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
3RD QUARTER 2026

October 2026

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

As of 30 September 2026

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - SHORT-TERM ASSETS	**100**		**3.091.298.319.428**	**2.492.373.657.920**
I. CASH AND CASH EQUIVALENTS	**110**		**17.008.437.679**	**312.101.350.497**
1. Cash	111		17.008.437.679	309.577.831.543
2. Cash Equivalents	112		-	2.523.518.954
II. SHORT-TERM INVESTMENTS	**120**		**19.000.000.000**	**-**
1. Trading Securities	121		-	
2. Allowances for decline in value of trading securities	122		-	
3. Held-to-Maturity Investments	123		19.000.000.000	-
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**		**524.076.641.970**	**551.554.643.587**
1. Short-term trade receivables	131		448.877.416.671	196.586.133.854
2. Short-term repayments to suppliers	132		77.827.985.359	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		1.866.378.719	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**		**2.323.253.706.280**	**1.488.541.778.359**
1. Inventories	141		2.325.468.872.513	1.490.831.262.619
2. Allowances for decline in value of inventories	142		(2.215.166.233)	(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**		**207.959.533.499**	**140.175.885.477**
1. Short-term Prepaid Expenses	161		3.881.131.927	1.053.073.826
2. Deductible VAT	162		204.078.401.572	139.122.811.651
3. Taxes and other receivables from government budget	163		-	
4. Government bonds purchased for resale	164		-	

ITEMS	Code	Note	Ending balance	Beginning balance
5. Others Current Assets	165		-	
B - LONG-TERM ASSETS	**200**		**73.829.067.486**	**75.028.034.642**
I. LONG-TERM RECEIVABLES	**210**		**1.398.356.000**	**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		1.398.356.000	779.024.013
6. Long-term allowances for doubtful debts	216		-	
II. FIXED ASSETS	**220**		**59.248.082.711**	**61.290.515.634**
1. Tangible Fixed Assets	**221**		**46.550.716.693**	**48.381.418.643**
- Historical Cost	222		103.112.384.777	101.701.554.777
- Accumulated Depreciation	223		(56.561.668.084)	(53.320.136.134)
2. Finance lease fixed assets	**224**		-	
- Historical Cost	225		-	
- Accumulated Depreciation	226		-	
3. Intangible Fixed Assets	**227**		**12.697.366.018**	**12.909.096.991**
- Historical Cost	228		18.281.055.385	17.909.255.385
- Accumulated Depreciation	229		(5.583.689.367)	(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**		710.767.040	**286.000.000**
1. Long-term Work In Progress	251		-	
2. Construction in progress	252		710.767.040	286.000.000
VI. LONG-TERM INVESTMENTS	**260**		-	-
1. Investments in Subsidiaries	261		-	-
2. Investments in joint ventures and associates	262		-	
3. Investments in equity of other entities	263		-	

ITEMS	Code	Note	Ending balance	Beginning balance
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**		**2.959.813.414**	**3.160.446.674**
1. Long-term Deferred Expenses	271		2.959.813.414	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**		**3.165.127.386.914**	**2.567.401.692.562**
C - LIABILITIES	**300**		**2.696.119.698.238**	**2.092.051.991.020**
I. SHORT-TERM LIABILITIES	**310**		**1.972.946.251.423**	**1.600.576.932.026**
1. Short-term trade payables	311		1.128.378.327.100	1.070.420.747.948
2. Short-term prepayments from customers	312		350.782.549.005	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		3.286.858.132	25.605.326.951
5. Payables to employees	315		6.886.327.341	10.319.399.550
6. Short-term accrued expenses	316		178.889.376	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		2.220.970.844	1.406.130.796
11. Short-term borrowings and finance lease liabilities	321		468.984.096.129	134.394.559.405
12. Short-term provisions	322		2.986.221.614	5.036.815.219
13. Bonus and welfare fund	323		8.976.369.047	26.340.646
14. Price Stabilisation Fund	324		-	-
15. Government bonds purchased for resale	325		-	-
II. LONG-TERM LIABILITIES	**330**		**723.173.446.815**	**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		-	
7. Long-term Defered Revenues	337		-	
8. Other Long-term Payables	338		-	
9. Long-term borrowings and finance lease liabilities	339		714.468.493.285	488.212.057.831

