>60.535.573.887</b>	<b>61.290.515.634</b>
<b>1. Tangible Fixed Assets</b>	<b>221</b>		<b>47.444.023.331</b>	<b>48.381.418.643</b>
- Historical Cost	222		101.963.614.777	101.701.554.777
- Accumulated Depreciation	223		(54.519.591.446)	(53.320.136.134)
<b>2. Finance lease fixed assets</b>	<b>224</b>			
- Historical Cost	225			
- Accumulated Depreciation	226			
<b>3. Intangible Fixed Assets</b>	<b>227</b>		<b>13.091.550.556</b>	<b>12.909.096.991</b>
- Historical Cost	228		18.281.055.385	17.909.255.385
- Accumulated Depreciation	229		(5.189.504.829)	(5.000.158.394)
<b>III. Long-term Biological Assets</b>	<b>230</b>			
1. Bearer Livestock	231			
a) Bearer Livestock: Cost of Immature Phase	232			
b) Bearer Livestock: Cost of Mature Phase	233			
- Original Cost	234			
- Accumulated Depreciation	235			
2. Consumable Livestock in long-term	236			
3. Consumable Plants or Seasonal Crops in long-term	237			
4. Provision for Loss on Biological Assets: Long term	238			
<b>IV. INVESTMENT PROPERTIES</b>	<b>240</b>		<b>9.512.048.321</b>	<b>9.512.048.321</b>
- Historical Cost	241		9.512.048.321	9.512.048.321
- Accumulated Depreciation	242		-	

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



TCQITGD2604220003

ITEMS	Code	Note	Ending balance	Beginning balance
<b>V. LONG-TERM ASSETS IN PROGRESS</b>	<b>250</b>		-	<b>286.000.000</b>
1. Long-term Work In Progress	251			
2. Construction in progress	252			286.000.000
<b>VI. LONG-TERM INVESTMENTS</b>	<b>260</b>		-	-
1. Investments in Subsidiaries	261		-	-
2. Investments in joint ventures and associates	262		-	
3. Investments in equity of other entities	263		-	
4. Provision for loss on investments in other companies in long-term	264		-	-
5. Held-to-Maturity Investments	265		-	
6. Provision for loss on held-to-maturity investments in long-term	266		-	
<b>VII. OTHER LONG-TERM ASSETS</b>	<b>270</b>		<b>3.089.432.696</b>	<b>3.160.446.674</b>
1. Long-term Deferred Expenses	271		3.089.432.696	3.160.446.674
2. Deferred Income Tax Assets	272			
3. Long-term equipment and spare parts for replacement	273			
4. Other long-term assets	274			
<b>TOTAL ASSETS</b>	<b>280</b>		<b>2.970.286.640.611</b>	<b>2.567.401.692.562</b>
<b>C - LIABILITIES</b>	<b>300</b>		<b>2.516.293.615.146</b>	<b>2.092.051.991.020</b>
<b>I. SHORT-TERM LIABILITIES</b>	<b>310</b>		<b>1.735.297.081.131</b>	<b>1.600.576.932.026</b>
1. Short-term trade payables	311		1.195.214.329.587	1.070.420.747.948
2. Short-term prepayments from customers	312		362.382.201.316	341.237.273.082
3. Dividend and interest payables	313		265.642.835	354.699.635
4. Taxes and other payables to government budget in short-term	314		1.451.056.574	25.605.326.951
5. Payables to employees	315		7.056.601.122	10.319.399.550
6. Short-term accrued expenses	316		2.587.926.506	11.775.638.794
7. Short-term intra-company payables	317		-	-
8. Payables under schedule of construction contract	318		-	-
9. Short-term Deferred Revenues	319		-	-
10. Other Short-term Payables	320		1.578.203.160	1.406.130.796
11. Short-term borrowings and finance lease liabilities	321		159.062.945.103	134.394.559.405
12. Short-term provisions	322		5.671.834.282	5.036.815.219
13. Bonus and welfare fund	323		26.340.646	26.340.646
14. Price Stabilisation Fund	324		-	

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



TCQITGD2604220003

ITEMS	Code	Note	Ending balance	Beginning balance
15. Government bonds purchased for resale	325		-	-
<b>II. LONG-TERM LIABILITIES</b>	<b>330</b>		<b>780.996.534.015</b>	<b>491.475.058.994</b>
1. Long-term trade payables	331		-	
2. Long-term repayments from customers	332		-	
3. Taxes and other payables to government budget in long-term	333		-	
4. Long-term accrued expenses	334		-	
5. Intra-company payables for operating capital received	335		-	
6. Long-term intra-company payables	336		-	
7. Long-term Deferred Revenues	337		-	
8. Other Long-term Payables	338		-	
9. Long-term borrowings and finance lease liabilities	339		777.733.532.852	488.212.057.831
10. Convertible Bonds	340		-	
11. Preferred Shares	341		-	
12. Deferred income tax payables	342		3.263.001.163	3.263.001.163
13. Long-term provisions	343		-	
14. Science and Technology Development Fund	344		-	
<b>D - OWNER'S EQUITY</b>	<b>400</b>		<b>453.993.025.465</b>	<b>475.349.701.542</b>
1. Contributed capital	411		<b>350.000.000.000</b>	<b>350.000.000.000</b>
- Ordinary Shares with Voting Right	411A		350.000.000.000	350.000.000.000
- Preferred Shares	411B		-	
2. Capital surplus	412		156.705.545	156.705.545
3. Conversion options on convertible bonds	413		-	
4. Other capital	414		-	
5. Treasury shares	415		-	
6. Differences upon asset revaluation	416		-	
7. Exchange Rate Differences	417		-	
8. Development and investment funds	418		25.199.565.611	25.199.565.611
9. Other equity funds	419		-	
<b>10. Undistributed profit after tax</b>	<b>420</b>		<b>78.636.754.309</b>	<b>99.993.430.386</b>
- Undistributed profit after tax brought forward	420A		99.993.430.386	(1.746.775.894)
- Undistributed profit after tax for the current year	420B		(21.356.676.077)	101.740.206.280
<b>TOTAL SOURCES</b>	<b>440</b>		<b>2.970.286.640.611</b>	<b>2.567.401.692.562</b>

Binh Duong, April 2026



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

TCQITGD2604220004

ITEMS	Code	Note	Ending balance	Beginning balance
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Preparer



*Vuong Nguyen Thanh Hau*

Chief Accountant



*Luong Thi Quynh Hoa*

General Director



*Nguyen Kim Tien*



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Website: [becamexbce.com.vn](http://becamexbce.com.vn) email: [info@becamexbce.com.vn](mailto:info@becamexbce.com.vn)**CONSOLIDATED INCOME STATEMENT**

1st quarter 2026

Unit: VND

ITEMS	Code	Note	1st quarter 2026		Accumulated from the beginning of the year to the end of this quarter	
			This period	Previous period	Current year	Previous year
1. Revenues from sales and services rendered	01		63.015.458.144	9.379.556.294	63.015.458.144	9.379.556.294
2. Revenue deductions	02					
3. Net revenues from sales and services rendered (10=01-02)	10		63.015.458.144	9.379.556.294	63.015.458.144	9.379.556.294
4. Costs of goods sold	11		57.890.419.864	9.545.150.342	57.890.419.864	9.545.150.342
5. Gross revenues from sales and services rendered (20=10-11)	20		5.125.038.280	(165.594.048)	5.125.038.280	(165.594.048)
4. Profit and Loss from the investment property selling	21					
7. Financial income	22		96.137.655	17.839.064	96.137.655	17.839.064
8. Financial expenses	23		15.301.769.393	683.843.703	15.301.769.393	683.843.703
- In Which: Borrowing Cost	24		12.406.769.393	683.843.703	12.406.769.393	683.843.703
9. Selling expenses	25		107.089.671	274.203.725	107.089.671	274.203.725
10. General administration expenses	26		11.277.331.648	6.501.581.965	11.277.331.648	6.501.581.965
11. Net profits from operating activities {30=20+21+22-(23+25+26)}	30		(21.465.014.777)	(7.607.384.377)	(21.465.014.777)	(7.607.384.377)
12. Other income	31		108.462.311	2.651.692.307	108.462.311	2.651.692.307
13. Other expenses	32		123.611	77.981.711	123.611	77.981.711
14. Other profits (40=31-32)	40		108.338.700	2.573.710.596	108.338.700	2.573.710.596
15. Total net profit before tax (50=30+40)	50		(21.356.676.077)	(5.033.673.781)	(21.356.676.077)	(5.033.673.781)
16. Current corporate income tax expenses	51					
17. Deferred corporate income tax expenses	52					
18. Profits after enterprise income tax (60=50-51-52)	60		(21.356.676.077)	(5.033.673.781)	(21.356.676.077)	(5.033.673.781)
19. Basic earnings per share	70					
20. Diluted earnings per share	71					

