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* Email: *info@becamexbce.com.vn*
Tax code: 3700408992

CONSOLIDATED FINANCIAL REPORTS

2ND QUARTER 2026

July 2026

INDEX

BINH DUONG CONSTRUCTION & CIVIL ENGINEERING JOINT STOCK COMPANY
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CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As of 30 June 2026

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - SHORT-TERM ASSETS	**100**		**3.031.905.069.514**	**2.492.373.657.920**
I. CASH AND CASH EQUIVALENTS	**110**		**28.575.653.349**	**312.101.350.497**
1. Cash	111		28.575.653.349	309.577.831.543
2. Cash Equivalents	112		-	2.523.518.954
II. SHORT-TERM INVESTMENTS	**120**		**52.000.000.000**	**-**
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		-	
III. SHORT-TERM RECEIVABLES	**130**		**328.703.844.511**	**551.554.643.587**
1. Short-term trade receivables	131		193.564.344.806	196.586.133.854
2. Short-term repayments to suppliers	132		75.419.723.149	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		64.214.915.335	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		-	
IV. INVENTORIES	**140**		**2.398.696.645.392**	**1.488.541.778.359**
1. Inventories	141		2.400.986.129.652	1.490.831.262.619
2. Allowances for decline in value of inventories	142		(2.289.484.260)	(2.289.484.260)
V. Short-term Biological Assets	**150**			
1. Consumable Livestock in short-term	**151**			
2. Consumable Plants or Seasonal Crops in short-term	**152**			
3. Provision for Loss on Short-term Biological Assets	153			
VI. OTHER CURRENT ASSETS	**160**		**223.928.926.262**	**140.175.885.477**
1. Short-term Prepaid Expenses	161		2.595.789.573	1.053.073.826
2. Deductible VAT	162		221.333.136.689	139.122.811.651
3. Taxes and other receivables from government budget	163		-	

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

ITEMS	Code	Note	Ending balance	Beginning balance
4. Government bonds purchased for resale	164		-	
5. Others Current Assets	165		-	
B - LONG-TERM ASSETS	**200**		**73.374.498.834**	**75.028.034.642**
I. LONG-TERM RECEIVABLES	**210**		**1.393.356.000**	**779.024.013**
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			
II. FIXED ASSETS	**220**		**59.447.704.962**	**61.290.515.634**
1. Tangible Fixed Assets	**221**		**46.553.246.675**	**48.381.418.643**
- Historical Cost	222		102.082.814.777	101.701.554.777
- Accumulated Depreciation	223		(55.529.568.102)	(53.320.136.134)
2. Finance lease fixed assets	**224**			
- Historical Cost	225			
- Accumulated Depreciation	226			
3. Intangible Fixed Assets	**227**		**12.894.458.287**	**12.909.096.991**
- Historical Cost	228		18.281.055.385	17.909.255.385
- Accumulated Depreciation	229		(5.386.597.098)	(5.000.158.394)
III. Long-term Biological Assets	**230**			
1. Bearer Livestock	231			
a) Bearer Livestock: Cost of Immature Phase	232			
b) Bearer Livestock: Cost of Mature Phase	233			
- Original Cost	234			
- Accumlated 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			
IV. INVESTMENT PROPERTIES	**240**		**9.512.048.321**	**9.512.048.321**
- Historical Cost	241		9.512.048.321	9.512.048.321
- Accumulated Depreciation	242		-	-
V. LONG-TERM ASSETS IN PROGRESS	**250**		**-**	**286.000.000**
1. Long-term Work In Progress	251			
2. Construction in progress	252			286.000.000
VI. LONG-TERM INVESTMENTS	**260**		**-**	**-**
1. Investments in Subsidiaries	261		-	-

ITEMS	Code	Note	Ending balance	Beginning balance
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		-	
VII. OTHER LONG-TERM ASSETS	**270**		**3.021.389.551**	**3.160.446.674**
1. Long-term Deferred Expenses	271		3.021.389.551	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			
TOTAL ASSETS	**280**		**3.105.279.568.348**	**2.567.401.692.562**
C - LIABILITIES	**300**		**2.678.412.203.724**	**2.092.051.991.020**
I. SHORT-TERM LIABILITIES	**310**		**1.897.415.669.709**	**1.600.576.932.026**
1. Short-term trade payables	311		1.261.203.281.854	1.070.420.747.948
2. Short-term prepayments from customers	312		358.568.260.250	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		1.880.211.508	25.605.326.951
5. Payables to employees	315		7.570.154.169	10.319.399.550
6. Short-term accrued expenses	316		9.796.807.592	11.775.638.794
7. Short-term intra-company payables	317		-	-
8. Payables under schedule of construction contract	318		-	-
9. Short-term Defered Revenues	319		-	-
10. Other Short-term Payables	320		1.889.905.983	1.406.130.796
11. Short-term borrowings and finance lease liabilities	321		236.422.092.730	134.394.559.405
12. Short-term provisions	322		6.594.888.741	5.036.815.219
13. Bonus and welfare fund	323		13.224.424.047	26.340.646
14. Price Stabilisation Fund	324		-	-
15. Government bonds purchased for resale	325		-	-
II. LONG-TERM LIABILITIES	**330**		**780.996.534.015**	**491.475.058.994**
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		-	

ITEMS	Code	Note	Ending balance	Beginning balance
7. Long-term Defered 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		-	
D - OWNER'S EQUITY	**400**		**426.867.364.624**	**475.349.701.542**
1. Contributed capital	411		**419.998.460.000**	**350.000.000.000**
- Ordinary Shares with Voting Right	411A		419.998.460.000	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		35.373.586.239	25.199.565.611
9. Other equity funds	419		-	
10. Undistributed profit after tax	**420**		**(28.661.387.160)**	**99.993.430.386**
- Undistributed profit after tax brought forward	420A		490.310.564	(1.746.775.894)
- Undistributed profit after tax for the current year	420B		(29.151.697.724)	101.740.206.280
TOTAL SOURCES	**440**		**3.105.279.568.348**	**2.567.401.692.562**

Ho Chi Minh City, 24.. July 2026

Preparer	Chief Accountant	General Director
Vuong Nguyen Thanh Hau	*Lương Thi Quynh Hoa*	*Nguyen Kim Tien*

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CONSOLIDATED INCOME STATEMENT

2nd quarter 2026

Unit: VND

ITEMS	Code	Note	2nd 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		**288.729.901.659**	**117.973.529.093**	**351.745.359.803**	**127.353.085.387**
2. Revenue deductions	02					
3. Net revenues from sales and services rendered (10=01-02)	10		**288.729.901.659**	**117.973.529.093**	**351.745.359.803**	**127.353.085.387**
4. Costs of goods sold	11		272.154.323.235	103.395.499.062	330.044.743.099	112.940.649.404
5. Gross revenues from sales and services rendered (20=10-11)	20		**16.575.578.424**	**14.578.030.031**	**21.700.616.704**	**14.412.435.983**
4. Profit and Loss from the investment property selling	21					
7. Financial income	22		24.222.446	103.179.979	120.360.101	121.019.043
8. Financial expenses	23		14.236.903.777	504.730.111	29.538.673.170	1.188.573.814
- In Which: Borrowing Cost	24		14.236.903.777	504.730.111	26.643.673.170	1.188.573.814
9. Selling expenses	25		161.827.417	166.757.678	268.917.088	440.961.403
10. General administration expenses	26		10.472.787.684	7.472.482.230	21.750.119.332	13.974.064.195
11. Net profits from operating activities {30=20+21+22-(23+25+26)}	30		**(8.271.718.008)**	**6.537.239.991**	**(29.736.732.785)**	**(1.070.144.386)**
12. Other income	31		476.834.478	82.722.106	585.296.789	2.734.414.413
13. Other expenses	32		138.117	154.032.638	261.728	232.014.349
14. Other profits (40=31-32)	40		476.696.361	(71.310.532)	585.035.061	2.502.400.064
15. Total net profit before tax (50=30+40)	50		**(7.795.021.647)**	**6.465.929.459**	**(29.151.697.724)**	**1.432.255.678**
16. Current corporate income tax expenses	51			468.078.603		468.078.603
17. Deferred corporate income tax expenses	52			497.416.506		497.416.506
18. Profits after enterprise income tax (60=50-51-52)	60		**(7.795.021.647)**	**5.500.434.350**	**(29.151.697.724)**	**466.760.569**
19. Basic earnings per share	70					
20. Diluted earnings per share	71					