ITEMS	Code	Note	Ending balance	Beginning balance
10. Convertible Bonds	340		-	
11. Preferred Shares	341		-	
12. Deferred income tax payables	342		3.896.536.123	3.263.001.163
13. Long-term provisions	343		4.808.417.407	
14. Science and Technology Development Fund	344		-	
D - OWNER'S EQUITY	**400**		**469.007.688.676**	**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**		**13.478.936.892**	**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		12.988.626.328	101.740.206.280
TOTAL SOURCES	**440**		**3.165.127.386.914**	**2.567.401.692.562**

Ho Chi Minh City, ... October 2026

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

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CONSOLIDATED INCOME STATEMENT

3rd quarter 2026

Unit: VND

ITEMS	Code	Note	3rd 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		**405.616.264.912**	**189.949.118.469**	**771.404.720.421**	**317.302.203.856**
2. Revenue deductions	02					
3. Net revenues from sales and services rendered (10=01-02)	10		**405.616.264.912**	**189.949.118.469**	**771.404.720.421**	**317.302.203.856**
4. Costs of goods sold	11		341.876.850.513	180.163.044.672	681.666.492.807	292.171.694.467
5. Gross revenues from sales and services rendered (20=10-11)	20		**63.739.414.399**	**9.786.073.797**	**89.738.227.614**	**25.130.509.389**
4. Profit and Loss from the investment property selling	21					
7. Financial income	22		656.427.507	25.235.089	1.973.499.937	146.254.132
8. Financial expenses	23		3.830.909.798	254.515.695	40.950.776.407	1.443.089.509
- In Which: Borrowing Cost	24		3.830.909.798	254.515.695	38.055.776.407	1.443.089.509
9. Selling expenses	25		1.260.469.076	322.872.747	3.087.459.686	(908.746.568)
10. General administration expenses	26		10.769.731.534	8.893.802.085	32.700.525.266	22.867.866.280
11. Net profits from operating activities {30=20+21+22-(23+25+26)}	30		**48.534.731.498**	**340.118.359**	**14.972.966.192**	**1.874.554.300**
12. Other income	31		35.201.998	3.544.243.671	267.258.046	3.674.077.757
13. Other expenses	32		77.618	26.180.000	339.346	258.194.349
14. Other profits (40=31-32)	40		35.124.380	3.518.063.671	266.918.700	3.415.883.408
15. Total net profit before tax (50=30+40)	50		**48.569.855.878**	**3.858.182.030**	**15.239.884.892**	**5.290.437.708**
16. Current corporate income tax expenses	51		1.617.723.604	771.636.406	1.617.723.604	1.239.715.009
17. Deferred corporate income tax expenses	52		-	-	633.534.960	497.416.506
18. Profits after enterprise income tax (60=50-51-52)	60		**46.952.132.274**	**3.086.545.624**	**12.988.626.328**	**3.553.306.193**
19. Basic earnings per share	70					
20. Diluted earnings per share	71					

Ho Chi Minh City, ... October 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 September 2026