Binh Duong, 23 April 2026

Preparer

Vuong Nguyen Thanh Hau

Chief Accountant

Luong Thi Quynh Hoa

General Director



Nguyen Kim Tien

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



TCQTTGD2604220003

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(Indirect method)

As of 31 March 2026

Unit: VND

ITEMS		<u>Current year</u>	<u>Previous year</u>
<b>I. Cash flows from operating activities</b>			
1. Profit before tax	01	(21.356.676.077)	(5.033.673.781)
2. Adjustments			
- Depreciation of fixed assets and investment properties	02	1.040.941.747	586.642.278
- Provisions	03	635.019.063	(1.117.536.482)
- Gain/ (loss) from exchange difference due to revaluation of monetary items in foreign currencies	04	-	-
- Gain/ (loss) from investing activities	05	(95.037.552)	(17.283.270)
- Interest expenses	06	12.406.769.393	587.213.296
- Other adjustments	07	-	-
3. Operating profit before changes of working capital			
- Increase/(decrease) of receivables	09	227.076.466.675	23.324.946.135
- Increase/(decrease) of inventories	10	(853.130.999.726)	(5.004.772.711)
- Increase/(decrease) of payables	11	115.857.957.745	(19.153.599.287)
- Increase/ (decrease) of prepaid expenses	12	(980.506.098)	95.201.077
- Increase/(decrease) of securities trading	13	-	-
- Interests paid	14	(12.406.769.393)	(587.213.296)
- Corporate income tax paid	15	-	-
- Other cash inflows	16	-	-
- Other cash outflows	17	-	(1.728.690.000)
<i>Net cash flows from operating activities</i>	20	<u>(530.952.834.223)</u>	<u>(8.048.766.041)</u>
<b>II. Cash flows from investing activities</b>			
1. Purchases and construction of fixed assets and other long-term assets	21	-	-
2. Proceeds from disposals of fixed assets and other long-term assets	22	-	-
3. Cash outflow for lending, buying debt instruments of other entities	23	(52.000.000.000)	-
4. Cash recovered from lending, selling debt instruments of other entities	24	-	-
5. Investments into other entities	25	-	-
6. Withdrawals of investments in other entities	26	-	-
7. Interest earned, dividends and profits received	27	95.037.552	17.283.270
<i>Net cash flows from investing activities</i>	30	<u>(51.904.962.448)</u>	<u>17.283.270</u>
<b>III. Cash flows from financing activities</b>			
1. Proceeds from issuing stocks and capital contributions from owners	31	-	-

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



TCQTTGD2604220003

ITEMS		Current year	Previous year
2.	Repayment for capital contributions and re-purchases of stocks already issued	32	-
3.	Receivables from borrowings	33	327.565.949.256
4.	Repayment for loan principal	34	(13.376.088.537)
5.	Payments for financial leased assets	35	-
6.	Dividends and profit paid to the owners	36	176.586.035
	<i>Net cash flows from financing activities</i>	40	<i>(52.714.725.625)</i>
	Net cash flows during the period	50	(268.491.349.917)
	Beginning cash and cash equivalents	60	312.101.350.497
	Effects of fluctuations in foreign exchange rates	61	-
	Ending cash and cash equivalents	70	18.372.622.176

Binh Duong, ..... April 2026

Preparer



Vuong Nguyen Thanh Hau

Chief Accountant



Luong Thi Quynh Hoa

General Director



Nguyen Kim Tien

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



TCQTTGD2604220003

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
**1ST QUARTER 2026**

**I. GENERAL INFORMATION**

**1. Ownership form**

Binh Duong Construction and Transportation Joint Stock Company (hereinafter referred to as the "Company") is a joint stock company.

**2. Business fields**

The Company's operating fields are construction and trading.

**3. Principal business activities**

Principal business activities of the Company are building houses of all kinds; building traffic works; ground leveling; executing civil and industrial electric works; investing and trading infrastructures in residential areas and industrial zones.

**4. Normal Operating Cycle**

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

**5. Effects of the Group's operation during the year on the Financial Statements**

Revenue from sales of goods and provisions of services, and accounting profit before tax for the current year, increased significantly, primarily from trading in Bau Bang 3 real estate and constructing Phase I of part of the Green City detached housing project.

Furthermore, the Group received the transfer of real estate from Becamex Investment and Industrial Development Group (a related party) during the year, including 301 residential units at Lots HL-G1, HL-G2, HL-G3, HL-G1 I, W-G17 within the Green City Project, with a total transfer value of VND 1,419,827,501,000. This transaction led to a significant increase in the Group's total consolidated assets as of the balance sheet date compared to the beginning of the year

**6. Structure of the Group**

The Group includes the Parent Company and 1 subsidiary under the control of the Parent Company. The subsidiary is consolidated in these Consolidated Financial Statements.

The Parent Company only invested in its 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. As of the balance sheet date, the Parent Company's percentage of benefit and percentage of voting right in this subsidiary are 100.00%.

**7. Statement of information comparability on the Financial Statements**

The corresponding figures of the previous year can be comparable with the figures of the current year.

**8. Headcount**

At the end of the accounting period, the Company has 452 employees working (the number at the beginning of the year was 418 employees).

**II. FINANCIAL YEAR, CURRENCY USED IN ACCOUNTING**

**1. Financial Year**

The fiscal year of the Group is from 01 January to 31 December annually.



**2. Accounting currency unit**

The accounting currency unit is Vietnamese Dong (VND) because transactions of the Company are primarily made in VND.

**III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM**

**1. Applicable Accounting System**

The Group companies apply the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014 guiding the Vietnamese Accounting System, the Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing some articles of the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 202/2014/TT-BTC dated 22 December 2014 guiding I preparation and presentation of the Consolidated Financial Statements as well as other Circulars guiding the implementation of the Accounting Standards of the Ministry of Finance in preparation and presentation of the Consolidated Financial Statements.

**2. Statement on the compliance with the Accounting Standards and System**

The Board of Management ensures to follow all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing some articles of the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 202/2014/TT-BTC dated 22 December 2014 as well as other I Circulars guiding the implementation of the Accounting Standards of the Ministry of Finance in preparation and presentation of the Consolidated Financial Statements.

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") providing guidance on the Enterprise Accounting System, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance guiding the Enterprise Accounting System ("Circular 200") and Circulars No. 75/2015/TT-BTC dated 18 May 2015 and No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance amending and supplementing certain provisions of Circular 200. The provisions of Circular 99 apply to bookkeeping, preparation and presentation of the Financial Statements for fiscal years commencing on 01 January 2026.

**IV. APPLICABLE ACCOUNTING POLICIES**

**1. Accounting convention**

The financial statements are prepared on the accrual basis of accounting (except for information related to cash flows).

**2. Consolidation bases**

The Consolidated Financial Statements include the Financial Statements of the Parent Company and those of its subsidiary. A subsidiary is an enterprise that is controlled by the Parent Company. The control exists when the Parent Company has the power to directly or indirectly govern the financial and operating policies of the subsidiary to obtain economic benefits from its activities. In determining the control power, the potential voting right arising from options or debt and capital instruments that can be converted into common shares as of the balance sheet date should also be taken into consideration.

The financial performance of the subsidiary, which is acquired or disposed during the year, is included in the Consolidated Income Statement from the date of acquisition or disposal of investments in that subsidiary.



The Financial Statements of the Parent Company and those of the subsidiary used for consolidation are prepared in the same accounting period and apply consistently accounting policies to the same types of transactions and events in similar circumstances. In the case that the accounting policy of a subsidiary is different from the accounting policy applied consistently in the Group, the Financial Statements of that subsidiary will be properly adjusted before being used for the preparation of the Consolidated Financial Statements.