Ho Chi Minh City, 24 July 2026

Preparer	**Chief Accountant**	**General Director**
Vuong Nguyen Thanh Hau	*Luong Thi Quynh Hoa*	*Nguyen Kim Tien*

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CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)
As of 30 June 2026

Unit: VND

	ITEMS		Current year	Previous year
I.	**Cash flows from operating activities**			
1.	***Profit before tax***	***01***	***(29.151.697.724)***	***1.432.255.678***
2.	***Adjustments***			
-	Depreciation of fixed assets and investment properties	02	2.128.810.672	2.848.943.385
-	Provisions	03	1.558.073.522	(1.672.580.718)
-	Gain/ (loss) from exchange difference due to revaluation of moneytary items in foreign currencies	04	-	-
-	Gain/ (loss) from investing activities	05	(120.360.101)	(94.419.177)
-	Interest expenses	06	26.573.140.849	1.188.573.814
-	Other adjustments	07	-	-
3.	***Operating profit before changes of working capital***	***08***	***987.967.218***	***3.702.772.982***
-	Increase/(decrease) of receivables	09	133.583.395.171	24.784.113.343
-	Increase/(decrease) of inventories	10	(910.154.867.033)	4.473.095.742
-	Increase/(decrease) of payables	11	186.586.851.115	5.346.850.345
-	Increase/ (decrease) of prepaid expenses	12	(1.403.658.624)	(122.339.186)
-	Increase/(decrease) of securities trading	13	-	-
-	Interests paid	14	(26.573.140.849)	(1.577.764.057)
-	Corporate income tax paid	15	-	(23.961.452)
-	Other cash inflows	16	-	-
-	Other cash outflows	17	(6.132.555.793)	(2.609.027.000)
	Net cash flows from operating activities	***20***	***(623.106.008.795)***	***33.973.740.717***
II.	**Cash flows from investing activities**			
1.	Purchases and construction of fixed assets and other long-term assets	21	-	(66.250.000)
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	120.360.101	212.978.081
	Net cash flows from investing activities	***30***	***(51.879.639.899)***	***146.728.081***
III.	**Cash flows from financing activities**			
1.	Proceeds from issuing stocks and capital contributions			

	ITEMS		Current year	Previous year
	from owners	31	-	-
2.	Repayment for capital contributions and re-purchases of stocks already issued	32	-	-
3.	Receivables from borrowings	33	408.166.705.613	9.539.400.921
4.	Repayment for loan principal	34	(16.617.697.267)	(79.437.612.947)
5.	Payments for financial leased assets	35	-	-
6.	Dividends and profit paid to the owners	36	(89.056.800)	(171.426.825)
	Net cash flows from financing activities	*40*	*391.459.951.546*	*(70.069.638.851)*
	Net cash flows during the period	**50**	**(283.525.697.148)**	**(35.949.170.053)**
	Beginning cash and cash equivalents	**60**	**312.101.350.497**	**80.831.783.794**
	Effects of fluctuations in foreign exchange rates	61	-	-
	Ending cash and cash equivalents	**70**	**28.575.653.349**	**44.882.613.741**

Ho Chi Minh City, 24... July 2026

Preparer	**Chief Accountant**	**General Director**
Vuong Nguyen Thanh Hau	*Lương Thi Quynh Hoa*	*Nguyen Kim Tien*

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the period ended June 30, 2026

I. OPERATING CHARACTERISTICS OF THE GROUP

1. Form of capital ownership

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

2. Business sector

The Group operates in the manufacturing, construction and commercial trading sectors.

3. Business lines

The Group's principal business activities include: construction of residential buildings; road construction; land leveling; civil and industrial electrical works; investment, construction and commercial development of residential area and industrial zone infrastructure; manufacture of plastic construction materials.

4. Normal production and business cycle

The normal production and business cycle of the Group does not exceed 12 months. For real estate business projects, the production and business cycle follows the timeline stipulated in the respective business plan.

5. Factors affecting the Consolidated Financial Statements

Consolidated revenue from sales of goods and services and consolidated accounting profit before tax for the current period increased significantly, mainly from the Bau Bang 3 real estate business activities and revenue from Phase 1 construction works of the Green City individual housing project.

During the period, the Group received a transfer of real estate goods from Becamex IDC Corp. (JSC) (a related party), comprising 301 residential units at Lots HL-G1, HL-G2, HL-G3, HL-G11 and HL-G17 of the Green City Project, with a total transfer value of VND 1,419,827,501,000. This transaction has led to a significant increase in the Group's consolidated total assets as at the end of the reporting period compared to the beginning of the period.

6. Group structure

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

The Parent Company's sole investment is in Binh Duong Plastics Manufacturing and Trading Company Limited (Single-member LLC), with its registered office at Lots C-5B and C-6B-CN, Road NA4, My Phuoc II Industrial Park, Ben Cat Ward, Ho Chi Minh City. The subsidiary's principal business activity is the manufacture of plastic construction materials. As at the end of the reporting period, the Parent Company's proportionate economic interest and voting rights in this subsidiary are 100.00%.

7. Statement on comparability of information in the Consolidated Financial Statements

The corresponding figures for the prior period are comparable with those of the current period.

8. Employees

As at the end of the reporting period, the Group had 440 employees working across companies within the Group (opening balance: 418 employees).

II. FINANCIAL YEAR AND ACCOUNTING CURRENCY

1. Financial year

The Group's financial year commences on January 1 and ends on December 31 each year.

2. Accounting currency

The accounting currency is the Vietnamese Dong (VND), as the majority of transactions are conducted in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND REGIME

1. Applicable accounting regime

The Group applies Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated October 27, 2025, Circular No. 202/2014/TT-BTC dated December 22, 2014 guiding the preparation and presentation of Consolidated Financial Statements, and the Ministry of Finance's other circulars guiding the implementation of accounting standards in the preparation and presentation of the Consolidated Financial Statements.

2. Statement of compliance with accounting standards and regime

Management confirms that the Consolidated Financial Statements have been prepared and presented in compliance with the requirements of Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated October 27, 2025, Circular No. 202/2014/TT-BTC dated December 22, 2014 and the Ministry of Finance's other circulars guiding the implementation of accounting standards in the preparation and presentation of the Consolidated Financial Statements.

IV. SIGNIFICANT ACCOUNTING POLICIES

1. Basis of preparation of the Consolidated Financial Statements

The Consolidated Financial Statements are prepared on the accrual basis of accounting (except for information relating to cash flows).

2. Basis of consolidation

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

The operating results of subsidiaries acquired or disposed of during the period are included in the Consolidated Statement of Profit or Loss from the date of acquisition or up to the date of disposal of the investment in the subsidiary.

The financial statements of the Parent Company and the subsidiary used in the consolidation are prepared for the same accounting period and applying consistent accounting policies for similar transactions and events in similar circumstances. Where the accounting policies of a subsidiary differ from the Group's uniform accounting policies, appropriate adjustments are made to the subsidiary's financial statements before they are used in the preparation of the Consolidated Financial Statements.