Unit: VND

ITEMS		Current year	Previous year
I. Cash flows from operating activities			
1. Profit before tax	***01***	***15.239.884.892***	***5.290.437.708***
2. Adjustments			
- Depreciation of fixed assets and investment properties	02	1.617.665.883	4.208.521.328
- Provisions	03	2.683.505.775	(4.999.642.017)
- Gain/ (loss) from exchange difference due to revaluation of moneytary items in foreign currencies	04	-	-
- Gain/ (loss) from investing activities	05	(649.801.640)	(99.246.573)
- Interest expenses	06	67.486.332.559	1.457.136.822
- Other adjustments	07	-	-
3. Operating profit before changes of working capital	***08***	***86.377.587.469***	***5.857.207.268***
- Increase/(decrease) of receivables	09	(45.186.074.711)	(203.549.093.921)
- Increase/(decrease) of inventories	10	(834.637.609.894)	(600.761.130.350)
- Increase/(decrease) of payables	11	36.440.835.493	799.315.612.008
- Increase/ (decrease) of prepaid expenses	12	(2.627.424.841)	(73.736.800)
- Increase/(decrease) of securities trading	13	-	-
- Interests paid	14	(67.486.332.559)	(1.457.136.822)
- Corporate income tax paid	15	-	-
- Other cash inflows	16	-	-
- Other cash outflows	17	(10.380.610.793)	(3.750.910.000)
Net cash flows from operating activities	***20***	***(837.499.629.836)***	***(4.419.188.617)***
II. Cash flows from investing activities			
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	(19.000.000.000)	5.000.000.000
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	649.801.640	99.246.573
Net cash flows from investing activities	***30***	***(18.350.198.360)***	***5.099.246.573***
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	845.796.223.674	16.211.405.474
4.	Repayment for loan principal	34	(284.950.251.496)	(94.217.879.380)
5.	Payments for financial leased assets	35	-	-
6.	Dividends and profit paid to the owners	36	(89.056.800)	-
	Net cash flows from financing activities	***40***	***560.756.915.378***	***(78.006.473.906)***
	Net cash flows during the period	**50**	**(295.092.912.818)**	**(77.326.415.950)**
	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	**17.008.437.679**	**3.505.367.844**

Ho Chi Minh City, ... October 2026

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
Quarter 3, 2026

I. OPERATING CHARACTERISTICS OF THE COMPANY

1. Form of capital ownership
Binh Duong Construction and Civil Engineering Joint Stock Company (hereinafter referred to as the "Company" or the "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 material products.

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. Operating characteristics of the Group during the period affecting the Consolidated Financial Statements
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.

In addition, during the period, the Group received a transfer of real estate goods from Becamex IDC Corp. (JSC) (a related party), comprising 407 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 2,034,104,160,000. 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 01 subsidiary controlled by the Parent Company. The subsidiary is consolidated in these Consolidated Financial Statements.

The Parent Company has only one subsidiary: Binh Duong Plastics Manufacturing and Trading Co. Ltd. (Single-member LLC), with its registered office at Lots C-5B and C-6B-CN, Road NA4, My Phuoc 2 Industrial Park, Ben Cat Ward, Ho Chi Minh City. The subsidiary's principal business activity is the manufacture of plastic construction material products. As at the end of the reporting period, the Parent Company's ownership 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 452 employees working at the companies in 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 and the Vietnamese Enterprise Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated October 27, 2025 guiding the Enterprise Accounting Regime, Circular No. 202/2014/TT-BTC dated December 22, 2014 guiding the preparation and presentation of Consolidated Financial Statements, and other circulars of the Ministry of Finance guiding the implementation of accounting standards in the preparation and presentation of Consolidated Financial Statements.

2. Statement of compliance with accounting standards and regime

The Board of General Directors 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 other circulars of the Ministry of Finance guiding the implementation of accounting standards in the preparation and presentation of 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 its subsidiary. A subsidiary is an entity controlled by the parent company. Control exists when the parent company has the power, directly or indirectly, to govern the financial and operating policies of the subsidiary so as to obtain benefits from its activities. In assessing control, potential voting rights arising from call options or convertible debt and equity instruments that are currently convertible into ordinary shares at the end of the financial year are taken into account.

The results of operations 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 for consolidation are prepared for the same accounting period and apply uniform accounting policies for like transactions and events in similar circumstances. Where the accounting policies of the subsidiary differ from the accounting policies uniformly applied within the Group, appropriate adjustments are made to the subsidiary's financial statements before they are used in the preparation of the Consolidated Financial Statements.

Balances on the Statement of Financial Position between companies within the Group, intragroup transactions, and unrealized intragroup profits arising from these transactions are eliminated in full.

Unrealized losses arising from intragroup transactions are also eliminated unless the cost giving rise to the loss is not recoverable.

3. Cash and cash equivalents

Cash comprises cash on hand and demand bank deposits. Cash equivalents are short-term investments with a recovery period 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 conversion into cash 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 only of term bank deposits held for the purpose of earning periodic interest.