Intra-group balances in the Balance Sheet and intra-group transactions and unrealized profits resulting from these transactions must be completely eliminated. Unrealized losses resulting from intra-group transactions are also eliminated unless costs cannot be recovered

**3. Cash and Cash Equivalents**

Cash includes cash on hand and demand deposits. Cash equivalents are short-term investments with a maturity of not more than 3 months from the date of investment, readily convertible into a known amount of cash and there is no risk in converting to cash at the reporting date.

**4. 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 only include time deposits held to maturity for the purpose of collecting periodic interest.

When there is reliable evidence proving that a part or the whole investment cannot be recovered and the loss is reliably measured, the loss is recognized as financial expenses during the year and directly deducted into the investment costs.

**5. Receivables**

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

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

- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Company and customers who are independent to the Company.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

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

Increases/(decreases) in the obligatory allowance for doubtful debts as of the balance sheet date are recorded into general and administration expenses.

Receivables are classified as short-term or long-term on the Balance Sheet based on their remaining maturity as of the balance sheet date.

**6. Inventories**

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

Cost of inventories is determined as follows:

- For materials and tools: Costs comprise costs of purchases and other directly relevant costs incurred in bringing the inventories to their present location and conditions.
- Work-in-process:
  - Real estate projects: Costs comprise construction costs, borrowing interest and other directly relevant expenses. Product manufacturing: Costs comprise costs of main materials, labor and other directly relevant expenses.



- Product manufacturing: Costs comprise costs of main materials, labor and other directly relevant expenses.
- For finished goods: Costs comprise costs of materials, direct labor and directly relevant general manufacturing expenses allocated on the basis of normal operations, cost for land use right, directly relevant costs and general costs arising for the property investment and construction.
- For real estate: Costs of purchases and other directly relevant costs incurred in bringing the real estate to a ready-for-sale condition.

Stock-out costs are determined in accordance with 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 inventories when their costs are higher than their net realizable values. Increases/(decreases) in the obligatory allowance for devaluation of inventories as of the balance sheet date are recorded into costs of sales

#### **7. Prepaid Expenses**

Prepaid expenses comprise actual expenses incurred and relevant to financial performance in several accounting periods. Prepaid expenses of the Company mainly include expenses of tools, repair expenses, software maintenance expenses and prepaid land rental. These prepaid expenses are allocated into costs over the prepayment period or period in which corresponding benefits are realized.

##### **Expenses of tools**

The expenses for tools being put into use are allocated into costs in accordance with the straight-line method for the maximum period of 24 months.

##### **Repair expenses**

Repair expenses incurred once with high value are allocated into costs in accordance with the straightline method for the maximum period of 36 months.

##### **Software maintenance expenses**

Software maintenance expenses incurred once with high value are allocated into costs over the corresponding prepaid period.

##### **Prepaid land rental**

The prepaid land rental reflects the rental prepaid for the land being used by the Company and is allocated over the lease term as regulated in the land lease contract.

#### **8. Operating leased assets**

A lease is classified as an operating lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessor. The lease expenses are allocated in the Company's operation costs in accordance with the straight-line method over the lease term and do not depend on the method of lease payment.

#### **9. Tangible fixed assets**

Tangible fixed assets are presented at historical costs less accumulated depreciation. Historical costs of tangible fixed assets comprise 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 costs 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 year.



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 year.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

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

#### **10. Intangible Fixed Assets**

Intangible fixed assets are determined by their initial costs less accumulated amortization.

Initial costs of intangible fixed incurred by Group to the time when it is brought to its working condition for its intended use. Subsequent costs relevant to intangible fixed assets are recognized as operation costs during the year 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 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 year.

The Group's intangible fixed asset include:

##### ***Land use right***

Land use right includes all the actual expenses paid by the Group to obtain the land use right.

The Group's land use right assigned with the collection of land use fee by the State is amortized according to the straight-line method over the land leasing period (i.e. 49 years).

##### ***Computer software***

Expenses attributable to computer software which is not a part connected to related hardware will be capitalized. Initial cost of computer software includes all the expenses paid until the date the software is put into use. Computer software is amortized in accordance with straight-line method in 03-8 years.

#### **11. Investment properties**

Investment property comprises land use rights, buildings, part of buildings that are owned by the Group or held under a finance lease and 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. The cost of investment property includes all expenditures incurred by the Group or the fair value of consideration given in exchange to acquire the investment property up to the date of purchase 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 from such disposals is included in the income or the expenses during the year.

Transfers from owner-occupied property or inventories to investment property are made only when the owner ceases to use the property and begins to lease it out under an operating lease to another party, or when the construction phase is completed. Transfers from investment property to owner-occupied property or inventories are made only when the owner commences use of the property or begins its development with an intention for sales. Transfers between investment property and owner-occupied property or inventories do not result in any change in the cost or carrying amount of the property at the date of transfer.

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

Investment property held for appreciation is not depreciated. Where there is objective evidence that investment property held for capital appreciation has declined in value compared to its market value and the amount of such decline can be measured reliably, the costs of the investment property held for capital appreciation is reduced accordingly, and the resulting loss is recognized in cost of sales.

#### **12. Construction-in-progress**

Construction-in-progress reflects the expenses (including relevant interest expenses following the accounting policies of the Group) directly attributable to assets under construction, machinery and equipment under installation for purposes of production, leasing and management as well as the repair of fixed assets in progress. These assets are recorded at historical costs and not depreciated

#### **13. Payables and accrued expenses**

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services received. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is made on the basis of following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets, of which the seller is an independent entity with the Company.
- Accrued expenses reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operation expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

The payables and accrued expenses are classified as short-term and long-term items in the Balance Sheet on the basis of their remaining term as of the balance sheet date.

#### **14. Provisions for payables**

Provisions are recognized when the Group 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.

If the effect of time is significant, provision is determined by discounting the future cash outflows required to settle the liability at a pre-tax discount rate that reflects current market



assessments of the time value of money and the specific risks of the liability. The increase in the provision due to the passage of time is recognized as finance expenses.

The Group's provisions for payables include provisions for construction warranty expenses only. Provision for warranty expenses is made for each type of construction works under the commitment of warranty.

The extraction for warranty expenses of the Group is estimated at the rate from 01% to 05% on sales from installation works under the warranty. This extraction is estimated on the basis of the data of warranty expenses in the previous years and weighted rate of all the possible consequences with corresponding probability. When the warranty period is expired, the unused or leftover provisions for construction warranty expenses are recognized in other income.

#### **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 recorded in accordance with the difference between the issuance price and face value upon the IPO, additional issue or the difference between the re-issuance price and carrying value of treasury shares and the equity component of convertible bonds upon maturity date. Expenses directly related to the additional issue of shares and the re-issuance of treasury shares are recorded as a decrease in share premiums.

#### **16. Profit distribution**

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

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained earnings 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.

Dividends are recorded as payables upon approval of the General Meeting of Shareholders and notification for dividend payment of the Board of Directors.

#### **17. Recognition of sales and income**

##### ***Revenue from sales of merchandise***

Revenue from sales of merchandise shall be recognized when all of the following conditions are satisfied:

- The Group transfers most of risks and benefits incident to the ownership of merchandise to customers.
- The Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the merchandise sold.
- The amount of revenue can be measured reliably. When the contracts stipulate that buyers have the right to return merchandise purchased under specific conditions, the revenue is recorded only when those specific conditions no longer exist and buyers retain no right to return merchandise (except for the case that such returns are in exchange for other goods or services).
- The Group received or shall probably receive the economic benefits associated with sale transactions.
- The cost incurred or to be incurred in respect of the sale transaction can be measured reliably.



***Revenue from sales of real estate***

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

- The real estate is fully completed and handed over to the buyers, and the Group transfers most of risks and benefits incident to the ownership of real estate to the buyer.
- The Group no longer retains the continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate.
- The amount of revenue can be measured reliably.
- The Group received or shall probably receive the economic benefits associated with the transaction.
- The costs incurred or to be 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 Group 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 irrevocable contracts shall be recognized when all of the following conditions are satisfied:

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

***Interest***

Interest is recorded, based on the term and the actual interest rate applied in each particular period.