Intragroup balances on the Statement of Financial Position, intragroup transactions, and unrealised intragroup profits arising from such transactions are fully eliminated. Unrealised losses arising from intragroup transactions are also eliminated unless the costs giving rise to such losses are irrecoverable.

3. Cash and cash equivalents

Cash comprises cash on hand and demand bank deposits. Cash equivalents are short-term investments with an original maturity of not more than three months from the date of investment, readily convertible to a known amount of cash, and subject to an insignificant risk of changes in value at the reporting date.

4. Held-to-maturity investments

An investment is classified as held-to-maturity when the Group has the positive intention and ability to hold it to maturity. The Group's held-to-maturity investments consist solely of term bank deposits held for the purpose of earning periodic interest income.

When there is objective evidence that a portion or all of the investment may not be recoverable and the loss can be reliably estimated, the loss is recognized in financial expenses and deducted directly from the carrying amount of the investment.

5. Trade and other receivables

Receivables are presented at carrying amount less any allowance for doubtful debts.

Receivables are classified as trade receivables or other receivables on the following basis:

- Trade receivables represent amounts receivable of a commercial nature arising from purchase-sale transactions between the Group and buyers that are independent of the Group.
- Other receivables represent amounts receivable of a non-commercial nature, not related to purchase-sale transactions.

The allowance for doubtful debts is established for each receivable assessed as doubtful based on the estimated loss expected.

Net changes in the allowance for doubtful debts required at the reporting date are recognized in general and administrative expenses.

Receivables are classified as current or non-current on the Consolidated Statement of Financial Position based on their remaining terms as at the reporting date.

6. Inventories

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

The cost of inventories is determined as follows:

- Raw materials and tools: comprise the purchase cost and other directly attributable costs incurred in bringing the inventories to their present location and condition.
- Work-in-progress:
  - Real estate project development: comprises construction costs, borrowing costs capitalized and other directly attributable costs.
  - Product manufacturing: comprises direct material costs, direct labor costs and other directly attributable costs.
- Finished goods: comprise raw material costs, direct labor and allocated manufacturing overhead based on normal capacity, land use right costs, and other direct and common costs incurred during the real estate development process.
- Real estate goods: comprise the purchase cost and other directly attributable costs incurred in bringing the real estate to a state ready for sale.

Inventories are measured using the weighted average cost method and accounted for on a perpetual inventory basis.

Net realizable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and the estimated costs of making the sale.

An allowance for write-down of inventories is established for each inventory item where cost exceeds net realizable value. Net changes in the allowance required at the reporting date are recognized in cost of goods sold.

7. Prepaid expenses

Prepaid expenses are costs actually incurred that relate to the results of operations across multiple accounting periods. The Group's prepaid expenses primarily consist of tools and equipment, repair costs, software maintenance costs and prepaid land rent. These expenses are amortized over the prepaid period or the period during which the corresponding economic benefits are generated.

Tools and equipment

Tools and equipment put into use are amortized on a straight-line basis over a period not exceeding 36 months.

Repair costs

Major one-off repair costs are amortized on a straight-line basis over a period not exceeding 36 months.

Software maintenance costs

Major one-off software maintenance costs are amortized on a straight-line basis over the prepaid period.

Prepaid land rent

Prepaid land rent represents amounts paid for land currently in use by the Group, amortized over the lease term stipulated in the land lease agreement.

8. Operating leases

A lease is classified as an operating lease if substantially all the risks and rewards incidental to ownership remain with the lessor. Operating lease payments are recognized as an expense on a straight-line basis over the lease term, regardless of the pattern of payment.

9. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed assets comprises the total expenditure incurred by the Group to bring the asset to its present location and condition ready for use. Subsequent expenditure is capitalized only when it is probable that it will generate future economic benefits in excess of the originally assessed standard of performance. All other expenditure is recognized as production or business costs in the period in which it is incurred.

Upon disposal or retirement of a tangible fixed asset, the cost and accumulated depreciation are eliminated and any gain or loss arising is recognized in income or expense for the period.

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives. The useful lives are as follows:

Type of Fixed Asset	Useful Life (years)
Buildings and structures	05 – 25
Machinery and equipment	05 – 15
Means of transport and transmission	06 – 10
Office equipment	05 – 08
Other tangible fixed assets	04 – 05

10. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization. The cost of an intangible fixed asset comprises the total expenditure incurred by the Group to bring the asset to its intended use. Expenditure relating to intangible fixed assets incurred after initial recognition is recognized as production or business costs unless such expenditure can be directly attributed to a specific intangible asset and will result in increased future economic benefits from that asset.

Upon disposal or retirement, the cost and accumulated amortization are eliminated and any gain or loss is recognized in income or expense for the period.

The Group's intangible fixed assets comprise:

Land use rights

Land use rights represent all costs actually paid by the Group to acquire the right to use land. Land use rights allocated to the Group by the State with land use levy payment are amortized on a straight-line basis over the land allocation period (49 years).

Computer software

Expenditure associated with computer software programs that is not an integral part of related hardware is capitalized. The cost of computer software comprises all expenditure paid up to the date the software is ready for use. Computer software is amortized on a straight-line basis over 3 – 8 years.

11. Investment properties

Investment properties are land use rights, buildings or parts of buildings held by the Group to earn rental income or for capital appreciation. Investment properties held for rental are stated at cost less accumulated depreciation. Investment properties held for capital appreciation are stated at cost less impairment. The cost of investment properties comprises all expenditure paid by the Group or the fair value of consideration given in exchange for the property up to the date of purchase or completion of construction.

Expenditure related to investment properties incurred after initial recognition is recognized as an expense, unless it is probable that the expenditure will cause the investment property to generate more future economic benefits than originally assessed, in which case it is added to the cost.

On disposal, the cost and accumulated depreciation are eliminated and any gain or loss is recognized in income or expense for the period.

Reclassification from owner-occupied property or inventory to investment property occurs only when the owner ceases to use the asset and commences an operating lease, or upon completion of construction. Reclassification from investment property to owner-occupied property or inventory occurs only when the owner commences self-use or begins development for sale. Reclassification does not change the cost or carrying amount of the property at the date of transfer.

Investment properties held for capital appreciation are not depreciated. If there is objective evidence of a decline in the fair value of an investment property held for capital appreciation and the impairment amount can be reliably estimated, the cost is reduced and the loss is recognized in cost of goods sold.

12. Construction in progress

Construction in progress reflects costs directly attributable (including borrowing costs, consistent with the Group's accounting policy) to assets under construction, machinery and equipment under installation for production, lease or management purposes, as well as costs relating to ongoing repairs of fixed assets. These assets are recognized at cost and are not depreciated.

13. Payables and accrued expenses

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

Payables are classified as trade payables, accrued expenses or other payables on the following basis:

- Trade payables represent amounts payable of a commercial nature arising from purchase transactions for goods, services or assets from independent suppliers.
- Accrued expenses represent amounts payable for goods and services received from suppliers or provided to customers but not yet paid due to the absence of invoices or sufficient accounting documentation, as well as accruals for holiday pay, accrued production and business costs.
- Other payables represent amounts payable of a non-commercial nature, not related to purchase and sale transactions.

Payables and accrued expenses are classified as current or non-current on the Consolidated Statement of Financial Position based on their remaining terms as at the reporting date.

14. Provisions

Provisions are recognized when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that the obligation will lead to a decrease in economic benefits, and a reliable estimate can be made of the amount of the obligation.

Where the time value of money is material, provisions are determined by discounting the future cash outflows at a pre-tax discount rate reflecting current market assessments of the time value of money and the risks specific to the obligation. The increase in provision due to the passage of time is recognized as a financial expense.

The Group's only provision is a construction warranty provision, established for each construction project with a warranty commitment. The warranty provision rate ranges from 1% to 5% of construction contract revenue subject to warranty requirements. This rate is estimated based on historical warranty cost data and the weighted average of all possible outcomes with their associated probabilities. When the warranty period expires, any unused or underspent construction warranty provision is recognized in other income.