When there is objective evidence that a part or all of an investment may not be recoverable and the amount of the loss can be reliably measured, the loss is recognized in financial expenses during the period and the carrying amount of the investment is reduced directly.

5. Receivables

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

Receivables are classified as trade receivables and 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 who 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 doubtful receivable based on the estimated potential loss.

Net increases or decreases in the allowance for doubtful debts required to be established at the end of the financial year are recognized in general and administrative expenses.

Receivables are classified as current or non-current in the Consolidated Statement of Financial Position based on the remaining maturity at the end of the financial year.

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 price 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 and other directly attributable costs.
  - Product manufacturing: comprises main raw material costs, labor costs and other directly attributable costs.
- Finished goods: comprise raw material costs, direct labor and directly attributable production overheads allocated based on normal operating capacity, land use right costs, and direct costs and related overheads incurred in the course of investing in and constructing real estate.
- Real estate goods: comprise the purchase price and other directly attributable costs incurred to bring the real estate to a condition ready for sale.

The cost of inventories issued is calculated using the weighted average cost method and accounted for under the perpetual inventory method.

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

An allowance for write-down of inventories is established for each inventory item whose cost exceeds its net realizable value. Net increases or decreases in the allowance for write-down of inventories required to be established at the end of the financial year are recognized in cost of goods sold.

7. Prepaid expenses

Prepaid expenses comprise costs actually incurred that relate to the results of production and business activities of multiple accounting periods. The Group's prepaid expenses mainly consist of tools and equipment, repair costs, software maintenance costs and prepaid land rent. These prepaid expenses are amortized over the prepayment period or the period over which the corresponding economic benefits are generated from these costs.

Tools and equipment

Tools and equipment put into use are amortized to expenses on a straight-line basis over a period of not more than 36 months.

Repair costs

Major one-off repair costs are amortized to expenses on a straight-line basis over a period of not more than 36 months.

Software maintenance costs

Major one-off software maintenance costs are amortized to expenses in line with the prepayment period.

Prepaid land rent

Prepaid land rent represents land rental paid for the land area currently used by the Company and is amortized over the lease term stipulated in the land lease contract.

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 lease payments.

9. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of a tangible fixed asset comprises all costs incurred by the Group to bring the asset to a condition ready for its intended use. Expenditure incurred after initial recognition is capitalized to the cost of the asset only if it is certain to increase the future economic benefits derived from the use of that asset. Expenditure that does not satisfy the above condition is recognized as production and business expenses during the period.

Upon the sale or disposal of a tangible fixed asset, its cost and accumulated depreciation are derecognized and any gain or loss arising from the disposal is recognized in income or expenses during the period.

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives. The depreciation periods for each category of tangible fixed assets are as follows:

Category of fixed assets	Years
Buildings and structures	05 – 25
Machinery and equipment	05 – 15
Motor vehicles and transmission equipment	06 – 10
Office equipment and tools	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 all costs incurred by the Group to bring the asset to a condition ready for its intended use. Expenditure related to an intangible fixed asset incurred after initial recognition is recognized as production and business expenses during the period unless it is associated with a specific intangible fixed asset and increases the economic benefits derived from that asset.

Upon the sale or disposal of an intangible fixed asset, its cost and accumulated amortization are derecognized and any gain or loss arising from the disposal is recognized in income or expenses during the period.

The Group's intangible fixed assets comprise:

Land use rights

Land use rights represent all costs actually incurred by the Group to obtain the land use rights.

Land use rights allocated by the State to the Group with land use fees are amortized on a straight-line basis over the land allocation period (49 years).

Computer software

Expenditure related to computer software programs that are not an integral part of the related hardware is capitalized. The cost of computer software is all costs incurred by the Company up to the date the software is put into use. Computer software is amortized on a straight-line basis over 03 – 08 years.

11. Investment properties

Investment properties are land use rights, buildings or part of a building owned by the Group and held for the purpose of earning rental income or 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 an investment property comprises all costs incurred by the Group or the fair value of the consideration given to acquire the investment 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 enable the investment property to generate future economic benefits in excess of its originally assessed standard of performance, in which case it is capitalized to the cost.