**18. Construction Contracts**

A construction contract is a contract agreement for the construction of an asset or combination of assets which are closely related or interdependent in terms of design, technology, functionality or their basic using purpose.

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/(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.

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.

**19. Revenue deductions**

Revenue deductions only include sales returns incurred in the same period of providing products, merchandise, services, in which revenues are derecognized.

In case of products provided in the previous years but sales returns incurred in the current year, revenues are derecognized as follows:

- If sales returns incur prior to the release of the Financial Statements, revenues are derecognized on the Financial Statements of the current year.
- If sales returns incur after the release of the Financial Statements, revenues are derecognized on the Financial Statements of the following year.

**20. Borrowing Costs**

Borrowing costs are interests and other costs that the Company directly incurs in connection with the borrowing.

Borrowing costs are recorded as an expense when it is incurred. In case the borrowing costs are directly attributable to the construction or the production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for intended use or sales of the asset, these costs will be included in the cost of that asset. To the extent that the borrowings are especially for the purpose of construction of fixed assets and investment properties, the borrowing cost is eligible for capitalization even if construction period is under 12 months. Incomes arisen from provisional investments as loans are recognized as a decrease in the costs of relevant assets.

In the event that general borrowings are partly used for the acquisition, construction or production of an asset in progress, the costs eligible for capitalization will be determined by applying the capitalization rate to average accumulated expenditure on construction or production of that asset. The capitalization rate is computed at the weighted average interest rate of the borrowings not yet paid during the year, except for particular borrowings serving the purpose of obtaining a specific asset.

**21. 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 and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

**22. Corporate Income Tax**

Corporate income tax includes current income tax and deferred income tax.

***Current income tax***

Current income tax is the tax amount computed based on the taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.



***Deferred income tax***

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used.

Carrying values of deferred corporate income tax assets are considered as of the balance sheet date and will be reduced to the rate that ensures enough taxable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as of the balance sheet date and are recorded when there is certainly enough taxable income to use these unrecognized deferred corporate income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rate to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as of the balance sheet date. Deferred income tax is recognized in the Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

The Group shall offset deferred tax assets and deferred tax liabilities if:

- The Group 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 which is under the management of one tax authority either:
  - Of the same subject to corporate income tax; or
  - The Group 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 to the extent that the majority of deferred income tax liabilities or deferred income tax assets are paid or recovered.

**23. Related parties**

A party is considered a related party of the Group in case that party is able to control the Group or to cause material effects on the financial decisions as well as the operations of the Company. A party is also considered a related party of the Group in case that party is under the same control or is subject to the same material effects.

Considering the relationship of related parties, the nature of relationship is focused more than its legal form.

**24. Segment reporting**

A business segment is a distinguishable component of the Group that is engaged in manufacturing or providing 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 Group 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.

Segment information is prepared and presented in accordance with accounting policies applied to preparation and presentation of the Group's Consolidated Financial Statements.



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**V. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED FINANCIAL STATEMENTS**

**1 Cash and cash equivalents**

	<u>End of period</u>	<u>Beginning of year</u>
Cash on hand	287.924.775	450.913.008
Cash in banks	40.791.260.656	309.126.918.535
Cash equivalents (bank deposits of which the principal maturity is from 3 months or less)	2.530.815.149	2.523.518.954
<b>Total</b>	<b><u>43.610.000.580</u></b>	<b><u>312.101.350.497</u></b>

**2 Held-to-maturity investments**

06-month term deposit with an interest rate of 7%/year at TPbank – Binh Duong Branch

**3 Short-term trade receivables**

	<u>End of period</u>	<u>Beginning of year</u>
<b><i>Receivables from related parties</i></b>	<b>7.792.959.938</b>	<b>32.845.098.592</b>
Becamex Investment And Industrial Development Group	-	20.350.348.973
Becamex Infrastructure Development Joint Stock Company	-	6.576.178.995
Vietnam – Singapore Industrial Park Joint Venture Company Limited	4.137.562.453	4.137.562.453
Setiabecamex Joint Stock Company	1.341.495.815	1.065.416.694
Becamex Binh Dinh Joint Stock Company	2.313.901.670	715.591.477
<b><i>Receivables from other customers</i></b>	<b>143.452.899.134</b>	<b>163.741.035.262</b>
Receivables from other customers Full Ding Furniture Co., Ltd	20.765.873.459	20.765.873.459
Other customers	122.687.025.675	142.975.161.803
<b>Total</b>	<b><u>151.245.859.072</u></b>	<b><u>196.586.133.854</u></b>

**4 Short-term prepayments to suppliers**

	<u>End of period</u>	<u>Beginning of year</u>
Era Construction and Design Corporation	8.090.251.942	7.315.691.607
Phuc Khang Construction Company Limited	12.463.944.142	6.300.133.844
Thu Duc Centrifugal Concrete Joint Stock Company	-	6.165.210.912
Thuanphong Co., Ltd	17.593.462.802	3.952.416.464
Thai Duong Investment Construction Development Company Limited	3.317.490.866	3.648.377.015
Other suppliers	44.344.172.568	2.264.159.520
<b>Total</b>	<b><u>85.809.322.320</u></b>	<b><u>29.645.989.362</u></b>

**5 Other short-term/long-term receivables**

**5.1 Other short-term receivables**

	<u>End of period</u>		<u>Beginning of year</u>	
	Value	Preventive	Value	Preventive
<b>Receivables from related parties</b>	<b>36.293.400</b>	<b>-</b>	<b>328.586.050.763</b>	<b>-</b>
Becamex Investment And Industrial Development Group - Receivables for capital contributions for the	-	-	328.302.581.635	-



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construction of Phase 1 of the GreenCity project			
Becamex Binh Dinh Infrastructure Development Co., Ltd. — warranty deposit	36.293.400		281.869.128 -
Becamex Binh Dinh Joint Stock Company — Receivables for deposit	-		1.600.000 -
<b><i>Receivables from other organizations and individuals</i></b>	<b>1.703.972.228</b>	-	<b>1.231.608.387</b> -
Short-term deposits	66.100.000	-	44.500.000 -
Advances	25.695.000	-	26.460.000 -
Compulsory insurance premiums	855.000	-	512.420.500 -
Other short-term receivables	1.611.322.228	-	648.227.887 -
<b>Total</b>	<b>1.740.265.628</b>	-	<b>329.817.659.150</b> -

The receivables for certain construction items that have been accepted in relation to the construction of I Phase 1 of part of the Green City Detached Housing Project (hereinafter referred to as "Green City Project"), within the Hoa Loi Resettlement Area Project, according to the Housing Business Investment Cooperation Contract No. 60/11/2024/HDVT/HD dated 27 November 2024 and the accompanying annexes with Becamex Investment and Industrial Development Group are as follows:

- The Parent Company shall use its finance for executing the construction, managing construction quality, and completing the housing works and utility facilities. The capital contribution value shall be recognized on the basis of the construction value, which is calculated at the construction volume multiplied by the estimated unit price (the approved capital contribution value, exclusive of VAT, is VND 1.117.212.010.874)
- The Parent Company shall be reimbursed for its capital contribution from the proceeds of product sales. Becamex Investment and Industrial Development Group shall have full rights to manage and operate the products and construction works of the project without interference from any party, and all project sales revenue, after deducting the capital contributions received by the Parent Company.