15. Equity

Owners' contributed capital

Owners' contributed capital is recognized at the amount actually contributed by shareholders.

Share premium

Share premium is recognized as the difference between the issue price and the par value of shares on initial or additional issuances, the difference between the reissuance price and the book value of treasury shares, and the equity component of convertible bonds upon maturity. Directly attributable costs of additional share issuances and treasury share reissuances are deducted from share premium.

16. Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriation of funds in accordance with the Group's Charter and applicable laws and after approval by the General Meeting of Shareholders.

Distribution of profit to shareholders takes into account non-cash items within undistributed post-tax profit that may affect cash flows and dividend payment capacity, such as gains on revaluation of assets contributed as equity, gains on revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recognized as a liability when approved by the General Meeting of Shareholders and upon announcement of dividend payment by the Board of Directors.

17. Revenue and income recognition

Sale of goods and finished products

Revenue from the sale of goods and finished products is recognized when all of the following conditions are simultaneously met:

- The Group has transferred the significant risks and rewards of ownership of the goods to the buyer.
- The Group retains neither continuing managerial involvement nor effective control over the goods.
- The amount of revenue can be measured reliably. Where a contract provides the buyer with the right to return goods under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer no longer has the right to return the goods (except where the customer has the right to exchange goods or services for other goods or services).
- The Group has received or will receive the economic benefits associated with the transaction.
- The costs associated with the sale can be measured reliably.

Sale of real estate

Revenue from the sale of real estate where the Group is the developer is recognized when all of the following conditions are simultaneously met:

- The real estate has been fully completed and handed over to the buyer, and the Group has transferred the risks and rewards incidental to ownership.
- The Group retains neither continuing managerial involvement nor effective control over the real estate.
- Revenue can be measured reliably.
- The Group has received or will receive the economic benefits associated with the real estate transaction.
- The costs associated with the transaction can be measured reliably.

Where the buyer has the right to fit out the interior of the real estate and the Group performs the fit-out in accordance with the buyer's designs and specifications under a separate interior fit-out agreement, revenue is recognized upon completion and handover of the shell structure to the buyer.

Sale of land plots (plot subdivision)

Revenue from the sale of land plots under non-cancellable contracts is recognized when all of the following conditions are simultaneously met:

- The risks and rewards incidental to the right to use the land have been transferred to the buyer.
- Revenue can be measured reliably.
- The costs associated with the land sale can be measured reliably.
- The Group has received or is certain to receive the economic benefits associated with the land sale.

Interest income

Interest income is recognized on a time proportion basis using the effective interest rate for each period.

18. 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 terms of their design, technology and function or their ultimate purpose or use.

When the outcome of a construction contract can be estimated reliably:

- For contracts where the contractor is paid according to a planned schedule: revenue and costs relating to the contract are recognized proportionally to the stage of completion as self-assessed by the Group at the reporting date.
- For contracts where the contractor is paid based on actual completed quantities: revenue and costs are recognized proportionally to the stage of completion confirmed by the customer and reflected on issued invoices.

Variations in contract work, claims and incentive payments are recognized as revenue only when agreed with the customer.

When the outcome of a construction contract cannot be estimated reliably:

- Revenue is recognized only to the extent of contract costs incurred that it is probable will be recoverable.
- Contract costs are recognized as expenses only when incurred.

The difference between cumulative contract revenue recognized and cumulative amounts billed on a planned schedule is presented as a receivable or payable under the planned schedule of construction contracts.

19. Revenue deductions

Revenue deductions consist solely of goods returns occurring in the same period as the sale and are deducted from revenue in the period they arise.

For goods and services sold in prior periods where returns arise in the current period, the return is recorded as a reduction of current period revenue on the following basis:

- If the return occurs before the date the Consolidated Financial Statements are issued: reduce revenue in the current period Consolidated Financial Statements.

- If the return occurs after the date the Consolidated Financial Statements are issued: reduce revenue in the following period's Consolidated Financial Statements.

20. Borrowing costs

Borrowing costs comprise interest and other costs incurred in connection with borrowings. Borrowing costs are recognized as expenses in the period in which they are incurred, except where borrowing costs are directly attributable to the acquisition, construction or production of a qualifying asset (one that requires a substantial period of time — more than 12 months — to be ready for its intended use or sale). For specific borrowings used to finance fixed assets or investment properties, interest is capitalized even when the construction period is less than 12 months. Any income earned on the temporary investment of specific borrowings is deducted from the cost of the qualifying asset.

For general borrowings partly used to finance qualifying assets, the capitalizable borrowing costs are determined by applying a capitalization rate to the weighted average accumulated expenditure on the qualifying asset. The capitalization rate is the weighted average of the interest rates applicable to the borrowings outstanding during the period, excluding specific borrowings for specific assets.

21. Expenses

Expenses are decreases in economic benefits recognized at the time the transaction occurs or when it is probable they will arise in the future, regardless of whether cash has been paid.

Costs and related revenues must be recognized simultaneously in accordance with the matching principle. Where the matching principle conflicts with the prudence principle, costs are recognized based on the nature of the transaction and applicable accounting standards to ensure true and fair presentation.

22. Corporate income tax (CIT)

CIT expense comprises current and deferred income tax.

Current tax is calculated based on taxable income. Taxable income differs from accounting profit as a result of adjustments for temporary differences between tax and accounting bases, non-deductible expenses, non-taxable income and loss carry-forwards.

Deferred tax is the CIT payable or recoverable on account of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are recognized only to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences can be utilized.

The carrying amount of deferred 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. Previously unrecognized deferred tax assets are reassessed at each reporting date and recognized when recovery becomes probable.

Deferred tax assets and liabilities are measured at the tax rates expected to apply in the period in which the asset is realized or the liability settled, based on tax rates in effect at the reporting date. Deferred tax is recognized in the income statement, and recognized directly in equity only when it relates to items recognized directly in equity.

Deferred tax assets and liabilities are offset when: the Group has a legally enforceable right to offset current tax assets against current tax liabilities; and the deferred tax assets and liabilities relate to income taxes levied by the same tax authority on the same taxable entity, or on different taxable entities where the Group intends to settle current tax assets and liabilities on a net basis, or to realize the asset and settle the liability simultaneously in each future period.

23. Related parties

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

In considering each possible related party relationship, attention is paid to the substance of the relationship, not merely the legal form.

24. Segment reporting

A business segment is an identifiable component engaged in providing products or services that is subject to risks and returns different from those of other business segments.

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

Segment information is prepared and presented in accordance with the accounting policies applied in the preparation of the Consolidated Financial Statements.

V. SUPPLEMENTARY INFORMATION FOR LINE ITEMS IN THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION

1. Cash and cash equivalents

Description	Ending Balance	Opening Balance
Cash on hand	280,681,244	450,913,008
Demand bank deposits	28,294,972,105	309,126,918,535
Cash equivalents (term deposits with original maturity $\leq$ 3 months)	-	2,523,518,954
TOTAL	**28,575,653,349**	**312,101,350,497**

2. Short-term financial investments

Description	Ending Balance	Opening Balance
Held-to-maturity short-term investments	52,000,000,000	-
TOTAL	**52,000,000,000**	**-**

(i) The entire balance of 3-month term deposits held at BIDV – Binh Duong Branch is pledged as security for borrowings of the Group at that bank.