On the sale of an investment property, its cost and accumulated depreciation are derecognized and any gain or loss arising is recognized in income or expenses during 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 to another party, 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 from investment property to owner-occupied property or inventory does not change the cost or carrying amount of the property at the date of reclassification.

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

12. Construction in progress

Construction in progress reflects directly attributable costs (including related borrowing costs in accordance with the Group's accounting policies) for assets under construction and machinery and equipment being installed for production, rental and administrative purposes, as well as costs related 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 the amounts payable.

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

- Trade payables represent amounts payable of a commercial nature arising from purchases of goods, services and assets, where the seller is independent of the Group.
- Accrued expenses represent amounts payable for goods and services received from suppliers or provided to buyers but not yet paid due to the lack of invoices or incomplete accounting documents, and amounts payable to employees for accrued vacation pay and production and business expenses that must be accrued.
- Other payables represent amounts payable of a non-commercial nature, not related to the purchase, sale or supply of goods and services.

Payables and accrued expenses are classified as current or non-current in the Consolidated Statement of Financial Position based on the remaining maturity at the end of the financial year.

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 an outflow of economic benefits will be required to settle the obligation, and the amount of the obligation can be reliably estimated.

Where the time value of money is material, the provision is determined by discounting the expected future expenditure required to settle the obligation at a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognized as a financial expense.

The Group's only provision is a construction warranty provision. The construction warranty provision is established for each construction project with a warranty commitment.

The warranty provision is established at 01% to 05% of revenue from construction and installation works subject to warranty requirements. This rate is estimated based on historical warranty cost data in prior years and the weighted average of all possible outcomes with their respective probabilities. Upon expiry of the warranty period, any unused or partly used construction warranty provision is recognized in other income.

15. Equity

Owners' contributed capital

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

Share premium

Share premium is recognized as the difference between the issue price and the par value of shares upon initial issuance or additional issuance, the difference between the reissue price and the carrying amount of treasury shares, and the equity component of convertible bonds at maturity. Direct costs related to the additional issuance of shares and the reissuance of treasury shares are deducted from share premium.

16. Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriations to funds in accordance with the Group's Charter and legal regulations, and after approval by the General Meeting of Shareholders.

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

Dividends are recognized as a liability when approved by the General Meeting of Shareholders and when a dividend payment notice has been issued by the Board of Directors.

17. Revenue and income recognition

Sale of finished goods and merchandise

Revenue from the sale of finished goods and merchandise is recognized when all of the following conditions are satisfied:

- The Group has transferred the significant risks and rewards of ownership of the goods and products to the buyer.
- The Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods and products sold.
- The amount of revenue can be measured reliably. Where the contract allows the buyer to return the products and goods purchased 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 and products (except where the customer has the right to return goods and products in exchange for other goods or services).
- The Group has received or will receive economic benefits from the sale transaction.
- The costs associated with the sale transaction can be measured reliably.

Sale of real estate

Revenue from the sale of real estate where the Group is the investor is recognized when all of the following conditions are satisfied:

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

Where the customer has the right to complete the interior fit-out of the real estate and the Group carries out the interior fit-out in accordance with the customer's design, specifications and requirements under a separate interior fit-out contract, revenue is recognized upon completion and handover of the rough construction portion to the customer.

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 satisfied:

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

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, function or basic purpose or use.

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

- For contracts where the contractor is paid according to planned progress: contract revenue and costs are recognized in proportion to the stage of completion as determined by the Group at the end of the financial year.
- For contracts where the contractor is paid according to the value of work performed: contract revenue and costs are recognized in proportion to the work completed as confirmed by the customer and reflected on invoices issued.

Variations in construction work, claims and other receipts 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 are probable of being recovered.
- Contract costs are recognized as expenses when incurred.

The difference between the cumulative revenue recognized on construction contracts and the cumulative amounts billed under planned progress billings is recognized as receivables or payables under planned progress of construction contracts.

19. Revenue deductions

Revenue deductions consist solely of goods returned arising in the same period as the sale of products, goods or services, which are adjusted against revenue of the period in which they arise.