**5.2 Other long-term receivables**

	End of period		Beginning of year	
	Value	Preventive	Value	Preventive
<b><i>Receivables from related parties</i></b>	<b>1.393.356.000</b>	-	<b>779.024.013</b>	-
Becamex Investment And Industrial Development Group – Security deposit to secure office space rental.	1.376.856.000	-	-	-
Becamex Binh Dinh Infrastructure Development Co., Ltd. - warranty deposit	-	-	762.524.013	-
Becamex Binh Dinh Joint Stock Company - Rent deposit for workers	16.500.000	-	16.500.000	-
<b>Total</b>	<b>1.393.356.000</b>	-	<b>779.024.013</b>	-

**6 Overdue debts**

	Overdue period	Ending balance		Overdue period	Beginning balance	
		Original amount	Recoverable amount		Original amount	Recoverable amount
Vietnam —	More than			More than		
Singapore Industrial	3 years	4.137.562.453		- 3 years	4.137.562.453	



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	Ending balance			Beginning balance		
	Overdue period	Original amount	Recoverable amount	Overdue period	Original amount	Recoverable amount
Park Joint Venture Co., Ltd. (a related patty)						
Eastwood Furniture Industries (VN) Co.Ltd.	More than 3 years	357.576.326		More than -3 years	357.576.326	-
<b>Total</b>		<b>4.495.138.779</b>	<b>-</b>		<b>4.495.138.779</b>	<b>-</b>

Changes in allowances for doubtful debts are as follows:

	Current year	Previous year
Beginning balance	4.495.138.779	2.426.357.553
Allowance made during the year	-	2.068.781.226
<b>Ending balance</b>	<b>4.495.138.779</b>	<b>4.495.138.779</b>

**7 Inventories**

	End of period		Beginning of year	
	Original costs	Preventive	Original costs	Preventive
Materials and supplies	2.075.077.632	-	2.102.959.798	-
Tools	2.566.848		2.836.786	-
Work-in-process	155.850.426.440	-	54.794.607.332	-
Other finished goods (HDPE pipes)	9.993.878.243	(2.289.484.260)	9.818.296.681	(2.289.484.260)
Merchandise (HDPE pipes)	4.208.997.182		4.285.061.022	-
Real estate (470 Green City houses)	2.171.831.316.000		1.419.827.501.000	-
<b>Total</b>	<b>2.343.962.262.345</b>	<b>(2.289.484.260)</b>	<b>1.490.831.262.619</b>	<b>(2.289.484.260)</b>

The real estate comprises 183 residential units in Lots HL-GI, HL-G2, W-G3, HL-GI I, HL-G17; 118 residential units in Lots HL-G2 and HL-G11 and 169 residential units in Lots HL-G7; HL-G15; HL-G18; HL-G28 of the Green City Project, with values of VND; VND 571,811,298,000 and VND 752,003,815,000 respectively, according to property purchase agreements with Becamex Investment and Industrial Development Group (a related party).

All of these real estate are currently being used as collateral for the Company's long-term borrowings from MB — Binh Phuoc Branch; BIDV — Binh Duong Branch and ACB Bank — Sai Gon Branch

**8 Pending costs**

**8.1 Short-term pending costs**

	Ending balance	Beginning balance
Tools	261.925.939	321.814.992
Repair expenses	1.704.631.817	555.608.938
Server rental, Eoffice software maintenance fee	138.036.146	175.649.896
<b>Cộng</b>	<b>2.104.593.902</b>	<b>1.053.073.826</b>

**8.2 Long-term pending costs**



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	<u>Ending balance</u>	<u>Beginning balance</u>
Prepaid land rental	2.873.808.768	2.898.726.186
Repair expenses	98.090.594	129.637.154
Tools	117.533.334	132.083.334
<b>Total</b>	<b><u>3.089.432.696</u></b>	<b><u>3.160.446.674</u></b>

**9 Taxes and receivables from the State**

	<u>Ending balance</u>	<u>Beginning balance</u>
- Deductible Value-Added Tax (VAT)	221.125.450.016	138.214.647.399
- Taxes and receivables from the State	0	0
<b>Total</b>	<b><u>221.125.450.016</u></b>	<b><u>138.214.647.399</u></b>

**10 Tangible fixed assets**

	Building and	Machinery and	Vehicles	Office	Other fixed	Total
<b>1. Original price</b>						
- Beginning of year	30.764.163.218	51.201.232.039	17.221.499.601	2.197.751.292	316.908.627	101.701.554.777
- Number of purchases during the year	-	38.000.000	-	224.060.000		262.060.000
- Number decreased during the year						-
- End of year	30.764.163.218	51.239.232.039	17.221.499.601	2.421.811.292	316.908.627	101.963.614.777
<b>2. Depreciation value</b>						
- Beginning of year	10.227.203.212	25.184.075.490	16.251.381.686	1.376.331.791	281.143.955	53.320.136.134
- Depreciation during the year	296.332.848	736.242.836	110.984.477	53.456.652	2.438.499	1.199.455.312
- Number decreased during the year				-		-
- End of year	10.523.536.060	25.920.318.326	16.362.366.163	1.429.788.443	283.582.454	54.519.591.446
<b>3. Remaining value</b>						
- Beginning of year	20.536.960.006	26.017.156.549	970.117.915	821.419.501	35.764.672	48.381.418.643
- End of year	20.240.627.158	25.318.913.713	859.133.438	992.022.849	33.326.173	47.444.023.331

In which, some tangible fixed assets with the carrying value of VND 1,898,355,096 as of 31 December 2025 have been mortgaged to secure the borrowings from BIDV — Binh Duong Branch

Additionally, the office building from plot 29 to plot 32, Block G, Lot C4, C2 and C4 Residences, New Urban Area, Binh Duong Ward, Ho Chi Minh City, with the carrying value of VND 5,440,559,641 as of 31 December 2025, has been pledged as security for the Company's future credit facilities at I Vietcombank — Tan Binh Duong Branch under Credit Facility Agreement No. 0047CRC/TRD8/25LD dated 31 July 2025

**11 Intangible fixed assets**

Intangible fixed assets are Computer software and Land use rights:



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	Computer software	Land use right	Total
<b>1. Original price</b>			
- <i>Beginning of year</i>	5.098.834.273	12.810.421.112	17.909.255.385
- Number of purchases during the year	371.800.000		
- Number decreased during the year			
- <i>End of year</i>	5.470.634.273	12.810.421.112	18.281.055.385
<b>2. Depreciation value</b>			
- <i>Beginning of year</i>	2.970.416.561	2.029.741.833	5.000.158.394
- Depreciation during the year	161.285.488	28.060.947	189.346.435
- Number decreased during the year			-
- <i>End of year</i>	3.131.702.049	2.057.802.780	5.189.504.829
<b>3. Remaining value</b>			
- <i>Beginning of year</i>	2.128.417.712	10.780.679.279	12.909.096.991
- <i>End of year</i>	2.338.932.224	10.752.618.332	13.091.550.556

The land use right at My Phuoc II Industrial Park, Ben Cat Ward, Ho Chi Minh City, with carrying value of VND 3.204.563.199 as of 31 December 2025, has been pledged as security for a short-term borrowing from BIDV — Binh Duong Branch.

Additionally, the land use rights for plot 29 to plot 32, Block G, Lot C4, C2 and C4 Residences, New Urban Area, Binh Duong Ward, Ho Chi Minh City, with the carrying value of VND 7,044,834,521 as of 31 December 2025, have been pledged as security for the Company's future credit facilities at Vietcombank - Tan Binh Duong Branch under Credit Facility Agreement No. 0047CRC/TRD8/25LD dated 31 July 2025

## 12 Investment property

### 11a. Investment property waiting for appreciation

	Building and structures	Land use right	Total
<b>1. Original price</b>			
- <i>Beginning of year</i>	4.479.195.636	5.032.852.685	9.512.048.321
- Number of purchases during the year			0
- Number decreased during the year			-
- <i>End of year</i>	4.479.195.636	5.032.852.685	9.512.048.321
<b>2. Depreciation value</b>			
- <i>Beginning of year</i>			0
- Depreciation during the year			-
- Number decreased during the year			-
- <i>End of year</i>	0	0	0
<b>3. Remaining value</b>			0
- <i>Beginning of year</i>	4.479.195.636	5.032.852.685	9.512.048.321
- <i>End of year</i>	4.479.195.636	5.032.852.685	9.512.048.321

The investment property portfolio at the end of the reporting period is as follows:

	<u>Original price</u>	<u>Accumulated depreciation</u>	<u>Remaining value</u>
Land use rights (G26-G28)	5.032.852.685	-	5.032.852.685
Office building (G26-G28)	4.479.195.636	-	4.479.195.636
<b>Total</b>	<b>9.512.048.321</b>	<b>-</b>	<b>9.512.048.321</b>



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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 of 31 December 2025, have been pledged to Vietcombank — Tan Binh Duong Branch to secure Credit Facility Agreement No. 0047CRC/TRD8/25LD dated 3 1 July 2025

**13 Long-term work-in-progress assets**

	<u>End of period</u>	<u>Beginning of year</u>
- Fast software	-	286.000.000
<b>Total</b>	<b>-</b>	<b>286.000.000</b>

**14 Short-term trade payables**

	<u>End of period</u>	<u>Beginning of year</u>
<i>Payables to related parties</i>	<i>1.158.655.277.634</i>	<i>1.042.504.363.724</i>
Becamex Investment And Industrial Development Group	1.100.404.049.238	752.748.037.270
Binh Duong Trade And Development Joint - Stock Company (TDC)	52.064.037.233	288.309.454.691
Branch of Binh Duong Trade and Development Joint - Stock Company - My Phuoc Ready Mix Concrete Factory	5.541.835.199	1.312.491.553
Becamex International Hospital – BIH	-	128.088.000
Vietnam Technology & Telecommunication Joint Stock Company	35.875.100	6.281.500
Becamex Binh Dinh Joint Stock Company	1.809.570	10.710
Eastern International University (EIU)	106.954.214	-
Becamex Construction Material Joint Stock Company	500.717.080	-
<i>Payables to other suppliers</i>	<i>36.559.051.953</i>	<i>27.916.384.224</i>
<b>Total</b>	<b><u>1.195.214.329.587</u></b>	<b><u>1.070.420.747.948</u></b>

The Group has no overdue trade payables.