3. Short-term trade receivables

Description	Ending Balance	Opening Balance
Receivables from related parties	**66,961,165,933**	**32,845,098,592**
Becamex IDC Corp. (JSC)	46,324,705,841	20,350,348,973
Technical Infrastructure Development JSC	4,405,258,960	6,576,178,995
Vietnam – Singapore Industrial Park JV Co., Ltd.	4,137,562,453	4,137,562,453
SetiaBecamex JSC	4,585,902,871	1,065,416,694
Becamex Binh Dinh JSC	7,507,735,808	715,591,477
Receivables from other customers	**126,603,178,873**	**163,741,035,262**
Phu Dinh Wood Furniture Co., Ltd.	20,765,873,459	20,765,873,459
Other customers	105,837,305,414	142,975,161,803
TOTAL	**193,564,344,806**	**196,586,133,854**

4. Short-term prepayments to suppliers

Description	Ending Balance	Opening Balance
Thoi Dai Design and Construction JSC	4,446,948,125	7,315,691,607
Phuc Khang Construction LLC	11,111,502,803	6,300,133,844
Thu Duc 1 Centrifugal Concrete JSC	-	6,165,210,912
Thuan Phong Construction and Trading Services LLC	12,791,880,469	3,952,416,464
Thai Duong Investment Construction Development LLC	1,857,507,243	3,648,377,015
Ho Chi Minh City Branch of Vietnam Kandenko Co., Ltd.	18,644,827,225	-
An Ninh Electronics LLC	4,401,751,628	-
V.E.D.A Investment JSC	3,119,815,369	-
Phuc Khang International Interior Design and Construction Trading LLC	4,660,582,809	-
Other suppliers	14,384,907,478	2,264,159,520
TOTAL	**75,419,723,149**	**29,645,989,362**

5. Other receivables

a. Short-term other receivables

Description	Ending Balance		Opening Balance	
	Value	Provision	Value	Provision
Receivables from related parties	**63,296,656,357**	**-**	**328,586,050,763**	**-**
Becamex IDC Corp. (JSC) – receivable related to Green City Project (i)	62,288,556,616	-	328,302,581,635	-
Becamex Binh Dinh Infrastructure LLC – construction warranty deposit	1,008,099,741	-	281,869,128	-
Becamex Binh Dinh JSC – refundable deposit	-	-	1,600,000	-
Receivables from other organizations and individuals	**918,258,978**	**-**	**1,231,608,387**	**-**
Short-term deposits	66,100,000	-	44,500,000	-
Advances	105,228,091	-	26,460,000	-
Mandatory insurance receivables	107,415,000	-	512,420,500	-
Other short-term receivables	639,515,887	-	648,227,887	-
TOTAL	**64,214,915,335**	**-**	**329,817,659,150**	**-**

(i) This receivable relates to certain completed construction items under Phase 1 of the Green City individual housing project (the "Green City Project") within the Hoa Loi Resettlement Area Project, pursuant to the Business Cooperation Agreement for Housing No. 60/11/2024/HDVT/HD dated November 27, 2024 and its appendices with Becamex IDC Corp. (JSC), under the following terms:

- The Parent Company self-finances the construction, quality management and completion of residential buildings, utility works and is entitled to record the construction value as its equity contribution based on completed construction quantities multiplied by estimated unit prices (approved contribution value excluding VAT: VND 1,117,212,010,874).
- The Parent Company's contributed capital will be repaid from the proceeds of product sales. Becamex IDC Corp. (JSC) has full authority to manage and commercialize all products and construction works under the project without restriction, and retains all sales proceeds after deducting the capital contributions to which the Parent Company is entitled.

b. Long-term other receivables

Description	Ending Balance	Opening Balance

	Value	Provision	Value	Provision
Receivables from related parties	**1,393,356,000**	**-**	**779,024,013**	**-**
Becamex IDC Corp. (JSC) – security deposit for Company office premises	1,376,856,000	-	-	-
Becamex Binh Dinh Infrastructure LLC – warranty deposit	-	-	762,524,013	-
Becamex Binh Dinh JSC – refundable housing deposit for workers	16,500,000	-	16,500,000	-
TOTAL	**1,393,356,000**	**-**	**779,024,013**	**-**

6. Overdue receivables and allowance for doubtful debts

As at the reporting date, the following trade receivables are overdue:

Description	Gross Amount	Estimated Recoverable Amount
Vietnam – Singapore Industrial Park JV Co., Ltd. (related party) – overdue >3 years	4,137,562,453	4,137,562,453
Dong Tham Wood Processing Co., Ltd. – overdue >3 years	357,576,326	357,576,326
TOTAL	**4,495,138,779**	**4,495,138,779**

Movement in allowance for doubtful debts:

Description	Current Period	Prior Period
Opening balance	4,495,138,779	2,426,357,553
Provision recognized during period	-	2,068,781.226
Closing balance	**4,495,138,779**	**4,495,138,779**

7. Inventories

Description	Ending Balance		Opening Balance	
	Value	Provision	Value	Provision
Raw materials	1,196,424,998	-	2,102,959,798	-
Tools and supplies	1,890,000	-	2,836,786	-

Work-in-progress	214,548,456,148	-	54,794,607,332	-
Finished goods	9,199,045,324	(2,289,484,260)	9,818,296,681	(2,289,484,260)
Goods (HDPE pipes)	4,208,997,182	-	4,285,061,022	-
Real estate goods (470 Green City residential units)	2,171,831,316,000	-	1,419,827,501,000	-
TOTAL	**2,400,986,129,652**	**(2,289,484,260)**	**1,490,831,262,619**	**(2,289,484,260)**

(i) Real estate goods comprise 183 residential units at Lots HL-G1, HL-G2, HL-G3, HL-G11, HL-G17 with a value of VND 848,016,203,000 and 118 residential units at Lots HL-G2 and HL-G11 with a value of VND 571,811,298,000, within the Green City Project pursuant to property sale and purchase agreements with Becamex IDC Corp. (JSC) (a related party).

All real estate goods are pledged as security for the Group's long-term borrowings at Vietnam Military Commercial Joint Stock Bank (MB Bank) – Binh Phuoc Branch; Bank for Investment and Development of Vietnam JSC (BIDV) – Binh Duong Branch; and Asia Commercial Bank (ACB) – Saigon Branch.

Movement in allowance for write-down of inventories:

Description	Current Period	Prior Period
Opening balance	2,289,484,260	1,220,775,231
Provision recognized during period	-	1,068,709,029
Closing balance	**2,289,484,260**	**2,289,484,260**

8. Prepaid expenses

a. Short-term prepaid expenses

Description	Ending Balance	Opening Balance
Office computers	204,226,870	321,814,992
Vehicle maintenance and tires	2,293,472,311	555,608,938
Tools and equipment	98,090,392	175,649,896
TOTAL	**2,595,789,573**	**1,053,073,826**

b. Long-term prepaid expenses

Description	Ending Balance	Opening Balance
Prepaid land rent	2,848,891,350	2,898,726,186

Description	Ending Balance	Opening Balance
Office repair costs	66,544,034	129,637,154
Tools and equipment	105,954,167	132,083,334
TOTAL	**3,021,389,551**	**3,160,446,674**

9. Taxes and other receivables from the State

Description	Ending Balance	Opening Balance
Deductible VAT input credit	221,333,136,689	139,122,811,651
Other tax receivables from State	-	-
TOTAL	**221,333,136,689**	**139,122,811,651**

10. Tangible fixed assets

The office building (units 29 to 32, Block G, Lot C4, C2–C4 residential cluster, New Urban Area, Binh Duong Ward, Ho Chi Minh City) with a net book value of VND 5,440,559,641 as at March 31, 2026 has been pledged as security for future credit facilities of the Company at Vietcombank – Tan Binh Duong Branch under Credit Facility Agreement No. 0047CRC/TRD8/25LD dated July 31, 2025.

11. Intangible fixed assets

Intangible fixed assets comprise accounting software and land use rights.

The land use rights at My Phuoc II Industrial Park, Ben Cat Ward, Ho Chi Minh City with a net book value of VND 3,204,563,199 as at December 31, 2025 have been pledged as security for short-term borrowings at BIDV – Binh Duong Branch (see Note V.16a).