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

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

20. Borrowing costs

Borrowing costs comprise interest and other costs incurred directly in connection with borrowings.

Borrowing costs are recognized as expenses when incurred. Where borrowing costs relate directly to the construction or production of a qualifying asset that necessarily takes a substantial period of time (more than 12 months) to be ready for its intended use or sale, such borrowing costs are capitalized into the cost of that asset. For specific borrowings to finance the construction of fixed assets and investment properties, interest is capitalized even if the construction period is less than 12 months. Income earned from the temporary investment of such borrowings is deducted from the cost of the related asset.

For general borrowings partly used to finance the construction or production of qualifying assets, the capitalizable borrowing costs are determined by applying a capitalization rate to the weighted average accumulated expenditure incurred on the capital construction or production of that asset. The capitalization rate is calculated as the weighted average interest rate on borrowings outstanding during the period, excluding specific borrowings made for the purpose of obtaining a particular asset.

21. Expenses

Expenses are decreases in economic benefits recognized at the time the transaction occurs or when it is reasonably certain that they will be incurred in the future, regardless of whether payment has been made.

Expenses and the related revenues they generate must be recognized simultaneously in accordance with the matching principle. Where the matching principle conflicts with the prudence principle, expenses are recognized based on the nature of the transaction and the requirements of accounting standards to ensure the transaction is faithfully and fairly reflected.

22. Corporate income tax (CIT)

CIT expense comprises current CIT and deferred CIT.

Current CIT

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

Deferred CIT

Deferred CIT is the corporate income tax payable or recoverable in the future arising from temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. A deferred tax liability is recognized for all taxable temporary differences. A deferred tax asset is recognized only when it is probable that future taxable profits will be available against which these deductible temporary differences can be utilized.

The carrying amount of deferred CIT assets is reviewed at the end of the financial year and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred CIT asset to be utilized. Previously unrecognized deferred CIT assets are reassessed at the end of the financial year and are recognized to the extent that it is probable that sufficient taxable profit will be available to utilize these unrecognized deferred CIT assets.

Deferred CIT assets and deferred CIT liabilities are determined at the tax rates expected to apply in the year in which the asset is realized or the liability is settled, based on tax rates enacted at the end of the financial year. Deferred CIT is recognized in the Statement of Profit or Loss and is recognized directly in equity only when the tax relates to items recognized directly in equity.

Deferred CIT assets and deferred CIT liabilities are offset when:

- The Group has a legally enforceable right to set off current tax assets against current tax liabilities; and
- The deferred CIT assets and deferred CIT liabilities relate to corporate income tax levied by the same tax authority:
  - On the same taxable entity; or
  - The Group intends to settle current tax liabilities and current tax assets on a net basis or to realize the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or deferred tax assets are expected to be settled or recovered.

23. Related parties

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

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

24. Segment reporting

A business segment is an identifiable component engaged in producing or 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 producing or 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 and presentation of the Group's Consolidated Financial Statements.

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

1. Cash and cash equivalents

	Ending Balance	Opening Balance
Cash on hand	349,760,893	450,913,008
Bank deposits	16,658,676,786	309,126,918,535
Cash equivalents (term bank deposits with original maturity of not more than 3 months)	-	2,523,518,954
Total	**17,008,437,679**	**312,101,350,497**

2. Short-term financial investments

	Ending Balance	Opening Balance
Held-to-maturity short-term investments	19,000,000,000	
Total	**19,000,000,000**	

(i) All 6-month and 12-month term savings deposits at the Joint Stock Commercial Bank for Foreign Trade of Vietnam – Tan Binh Duong Branch are pledged as security for the Group's borrowings at this bank.