**15 Short-term advances from customers**

	<u>End of period</u>	<u>Beginning of year</u>
<i>Advances from related parties</i>	<i>362.382.201.316</i>	<i>341.237.273.082</i>
Becamex Investment And Industrial Development Group	321.625.425.199	311.830.324.784
Becamex IJC	11.605.456.635	-
Setiabecamex Joint Stock Company	29.151.319.482	29.406.948.298
<i>Advances from other customers</i>	<i>-</i>	<i>-</i>
<b>Total</b>	<b><u>362.382.201.316</u></b>	<b><u>341.237.273.082</u></b>

**16 Dividends and profits must be paid.**

	<u>End of period</u>	<u>Beginning of year</u>
Dividends still payable	265.642.835	354.699.635
<b>Total</b>	<b><u>265.642.835</u></b>	<b><u>354.699.635</u></b>

**17 Taxes and other obligations to the State Budget**



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Target	Beginning of year		Number of transactions during the period		End of year	
	Must pay	Receivable	Number to be paid	Number submitted	Must pay	Receivable
1. Corporate income tax	24.732.697.956	-		23.302.444.582	1.430.253.374	-
2. Personal income tax	293.036.450	-	315.556.932	587.790.182	20.803.200	-
3. Other taxes (business license, registration fee)	547.432.545	-	6.047.600	553.480.145		-
4. Fees, charges, other payable amounts	32.160.000	-	123.611	32.283.611		-
<b>Total</b>	<b>25.605.326.951</b>	<b>-</b>	<b>321.728.143</b>	<b>24.475.998.520</b>	<b>1.451.056.574</b>	<b>-</b>

**Value Added Tax (VAT)**

The Company has to pay VAT in accordance with the deduction method at the tax rate of 10%.

From 01 January 2025 to 31 December 2025, the Company is entitled to a VAT rate of 8% on certain merchandise and services pursuant to Decrees No. 180/2024/ND-CP dated 31 December 2024 and No. 174/2025/ND-CP dated 30 June 2025 of the Government stipulating the VAT reduction policy under Resolutions No. 174/2024/QH15 dated 30 November 2024 and 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 taxable income at the rate of 20%.

The estimated corporate income tax payable during the year is as follows:

	End of period	Beginning of year
Total accounting profit before tax	(21.356.676.077)	129.040.655.698
Increases/(decreases) of accounting profit to determine taxable income:		
- Increases	-	231.446.903
- Decreases	-	-
Taxable income	-	129.272.102.601
Loss brought forward from the previous years	-	-
Assessable income	-	129.272.102.601
Corporate income tax rate	20%	20%
<b>Corporate income tax payable</b>	<b>-</b>	<b>25.854.420.520</b>
<b>Adjustments of corporate income tax of the previous years</b>	<b>-</b>	<b>23.961.452</b>
<b>Total corporate income tax payable</b>	<b>-</b>	<b>25.878.381.972</b>

Determination of corporate income tax liability of the Group 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 Financial Statements can be changed upon the inspection of tax authorities.

**Other taxes**

The Company declares and pays according to regulations.

**18 Payable to employees**

End of year

Beginning of year



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March Salary	7.056.601.122	10.319.399.550
<b>Total</b>	<b>7.056.601.122</b>	<b>10.319.399.550</b>

**19 Short-term accrued expenses:**

This is the prepaid expense of the projects

	<u>End of year</u>	<u>Beginning of year</u>
Interest expenses	-	1.239.792.217
Accruals of costs for the High-rise Apartment Project in Zone 5, Dinh Hoa	1.116.940	5.208.362.191
Renovation of the 19th Floor - Becamex WTC Tower	285.051.292	-
Dormitory Renovation	44.196.610	-
Accruals of costs for the BOT Project of upgrading and expanding National Highway 13	1.486.711.374	4.678.121.803
Ho Chi Minh City-TDM-Chon Thanh Expressway	672.949.702	-
Other short-term accrued expenses	97.900.588	649.362.583
<b>Total</b>	<b>2.587.926.506</b>	<b>11.775.638.794</b>

**20 Other short-term payables**

	<u>End of period</u>	<u>Beginning of year</u>
<i>Payable to related parties</i>	-	-
<i>Payable to other organizations and individuals</i>	<b>1.578.203.160</b>	<b>1.406.130.796</b>
Trade Union's expenditure	339.999.116	544.874.916
Receipt of deposits for house repairs and improvements	460.000.000	500.000.000
Personal Income Tax temporarily collected	209.799.875	107.504.219
Driver contract security deposit	533.454.169	-
Social insurance, health insurance, unemployment insurance	4.950.000	253.751.661
Welding machine deposit	30.000.000	-
<b>Total</b>	<b>1.578.203.160</b>	<b>1.406.130.796</b>

The Company has no other overdue payables.

**21 Borrowings**

**21a. Short-term borrowings and financial leases**

	<u>End of year</u>		<u>Beginning of year</u>	
	<u>Value</u>	<u>Amount likely to be repaid</u>	<u>Value</u>	<u>Amount likely to be repaid</u>
BIDV - Binh Duong Branch	118.417.617.734	118.417.617.734	123.630.652.774	123.630.652.774
Vietcombank - Tan Binh Duong Branch	21.793.258.799	21.793.258.799	1.694.906.631	1.694.906.631
VietinBank	9.783.068.570	9.783.068.570	-	-
MB Bank - Binh Phuoc Branch	9.069.000.000	9.069.000.000	9.069.000.000	9.069.000.000
<b>Total</b>	<b>159.062.945.103</b>	<b>159.062.945.103</b>	<b>134.394.559.405</b>	<b>134.394.559.405</b>

*These Notes form an integral part of and should be read in conjunction with the Financial Statements*

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The Group is solvent over short -term borrowings.

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 held by the Company.

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 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.

Details of increases/(decreases) of short-term borrowings during the year are as follows:

	<u>Beginning of year</u>	<u>Loan increase</u>	<u>Loan repaid</u>	<u>End of period</u>
BIDV - Binh Duong Branch	116.503.149.435	8.163.053.497	13.376.088.537	118.417.617.734
Vietcombank - Tan Binh Duong Branch	1.694.906.631	20.098.352.168	-	21.793.258.799
VietinBank	-	9.783.068.570	-	9.783.068.570
MB Bank - Binh Phuoc Branch	9.069.000.000	-	-	9.069.000.000
<b>Total</b>	<b><u>127.267.056.066</u></b>	<b><u>38.044.474.235</u></b>	<b><u>13.376.088.537</u></b>	<b><u>159.062.945.103</u></b>

**21b. Long-term borrowings and financial leases**

	<u>End of year</u>		<u>Beginning of year</u>	
	<u>Value</u>	<u>Amount likely to be repaid</u>	<u>Value</u>	<u>Amount likely to be repaid</u>
BIDV - Binh Duong Branch	170.794.819.676	170.794.819.676	170.794.819.676	170.794.819.676
MB Bank- Binh Phuoc Branch	317.417.238.155	317.417.238.155	317.417.238.155	317.417.238.155
ACB Bank	289.521.475.021	289.521.475.021	-	-
<b>Total</b>	<b><u>777.733.532.852</u></b>	<b><u>777.733.532.852</u></b>	<b><u>488.212.057.831</u></b>	<b><u>488.212.057.831</u></b>

The Group is solvent over long-term borrowings.