In addition, land use rights (units 29 to 32, Block G, Lot C4, C2–C4 residential cluster, New Urban Area, Binh Duong Ward, Ho Chi Minh City) with a carrying amount equal to their net book value of VND 7,044,834,521 as at March 31, 2026 have been pledged under a mortgage agreement as security for future credit facilities of the Company at Vietcombank – Tan Binh Duong Branch under Credit Facility Agreement No. 0047CRC/TRD8/25LD dated July 31, 2025.

12. Investment properties held for capital appreciation

No movement during the period.

Schedule of investment properties as at the reporting date:

Description	Cost	Accumulated Depreciation	Net Book Value
Land use rights (Units G26–G28)	5,032,852,685	-	5,032,852,685
Office building (Units G26–G28)	4,479,195,636	-	4,479,195,636
TOTAL	**9,512,048,321**	-	**9,512,048,321**

The land use rights and office building (units 26 to 28, Block G, Lot C4, C2–C4 residential cluster, New Urban Area, Binh Duong Ward, Ho Chi Minh City) with a net book value of VND 9,512,048,321 as at December 31, 2025 have been pledged as security at Vietcombank – Tan Binh Duong Branch under Credit Facility Agreement No. 0047CRC/TRD8/25LD dated July 31, 2025.

13. Construction in progress

Description	Current Period	Prior Period
Fast accounting software	-	286,000,000
TOTAL	**-**	**286,000,000**

14. Short-term trade payables

Description	Ending Balance	Opening Balance
Payables to related parties	**1,215,613,579,170**	**1,042,504,363,724**
Becamex IDC Corp. (JSC)	1,101,867,342,099	752,748,037,270
Binh Duong Trading and Development JSC (TDC)	106,496,421,917	288,309,454,691
My Phuoc Ready-Mix Concrete Unit – Branch of Binh Duong T&D JSC	6,408,659,006	1,312,491,553
Becamex International General Hospital JSC	-	128,088,000
Vietnam Technology and Communications JSC	32,576,500	6,281,500
Becamex Binh Dinh JSC	-	10,710
Eastern International University	-	-
Becamex Building Materials JSC	808,579,648	-
Payables to other suppliers	**45,589,702,684**	**27,916,384,224**
TOTAL	**1,261,203,281,854**	**1,070,420,747,948**

The Group has no overdue trade payables.

15. Advances from customers

Description	Ending Balance	Opening Balance
Advances from related parties	**358,568,260,250**	**341,237,273,082**
Becamex IDC Corp. (JSC)	315,956,824,324	311,830,324,784
Technical Infrastructure Development JSC	13,912,254,286	-
SetiaBecamex JSC	28,699,181,640	29,406,948,298
Advances from other customers	-	-
TOTAL	**358,568,260,250**	**341,237,273,082**

16. Dividends payable

Description	Ending Balance	Opening Balance
Dividends payable	265,642,835	354,699,635
TOTAL	**265,642,835**	**354,699,635**

17. Taxes and other payables to the State

Description	Opening Balance	Transactions During Period		Closing Balance	
	Must Pay	Payable	Paid	Must Pay	Overpaid
1. Corporate income tax	24,732,697,956	-	23,302,444,582	1,430,253,374	-
2. Personal income tax	293,036,450	-	783,689,003	626,767,319	449,958,134
3. Other taxes (business license, registration tax)	547,432,545	-	11,951,120,018	12,498,552,563	-
4. Fees, charges and other payables	32,160,000	-	261,728	32,421,728	-
TOTAL	**25,605,326,951**	**0**	**12,735,070,749**	**36,460,186,192**	**1,880,211,508**

Value added tax (VAT)

Companies within the Group apply the VAT credit method at the standard rate of 10%.

During the period, companies within the Group applied the reduced VAT rate of 8% on certain goods and services pursuant to Government Decree No. 180/2024/ND-CP dated December 31, 2024 and Decree No. 174/2025/ND-CP dated June 30, 2025, implementing the reduced VAT policy under National Assembly Resolution No. 174/2024/QH15 dated November 30, 2024 and Resolution No. 204/2025/QH15 dated June 17, 2025.

Corporate income tax (CIT)

Companies within the Group are subject to CIT on taxable income at the rate of 20%.

The determination of CIT obligations of companies within the Group is based on current tax regulations. However, these regulations are subject to change and the tax treatment of many types of transactions may be subject to differing interpretations. Accordingly, the amounts shown in the Consolidated Financial Statements may change following a tax audit.

Other taxes

Companies within the Group declare and pay other taxes in accordance with applicable regulations.

18. Payables to employees

Description	Ending Balance	Opening Balance
March salary payable	7,570,154,169	10,319,399,550
TOTAL	**7,570,154,169**	**10,319,399,550**

19. Accrued expenses

Description	Ending Balance	Opening Balance
Accrued interest expense	-	1,239,792,217
Accrued costs – Social Housing High-rise Apartments, Zone 5 – Dinh Hoa Project	6,529,516	5,208,362,191
Accrued costs – Eastern International University Renovation Project	8,766,511,537	-
Accrued costs – Dormitory Renovation Project	44,196,610	-
Accrued costs – BOT Highway 13 Upgrade and Expansion Project	20,303,342	4,678,121,803
Accrued costs – HCMC–Thu Dau Mot–Chon Thanh Expressway Project	1,524,348	-
Accrued costs – Wastewater Treatment Plant (Stations 3 & 4), Ben Cat Ward	945,404,654	-
Other accrued expenses	12,337,585	649,362,583
TOTAL	**9,796,807,592**	**11,775,638,794**

20. Other short-term payables

Description	Ending Balance	Opening Balance
Payables to related parties	-	-
Payables to other organizations and individuals	**1,889,905,983**	**1,406,130,796**
Trade union fees	372,249,953	544,874,916
House repair and renovation deposits received	460,000,000	500,000,000
Provisional PIT withholding	106,760,143	107,504,219
Driver performance bonds	836,783,887	-
Social, health and unemployment insurance	114,112,000	253,751,661

Description	Ending Balance	Opening Balance
TOTAL	**1,889,905,983**	**1,406,130,796**

The Group has no overdue other payables.

21. Borrowings

a. Short-term borrowings

	Ending Balance		Opening Balance	
Description	**Amount**	**Repayable Capacity**	**Amount**	**Repayable Capacity**
BIDV (Bank for Investment and Development of Vietnam JSC)	146,197,998,706	146,197,998,706	123,630,652,774	123,630,652,774
Vietcombank (Bank for Foreign Trade of Vietnam JSC)	81,155,094,024	81,155,094,024	1,694,906,631	1,694,906,631
VietinBank (Vietnam Commercial Bank for Industry and Trade)	-	-	-	-
MB Bank (Vietnam Military Commercial Joint Stock Bank)	9,069,000,000	9,069,000,000	9,069,000,000	9,069,000,000
TOTAL	**236,422,092,730**	**236,422,092,730**	**134,394,559,405**	**134,394,559,405**

The Group is capable of repaying all short-term borrowings.

The BIDV – Binh Duong Branch loan is used to supplement working capital and to provide performance bonds, at interest rates specified in individual loan agreements. This loan is secured by term deposits, certain tangible fixed assets and land use rights of the Company.

The Vietcombank – Tan Binh Duong Branch loan is drawn under Credit Facility Agreement No. 0014CRC/2025/VCB-TBD dated July 31, 2025 and subsequent amendments, with a credit limit of VND 115,000,000,000, used to pay legally valid and reasonable business costs relating to the Company's construction activities. This loan is secured by certain tangible fixed assets, land use rights and investment properties of the Company.

Movement in short-term borrowings:

Description	Opening Balance	New Borrowings	Repayments	Closing Balance
BIDV	123,630,652,774	49,185,043,199	26,617,697,267	146,197,998,706
Vietcombank	1,694,906,631	79,460,187,393	-	81,155,094,024
VietinBank	-	9,783,068,570	9,783,068,570	-
MB Bank	9,069,000,000	-	-	9,069,000,000
TOTAL	**134,394,559,405**	**138,428,299,162**	**36,400,765,837**	**236,422,092,730**

b. Long-term borrowings

Description	Ending Balance		Opening Balance	
	Amount	Repayable Capacity	Amount	Repayable Capacity
BIDV	170,794,819,676	170,794,819,676	170,794,819,676	170,794,819,676
MB Bank	317,417,238,155	317,417,238,155	317,417,238,155	317,417,238,155
ACB (Asia Commercial Bank)	289,521,475,021	289,521,475,021	-	-
TOTAL	**777,733,532,852**	**777,733,532,852**	**488,212,057,831**	**488,212,057,831**

The Group is capable of repaying all long-term borrowings.

The BIDV – Binh Duong Branch loan is drawn under Credit Agreement No. 01/2025/83518/HDTD dated December 23, 2025 with a credit limit of VND 440,294,000,000 and a term of 36 months from the first drawdown date, used to purchase 118 residential units in the Green City Binh Duong Housing Project (Hoa Loi Resettlement Area). This loan is secured by inventories financed by the loan proceeds.

The MB Bank – Binh Phuoc Branch loan is drawn under Credit Agreement No. 365734.25.660.40155915.TD dated December 24, 2025 with a credit limit of VND 653,000,000,000 and a term of 48 months from the first drawdown date, used to purchase 183 residential units in the Green City Binh Duong Housing Project. As of December 24, 2025, VND 326,486,238,155 had been drawn. This loan is secured by inventories financed by the loan proceeds.

The ACB – Saigon Branch loan is drawn under Credit Agreement No. SGN.DN.5729.200.326 dated March 10, 2026 with a credit limit of VND 579,000,000,000 and a term of 36 months from the first drawdown date, used to purchase 169 residential units in the Green City Binh Duong Housing Project. As of March 31, 2026, VND 289,521,475,021 had been drawn. This loan is secured by inventories financed by the loan proceeds.

Movement in long-term borrowings:

Description	Opening Balance	New Borrowings	Repayments	Closing Balance
BIDV	170,794,819,676	-	-	170,794,819,676
MB Bank	317,417,238,155	-	-	317,417,238,155
ACB	-	289,521,475,021	-	289,521,475,021
TOTAL	**488,212,057,831**	**289,521,475,021**	**-**	**777,733,532,852**

c. Overdue borrowings

The Group has no overdue borrowings.

22. Short-term provisions

The short-term provision relates to construction warranty obligations. Movement during the period:

Description	Current Period	Prior Period
Opening balance	5,036,815,219	11,028,985,334
Addition during period	1,911,314,263	1,981,870,083
Reversal during period	353,240,741	(7,974,040,198)
Closing balance	**6,594,888,741**	**5,036,815,219**

23. Bonus and welfare fund

Description	Opening Balance	Addition from Profit	Disbursed During Period	Closing Balance
Bonus and welfare fund	26,340,646	19,337,659,194	6,139,575,793	13,224,424,047
TOTAL	**26,340,646**	**19,337,659,194**	**6,139,575,793**	**13,224,424,047**

24. Equity

a. Changes in equity

Information on changes in equity is presented in Appendix 01 attached.

b. Details of owners' contributed capital

Description	Ending Balance	Opening Balance
Becamex IDC Corp. (JSC)	186,567,090,000	155,472,580,000
Other shareholders	233,431,370,000	194,527,420,000
TOTAL	**419,998,460,000**	**350,000,000,000**

c. Shares

Description	Ending Balance	Opening Balance
Number of registered shares for issuance	41,999,846	35,000,000
Number of shares sold to the public	41,999,846	35,000,000
- Ordinary shares	41,999,846	35,000,000
- Preference shares	-	-
Number of shares repurchased	-	-
- Ordinary shares	-	-
- Preference shares	-	-
Number of shares in circulation	**41,999,846**	**35,000,000**
- Ordinary shares	41,999,846	35,000,000
- Preference shares	-	-

Par value of shares in circulation: VND 10,000 per share.

Pursuant to General Meeting of Shareholders Resolution No. 04/2025/NQ-DHDCD dated December 12, 2025 of Binh Duong Construction and Civil Engineering Joint Stock Company, the Company approved a plan to increase charter capital to VND 700,000,000,000 to make payments to suppliers and subcontractors and to supplement working capital. The implementation is expected to be completed in 2026.

VI. SUPPLEMENTARY INFORMATION FOR LINE ITEMS IN THE CONSOLIDATED STATEMENT OF PROFIT OR LOSS

1. Revenue from sales of goods and provision of services

a. Total revenue

Description	Current Period	Prior Period
Construction revenue	286,028,684,497	112,956,661,451
Revenue from goods sold	2,701,217,162	5,016,867,642
TOTAL	**288,729,901,659**	**117,973,529,093**

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

Revenue from sales and provision of services to related parties is as follows:

Description	Current Period	Prior Period
Becamex IDC Corp. (JSC)	-	-
Revenue from sale of goods (HDPE pipes)	-	87,496,000
Construction revenue	65,092,348,567	69,618,826,344
SetiaBecamex JSC	-	-
Construction revenue	6,213,920,962	-

Description	Current Period	Prior Period
Becamex Binh Phuoc Technical Infrastructure Development JSC	-	-
Construction revenue	-	25,675,798,071
Revenue from sale of goods (HDPE pipes)	-	569,850,000
Becamex Binh Dinh JSC	-	-
Construction revenue	3,619,445,084	-
Becamex Binh Dinh Infrastructure LLC	-	-
Revenue from sale of goods (HDPE pipes)	2,071,756,632	1,321,206,120
Technical Infrastructure Development JSC	-	-
Construction revenue	11,102,969,884	-

2. Cost of goods sold

Description	Current Period	Prior Period
Cost of construction	269,023,122,933	98,439,284,924
Cost of goods sold (HDPE pipes)	3,131,200,302	4,956,214,138
TOTAL	**272,154,323,235**	**103,395,499,062**

3. Financial income

Description	Current Period	Prior Period
Interest on demand deposits	14,930,377	12,092,308
Interest on term deposits	9,292,069	91,087,671
TOTAL	**24,222,446**	**103,179,979**

4. Financial expenses

Description	Current Period	Prior Period
Interest expense	14,236,903,777	504,730,111
TOTAL	**14,236,903,777**	**504,730,111**

5. Selling expenses

Description	Current Period	Prior Period
Depreciation of fixed assets	29,677,494	28,302,495
Other expenses	132,149,923	138,455,183
TOTAL	**161,827,417**	**166,757,678**

6. General and administrative expenses

Description	Current Period	Prior Period
Personnel costs	7,285,928,111	5,058,187,742
Office supplies	161,751,015	141,152,380
Depreciation of fixed assets	432,599,488	522,720,261
Other expenses	2,592,509,070	1,750,421,847
TOTAL	**10,472,787,684**	**7,472,482,230**

7. Other income

Description	Current Period	Prior Period
Reversal of construction warranty provision	353,240,741	-
Other income	123,593,737	82,722,106
TOTAL	**476,834,478**	**82,722,106**

8. Other expenses

Description	Current Period	Prior Period
Other expenses	138,117	154,032,638
TOTAL	**138,117**	**154,032,638**

9. Earnings per share

a. Basic/diluted earnings per share

Description	Current Period	Prior Period
Profit/(loss) after corporate income tax	(7,795,021,647)	6,465,929,459
Appropriation to development fund, bonus and welfare fund; Board of Directors remuneration (27%)	-	-
Profit attributable to ordinary shares for basic EPS	-	**6,465,929,459**
Weighted average number of ordinary shares outstanding during the period	41,999,846	35,000,000
Basic/diluted earnings per share (VND)	-	**115**

b. Other information

No transactions in ordinary shares or potential ordinary shares occurred between the end of the reporting period and the date of issuance of these interim Consolidated Financial Statements.