This is the borrowing from BIDV - Binh Duong Branch under Credit Agreement No. 01/2025/83518/HDTD 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.

This is the 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 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.

This is the borrowing from ACB bank – Sai Gon Branch under Credit Facility Agreement No. SGN.DN.5729.200.326 dated 30 March 2026 with a credit limit of VND 579.000.000.000 a borrowing term of 36 months from the date of the first disbursement. The borrowing is used to pay



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for 169 houses of the Green City Binh Duong Housing Project within the Hoa Loi Resettlement Area. On 31 March 2026, the Group incurred a debt of VND 289.521.475.021. This borrowing is secured by inventories formed from the borrowing.

The repayment term of long-term borrowings from banks is as follows:

	<u>Beginning of year</u>	<u>Loan increase</u>	<u>Loan repaid</u>	<u>End of period</u>
BIDV - Binh Duong Branch	170.794.819.676	-	-	170.794.819.676
MB Bank- Binh Phuoc Branch	317.417.238.155	-	-	317.417.238.155
ACB Bank	-	289.521.475.021	-	289.521.475.021
<b>Total</b>	<b><u>488.212.057.831</u></b>	<b><u>289.521.475.021</u></b>	<b><u>-</u></b>	<b><u>777.733.532.852</u></b>

The Group does not have any overdue loans that have not been paid.

**22 Provisions for short-term payables**

Provisions for short-term payables are related to warranty of construction works. Details are as follows:

	<u>End of period</u>	<u>Beginning of year</u>
Beginning balance	5.036.815.219	11.028.985.334
Increase due to provisions	635.019.063	1.981.870.083
Reversal	-	(7.974.040.198)
<b>Số cuối năm</b>	<b><u>5.671.834.282</u></b>	<b><u>5.036.815.219</u></b>

**23 Bonus and welfare funds**

	<u>Beginning of Year</u>	<u>Increase due to extraction from profit</u>	<u>Fund expenditure in the period</u>	<u>End of period</u>
Bonus Fund, Welfare fund	26.340.646	-	-	26.340.646
<b>Total</b>	<b><u>26.340.646</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>26.340.646</u></b>

**24 Owner's Equity**

**24.1 Statement of fluctuations in owner's equity**

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

**24.2 Details of capital contribution of the owners**

	<u>End of period</u>	<u>Beginning of year</u>
- Becamex Investment And Industrial Development Group	155.472.580.000	155.472.580.000
- Other shareholders	194.527.420.000	194.527.420.000
<b>Total</b>	<b><u>350.000.000.000</u></b>	<b><u>350.000.000.000</u></b>

**24.3 Shares**

	<u>End of period</u>	<u>Beginning of year</u>
Number of shares registered to be issued	35.000.000	35.000.000
Number of shares already issued	35.000.000	35.000.000



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	<u>End of period</u>	<u>Beginning of year</u>
- Common shares	35.000.000	35.000.000
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	35.000.000	35.000.000
- Common shares	35.000.000	35.000.000
- Preferred shares	-	-

Face value per outstanding share: VND 10.000

According to Resolution No. 04/2025/NQ-DHDCD dated 12 December 2025 of the General Meeting of Shareholders, a plan to increase the charter capital to VND 700,000,000,000 was approved to make payments to suppliers and subcontractors and to supplement the working capital. The plan is expected to be implemented in 2026

**VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT**

**1 Revenue from sales of goods and provisions of services**

**1.1 Gross revenue**

	<u>This period</u>	<u>Previous period</u>
Sales of construction	61.903.179.804	3.262.145.374
Sales of goods (HDPE pipes)	1.112.278.340	6.117.410.920
<b>Total</b>	<b>63.015.458.144</b>	<b>9.379.556.294</b>

**1.2 Revenue from sales of goods and provisions of services to related parties**

Sales of goods and service provision to related parties are as follows:

	<u>This period</u>	<u>Previous period</u>
<b>- Becamex Investment And Industrial Development Group</b>		
Selling HDPE pipes	88.107.200	11.400.000
Buiding construction works	58.132.912.243	
<b>- Setiabecamex Joint Stock Company</b>		
Buiding construction works	2.556.288.156	-
<b>- Becamex – Binh Phuoc Infrastructure Development Joint Stock Company</b>		
Buiding construction works	-	3.262.145.374
Selling HDPE pipes		222.300.000
<b>- Becamex Binh Dinh Joint Stock Company</b>		
Buiding construction works	1.213.979.405	-
Selling HDPE pipes	928.522.140	2.080.957.620

**2 Costs of sales**

	<u>This period</u>	<u>Previous period</u>
Cost of construction	56.347.880.887	3.207.617.912
Cost of goods (HDPE pipes)	1.542.538.977	6.179.917.080



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	<u>This period</u>	<u>Previous period</u>
Other costs	-	157.615.350
<b>Total</b>	<b><u>57.890.419.864</u></b>	<b><u>9.545.150.342</u></b>
<b>3 Financial income</b>		
	<u>This period</u>	<u>Previous period</u>
Demand deposit interest	87.057.898	14.507.558
Term deposit interest	9.079.757	3.331.506
<b>Total</b>	<b><u>96.137.655</u></b>	<b><u>17.839.064</u></b>
<b>4 Financial expenses</b>		
	<u>This period</u>	<u>Previous period</u>
Interest expenses	12.406.769.393	683.843.703
Other financial costs	2.895.000.000	-
<b>Total</b>	<b><u>15.301.769.393</u></b>	<b><u>683.843.703</u></b>
<b>5 Selling expenses</b>		
	<u>This period</u>	<u>Previous period</u>
Depreciation/(amortization) of fixed assets	29.677.494	28.302.495
Other expenses	77.412.177	245.901.230
<b>Total</b>	<b><u>107.089.671</u></b>	<b><u>274.203.725</u></b>
<b>6 General and administration expenses</b>		
	<u>This period</u>	<u>Previous period</u>
Employees	7.193.088.857	4.232.980.198
Office stationery	209.012.629	92.449.487
Depreciation/(amortization) of fixed assets	493.364.353	520.007.760
Other expenses	3.381.865.809	1.656.144.520
<b>Total</b>	<b><u>11.277.331.648</u></b>	<b><u>6.501.581.965</u></b>
<b>7 Other income</b>		
	<u>This period</u>	<u>Previous period</u>
Reversal of provision for construction warranty	-	2.571.998.673
Interest on late payment for apartments	56.339.111	43.259.943
Other income	52.123.200	36.433.691
<b>Total</b>	<b><u>108.462.311</u></b>	<b><u>2.651.692.307</u></b>
<b>8 Other expenses</b>		
	<u>This period</u>	<u>Previous period</u>
Tax fines and tax collected in arrears	123.611	41.548.004
Other expenses	-	36.433.707
<b>Total</b>	<b><u>123.611</u></b>	<b><u>77.981.711</u></b>
<b>9 Earnings per share</b>		
<b>9.1 Basic/diluted earnings per share</b>		
	<u>This period</u>	<u>Previous period</u>
Accounting profit after corporate income tax	<b>(21.356.676.077)</b>	<b>(5.033.673.781)</b>
Appropriation for bonus and welfare funds; remunerations for the Board of Management and the Control Board	-	-



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	<u>This period</u>	<u>Previous period</u>
Profit for determining basic/diluted earnings per share	-	-
Weighted average common shares outstanding during the period	35.000.000	35.000.000
<b>Basic/diluted earnings per share</b>	<u>-</u>	<u>-</u>

**9.2 Other information**

There have been no transactions of trading common shares or potential common shares incurring from the balance sheet date to the date of these Financial Statements.

**10 Operating costs**

	<u>This period</u>	<u>Previous period</u>
Materials and supplies	63.744.485.124	98.538.961
Labor	17.176.421.027	5.043.781.206
Depreciation/(amortization) of fixed assets	524.585.984	495.898.278
External service rendered	99.284.158.872	7.497.051.175
Other expenses	753.298.965	1.113.989.733
<b>Total</b>	<u><b>181.482.949.972</b></u>	<u><b>14.249.259.353</b></u>

**VII. OTHER DISCLOSURES**

**1. Operating leased assets**

As at the balance sheet date, the total minimum rental to be collected in the future from operating leases is classified by terms as follows:

	<u>This period</u>	<u>Previous period</u>
Less than 1 year	491.008.500	-
More than 1 year to 5 years	-	3.928.068.000
<b>Cộng</b>	<u><b>491.008.500</b></u>	<u><b>3.928.068.000</b></u>

This is the rental for 1,980 m2 of factory and 202.26 m2 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-HDKT dated 29 December 2023. The leasing rate is VND 75,000/m2/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 Group's related parties include 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: members of the Board of Directors, the Supervisory Board and the Executive Board (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 Group has no sales of goods and provisions of services and no other transactions with the key management personnel and their related individuals.

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

The receivables from and payables to the key management personnel and their related individuals are presented



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The receivables from the key management personnel and their related individuals are unsecured and will be paid in cash. There are no allowances for doubtful debts made for the receivables from the key management personnel and their related individuals.

Remuneration of the key management personnel and the Supervisory Board.

***Income of key managers***

	<u>This period</u>	<u>Previous period</u>
<b><i>Members of the Board of Directors</i></b>		
Mr. Nguyen Thanh Trung - Chairman	0	0
Mr. Nguyen Kim Tien - Member	0	0
Mr. Huynh Vinh Thanh - Member	0	0
Mr. Tran Thien The - Member	0	0
Ms. Bui Thi Thuy - Member	0	0
<b><i>Members of the Supervisory Board</i></b>		
Mr. Nguyen Hai Hoang - Head	0	0
Ms. Huynh Thi Que Anh - Member	0	0
Ms. Le Thi Thuy Duong - Member	0	0
<b><i>Members of the Executive Board</i></b>		
Mr. Nguyen Kim Tien - General Director	302.190.000	202.190.000
Mr. Ly Tan Tri - Deputy General Director	-	162.190.000
Ms. Ho Minh Diem Thuy - Deputy General Director	-	162.190.000
Mr. Tran Nhat Khoa - Deputy General Director	252.190.000	50.730.000
Mr. Cao Dinh Tue Minh - Deputy General Director	183.190.000	-
Mr. Nguyen Thanh Hai - Deputy General Director	157.190.000	-
Ms. Luong Thi Quynh Hoa - Chief Accountant	227.190.000	142.190.000
<b>Total</b>	<b><u>1.121.950.000</u></b>	<b><u>719.490.000</u></b>

\* Remuneration of the Board of Directors and the Supervisory Board is paid annually according to the Meeting of Shareholders.

**1.2 Transactions and balances with other related parties**

Other related parties to the Company include:

<u>Other related parties</u>	<u>Relationship</u>
Binh Duong Plastic Production Trading MTV Company Limited.	Subsidiary of BCE Company
Becamex Investment And Industrial Development Group	Capital contributing company
Becamex Infrastructure Development Joint Stock Company	Company in the same Group
Binh Duong Trade and Development Joint Stock Company	Company in the same Group
My Phuoc Hospital Joint Stock Company	Company in the same Group
Becamex Urban Development Joint Stock Company (UDJ)	Company in the same Group



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<b>Other related parties</b>	<b>Relationship</b>
Becamex Construction Material Joint Stock Company	Subsidiary of Binh Duong Trade and Development Joint Stock Company
Branch of Binh Duong Trade And Development Joint - Stock Company - My Phuoc Ready Mix Concrete Factory	Subsidiary of Binh Duong Trade and Development Joint Stock Company
Vietnam Technology & Telecommunication Joint Stock Company	Associate of Becamex Investment And Industrial Development Group
Vietnam - Singapore Industrial Park Joint Venture Co., Ltd.	Associate of Becamex Investment And Industrial Development Group
Becamex Tokyu Co., Ltd.	Associate of Becamex Investment And Industrial Development Group
BW Industrial Development Joint Stock Company	Associate of Becamex Investment And Industrial Development Group
Becamex – Binh Phuoc Infrastructure Development Joint Stock Company	Associate of Becamex Investment And Industrial Development Group
Setia - Becamex Joint Stock Company	Associate of Becamex Investment And Industrial Development Group
Becamex International Hospital – BIH	Subsidiary company of Becamex Investment And Industrial Development Group
Eastern International University (EIU)	Subsidiary company of Becamex Investment And Industrial Development Group

***Transactions with other related parties***

In addition to the transactions with the subsidiary presented in Note No. V. 12 as well as sales of goods and service provisions presented in Note No. VI. I b, the Company also has other following transactions with other related parties:

	<b><u>This period</u></b>	<b><u>Previous period</u></b>
<b><i>Becamex Investment And Industrial Development Group</i></b>		
Management fee; rental services	2.056.229.272	76.563.936
Payment of service fees	2.161.751.225	-
Purchase of real estate in the Green City project	752.003.815.000	-
Payment for the purchase of real estate	479.646.303.169	-
Receipt of advance and collection from construction activities	93.024.150.386	-
<b><i>Vietnam Technology &amp; Telecommunication Joint Stock Company</i></b>		
Service fees	45.561.544	40.667.172
Payment of service fees	20.500.698	-
<b><i>Setiabecamex Joint Stock Company</i></b>		
Collection from construction projects	2.229.083.271	-
Service fees	-	-

*These Notes form an integral part of and should be read in conjunction with the Financial Statements*

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	<u>This period</u>	<u>Previous period</u>
Payment of service fees	-	-
<b>- Branch of Binh Duong Trade and Development Joint - Stock Company - My Phuoc Ready Mix Concrete Factory</b>		
Purchase of materials and supplies	9.315.525.892	-
Payment for materials and supplies	4.967.194.548	-
<b>- Becamex Construction Material Joint Stock Company</b>		
Purchase of materials and supplies	463.626.926	-
Payment for materials and supplies	-	-
<b>- Binh Duong Trade And Development Joint - Stock Company (TDC)</b>		
Construction costs	-	-
Payment for construction works	236.245.417.458	-
<b>- Becamex Binh Dinh Joint Stock Company</b>		
Purchase of services	24.167.400	-
Payment for services purchased	24.750.000	-
<b>- Eastern International University (EIU)</b>		
Purchase of services	65.191.896	-

The price of merchandises and services supplied to other related parties are agreed by the parties involved by themselves. The purchases of merchandises and services from other related parties are done at the agreed prices.

*Guarantee commitment*

The Company has used its 3-month savings deposit as collateral to secure the loan of Binh Duong Plastic Manufacturing and Trading Company Limited (a subsidiary) at BIDV — Binh Duong Branch in Note V.I.

*Receivables from and payables to other related parties*

The receivables from and payables to other related parties are presented in Notes No. V.2, V.4a, V.4b, V.13, V.14 and V.18

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.5, no other allowances have been made for other related parties.

**3. Segment Information**

Segment reporting is mainly done on the basis of business segments since the Company's business operations are organized and managed on the basis of the natures of its products and services provided.

**3a. Information on business segment**

The Company has the following main business fields:

- Real estate field: trading project houses.
- Construction field: executing the construction works.
- Other field: selling goods.



**3b. Geographical segment**

The entire operations of the Company take place only in Vietnamese territory.

**4. Subsequent events**

As mentioned in Note No. V.22c, the Company continues to carry out the necessary procedures to finalize the plan to increase its charter capital from VND 350,000,000,000 to VND 700,000,000,000 in 2026.

Furthermore, there are no material subsequent events which are required adjustments or disclosures in the Financial Statements.

Binh Duong, <sup>23</sup> April 2026

**PREPARER**

**CHIEF ACCOUNTANT**

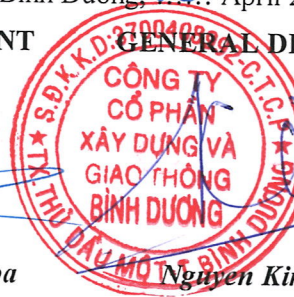
**GENERAL DIRECTOR**



*Vuong Nguyen Thanh Hau*



*Luong Thi Quynh Hoa*



*Nguyen Kim Tien*