10. Production and business costs by nature

Description	Current Period	Prior Period
Raw material and supply costs	88,626,241,297	1,871,382,394
Labor costs	32,103,497,876	5,473,622,578
Depreciation of fixed assets	598,349,962	498,610,779
Outsourced service costs	224,915,355,170	87,180,452,450
Other costs	13,104,738,865	543,772,288
TOTAL	**359,348,183,170**	**95,567,840,489**

VII. OTHER INFORMATION

1. Transactions and balances with related parties

The Group's related parties include: key management personnel, individuals related to key management personnel and other related parties.

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

Key management personnel comprise: members of the Board of Directors, the Supervisory Board and the Management Board (General Director, Deputy General Directors and Chief Accountant). Individuals related to key management personnel are close family members of key management personnel.

Transactions with key management personnel and their related individuals

The Group had no sales, service provision or other transactions with key management personnel or their related individuals.

Balances with key management personnel and their related individuals

Balances with key management personnel and their related individuals are presented in Note V.5a.

Receivables from key management personnel and their related individuals are unsecured and will be settled in cash. No allowance for doubtful debts has been established for such receivables.

Remuneration of key management personnel and Supervisory Board members:

Description	Current Period	Prior Period
Board of Directors	-	-
Mr. Do Quang Ngon – Chairman	-	25,000,000
Mr. Phan Hong Cam – Member	-	16,000,000
Mr. Nguyen Thanh Trung – Chairman	210,000,000	-
Mr. Nguyen Kim Tien – Member	120,000,000	16,000,000
Mr. Huynh Vinh Thanh – Member	120,000,000	16,000,000

Description	Current Period	Prior Period
Mr. Tran Thien The – Member	120,000,000	16,000,000
Ms. Bui Thi Thuy – Member	120,000,000	-
Supervisory Board	-	-
Mr. Nguyen Hai Hoang – Head	120,000,000	16,000,000
Ms. Le Thi Thuy Duong – Member	89,000,000	12,000,000
Ms. Huynh Thi Que Anh – Member	89,000,000	12,000,000
Management Board	-	-
Mr. Nguyen Kim Tien – General Director	302,190,000	152,190,000
Mr. Ly Tan Tri – Deputy GD (until May 26, 2025)	-	81,460,000
Ms. Ho Minh Diem Thuy – Deputy GD (until August 1, 2025)	20,000,000	122,190,000
Mr. Tran Nhat Khoa – Deputy GD (from February 25, 2025)	252,190,000	152,190,000
Mr. Cao Dinh Tue Minh – Deputy GD (from August 1, 2025)	227,190,000	-
Mr. Nguyen Thanh Hai – Deputy GD (from August 1, 2025)	227,190,000	-
Ms. Luong Thi Quynh Hoa – Chief Accountant	227,190,000	107,190,000
TOTAL	**2,243,950,000**	**744,220,000**

b. Transactions and balances with other related parties

Other related parties of the Group include:

Related Party	Relationship
Becamex IDC Corp. (JSC)	Shareholder holding 44% of charter capital
Technical Infrastructure Development JSC	Company within the Becamex Group
Binh Duong Trading and Development JSC (TDC)	Company within the Becamex Group
Becamex Building Materials JSC	Subsidiary of Binh Duong Trading and Development JSC
My Phuoc Hospital JSC	Company within the Becamex Group
Urban Development JSC	Company within the Becamex Group

Related Party	Relationship
Binh Duong Water Supply and Environment Corporation JSC	Company within the Becamex Group
Vietnam Technology and Communications JSC	Company within the Becamex Group
Vietnam – Singapore Industrial Park JV Co., Ltd.	Company within the Becamex Group
Becamex Tokyu Co., Ltd.	Company within the Becamex Group
BW Industrial Development JSC	Company within the Becamex Group
Becamex Binh Phuoc Technical Infrastructure Development JSC	Company within the Becamex Group
SetiaBecamex JSC	Company within the Becamex Group
Becamex Binh Dinh Infrastructure LLC	Company within the Becamex Group
Becamex International General Hospital JSC	Company within the Becamex Group
Becamex Binh Dinh JSC	Company within the Becamex Group
Becamex Hotel Single-Member LLC	Company within the Becamex Group
Branch of Becamex Hotel Single-Member LLC	Company within the Becamex Group
Eastern International University	Company within the Becamex Group
My Phuoc Ready-Mix Concrete Unit – Branch of Binh Duong Trading and Development JSC	Company within the Becamex Group

Transactions with other related parties

In addition to sales and service transactions presented in Note VI.1b, the Group had the following other transactions with related parties:

Description	Current Period	Prior Period
Becamex IDC Corp. (JSC)	-	-
Management fees and office rental service fees	1,624,771,834	77,976,507
Service fee payments	321,144,950	-
Purchase of Green City Project real estate goods	-	-
Payment for real estate goods	-	-
Receipt of advances from construction activities	-	-
SetiaBecamex JSC	-	-
Construction payment receipts	3,014,489,741	-
Vietnam Technology and Communications JSC	-	-

Description	Current Period	Prior Period
Service fees	74,792,350	308,097,320
Service fee payments	85,252,186	-
Becamex International General Hospital JSC	-	-
Medical service fees	-	-
Medical service fee payments	-	-
My Phuoc Ready-Mix Concrete Unit – Branch of TDC	-	-
Raw material purchases	12,061,343,311	-
Payment for raw materials	5,910,156,452	-
Becamex Binh Dinh JSC	-	-
Service purchases	3,844,200	-
Service fee payments	5,174,400	-
Binh Duong Trading and Development JSC (TDC)	-	-
Construction works costs	132,736,338,719	-
Construction payment	88,922,861,133	-
Becamex Building Materials JSC	-	-
Raw material purchases	1,807,959,776	-
Payment for raw materials	1,644,733,989	-
Eastern International University	-	-
Service purchases	1,693,296	-
Service fee payments	108,782,974	-

Prices of goods and services provided to related parties are by agreement. Purchases of goods and services from related parties are transacted at negotiated prices.

Balances with other related parties

Balances with other related parties are presented in Notes V.2, V.5a, V.5b, V.13 and V.17.

Receivables from other related parties are unsecured and will be settled in cash. Other than the provision for related party receivables established in Note V.6, no other provisions have been recognized for other related parties.

2. Segment information

The primary reporting segment is by business sector, as the Group's business activities are organized and managed according to the nature of products and services provided.

a. Business segment information

The Group operates in the following principal business sectors:

- Real estate sector: sales of project housing units.
- Construction sector: execution of construction projects.
- Other sectors: manufacture of finished goods and commercial trading.

Business segment information is presented in Appendix 04 attached.

b. Geographic segment information

All of the Group's activities are conducted solely within Vietnam.

3. Events after the reporting date

As mentioned in Note V.24c, the Parent Company is continuing with the necessary procedures to complete the planned increase in charter capital from VND 350,000,000,000 to VND 700,000,000,000 in 2026.

No other material events have occurred after the reporting date that require adjustment to figures or disclosure in the Consolidated Financial Statements.

Ho Chi Minh City, 24 July 2026

PREPARER	CHIEF ACCOUNTANT	GENERAL DIRECTOR
Vuong Nguyen Thanh Hau	Luong Thi Quynh Hoa	Nguyen Kim Tien

CÔNG TY CỔ PHẦN XÂY DỰNG VÀ GIAO THÔNG BÌNH DƯƠNG