3. Short-term trade receivables

	Ending Balance	Opening Balance
Receivables from related parties	**204,491,742,925**	**32,845,098,592**
Becamex IDC Corp. (JSC)	166,872,927,511	20,350,348,973
Technical Infrastructure Development JSC	5,776,992,236	6,576,178,995
Vietnam – Singapore Industrial Park JV Co., Ltd.	4,137,562,453	4,137,562,453
SetiaBecamex JSC	19,229,341,768	1,065,416,694
Becamex Binh Dinh JSC	8,474,918,957	715,591,477
Receivables from other customers	**244,385,673,746**	**163,741,035,262**
Phu Dinh Wood Furniture Co., Ltd.	20,765,873,459	20,765,873,459
Other customers	223,619,800,287	142,975,161,803
Total	**448,877,416,671**	**196,586,133,854**

4. Short-term prepayments to suppliers

	Ending Balance	Opening Balance
Prepayments to related parties	-	-
Prepayments to other suppliers	***77,827,985,359***	***29,645,989,362***
Thoi Dai Design and Construction JSC	2,516,746,343	7,315,691,607
Phuc Khang Construction Co., Ltd.	5,829,357,409	6,300,133,844
Thu Duc 1 Centrifugal Concrete JSC	209,070,968	6,165,210,912
Thuan Phong Construction Trading Services Co., Ltd.	19,357,990,198	3,952,416,464
Thai Duong Construction Investment Development Co., Ltd.	-	3,648,377,015
Ho Chi Minh City Branch of Vietnam Kandenko Co., Ltd.	17,975,013,502	
Moc Kien Mechanical and Electrical Engineering Co., Ltd.	5,455,658,202	
An Ninh Electronics Co., Ltd.	4,371,307,872	
Hang Dai Construction Co., Ltd.	3,697,864,125	
Phuc Khang International Construction Trading Interior Decoration Co., Ltd.	3,391,125,405	
Other suppliers	15,023,851,335	2,264,159,520
Total	**77,827,985,359**	**29,645,989,362**

5. Other receivables

5a. Other short-term receivables

	Ending Balance		Opening Balance	
	Value	Allowance	Value	Allowance
Receivables from related parties	***1,008,099,741***		***328,586,050,763***	-
Becamex IDC Corp. (JSC) – Receivable related to the Green City Project [(i)]	-		328,302,581,635	-
Becamex Binh Dinh Technical Infrastructure Development Single-Member LLC – Warranty deposit	1,008,099,741		281,869,128	-
Becamex Binh Dinh JSC – Deposit			1,600,000	-
Receivables from other organizations and individuals	***858,278,978***		***1,231,608,387***	-
Short-term deposits and security deposits	92,100,000	-	44,500,000	-

	Ending Balance		Opening Balance	
	Value	Allowance	Value	Allowance
Advances	26,178,091		26,460,000	-
Compulsory insurance	100,485,000		512,420,500	-
Other short-term receivables	639,515,887		648,227,887	-
Total	**1,866,378,719**	**-**	**329,817,659,150**	**-**

5b. Other long-term receivables

	Ending Balance		Opening Balance	
	Value	Allowance	Value	Allowance
Receivables from related parties	***1,398,356,000***	**-**	***779,024,013***	**-**
Becamex IDC Corp. (JSC) – Deposit securing the lease of the Company's office premises	1,376,856,000	-	-	-
Becamex Binh Dinh Technical Infrastructure Development Single-Member LLC – Warranty deposit	-	-	762,524,013	-
Biwase Science – Technology – Environment Union Co., Ltd. (Single-member LLC) – Deposit for collection, transportation and treatment of waste at the R2A – ECOLAKES project	5,000,000			
Becamex Binh Dinh JSC – Deposit for worker housing lease	16,500,000	-	16,500,000	-
Total	**1,398,356,000**	**-**	**779,024,013**	**-**

6. Overdue debts

	Ending Balance			Opening Balance		
	Overdue period	Cost	Recoverable amount	Overdue period	Cost	Recoverable amount
Vietnam – Singapore Industrial Park JV Co., Ltd. (related party)	Over 03 years	4,137,562,453	-	Over 03 years	4,137,562,453	-
Dong Tham Wood Processing Co., Ltd.	Over 03 years	357,576,326	-	Over 03 years	357,576,326	-
Total		**4,495,138,779**	**-**		**4,495,138,779**	**-**

Movements in the allowance for doubtful debts are as follows:

	Current period	Prior period
Opening Balance	4,495,138,779	2,426,357,553
Allowance established during the period	-	2,068,781,226
Ending Balance	**4,495,138,779**	**4,495,138,779**

7. **Inventories**

	Ending Balance		Opening Balance	
	Cost	Allowance	Cost	Allowance
Raw materials	1,238,150,007	-	2,102,959,798	-
Tools and supplies	3,255,000		2,836,786	-
Work-in-progress	277,136,888,329	-	54,794,607,332	-
Finished goods	8,777,421,995	(2,215,166,233)	9,818,296,681	(2,289,484,260)
Goods (HDPE pipes)	4,208,997,182		4,285,061,022	-

	Ending Balance		Opening Balance	
	Cost	Allowance	Cost	Allowance
Goods (470 Green City houses)	2,034,104,160,000		1,419,827,501,000	-
Total	**2,325,468,872,513**	**(2,215,166,233)**	**1,490,831,262,619**	**(2,289,484,260)**

(i) Real estate goods comprise 183 residential houses at Lots HL-G1, HL-G2, HL-G3, HL-G11 and HL-G17, and 118 residential houses at Lots HL-G2 and HL-G11 of the Green City Project, with values of VND 848,016,203,000 and VND 571,811,298,000 respectively, under the house sale and purchase contracts with Becamex IDC Corp. (JSC) (a related party).

All of these real estate goods are pledged as collateral for the Company's long-term borrowings at the Military Commercial Joint Stock Bank – Binh Phuoc Branch; the Bank for Investment and Development of Vietnam – Binh Duong Branch; and the Asia Commercial Joint Stock Bank – Saigon Branch.

Movements in the allowance for write-down of inventories are as follows:

	Current period	Prior period
Opening Balance	2,289,484,260	1,220,775,231
Allowance established during the period	-	1,068,709,029
Reversal of allowance during the period	(74,318,027)	
Ending Balance	**2,215,166,233**	**2,289,484,260**

8. Deferred expenses

8a. Short-term deferred expenses

	Ending Balance	Opening Balance
Office computers	488,040,911	321,814,992
Vehicle repair costs, tires and tubes	3,311,414,972	555,608,938
Tools and equipment	81,676,044	175,649,896
Total	**3,881,131,927**	**1,053,073,826**

8b. Long-term deferred expenses

	Ending Balance	Opening Balance
Prepaid land rent	2,823,973,932	2,898,726,186
Office repair costs	44,822,816	129,637,154
Tools and equipment	91,016,666	132,083,334
Total	**2,959,813,414**	**3,160,446,674**

9. Taxes and other receivables from the State

	Ending Balance	Opening Balance
- Deductible VAT	204,078,401,572	139,122,811,651
- Taxes and other receivables from the State	-	-
Total	**204,078,401,572**	**139,122,811,651**

10. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Motor vehicles and transmission equipment	Office equipment and tools	Other fixed assets	Total
1. Cost						
- Opening balance	30,764,163,218	51,201,232,039	17,221,499,601	2,197,751,292	316,908,627	101,701,554,777
- Additions during the period	-	260,500,000	-	1,150,330,000	-	1,410,830,000
- Decreases during the period	-	-	-	-	-	-
- Closing balance	30,764,163,218	51,461,732,039	17,221,499,601	3,348,081,292	316,908,627	103,112,384,777
2. Accumulated depreciation						
- Opening balance	10,227,203,212	25,184,075,490	16,251,381,686	1,376,331,791	281,143,955	53,320,136,134
- Depreciation charge for the period	888,998,544	1,958,742,302	194,313,113	192,162,494	7,315,497	3,241,531,950
- Decreases during the period						-
- Closing balance	11,116,201,756	27,142,817,792	16,445,694,799	1,568,494,285	288,459,452	56,561,668,084
3. Net book value						
- Opening balance	20,536,960,006	26,017,156,549	970,117,915	821,419,501	35,764,672	48,381,418,643
- Closing balance	19,647,961,462	24,318,914,247	775,804,802	1,779,587,007	28,449,175	46,550,716,693

11. Intangible fixed assets

Intangible fixed assets are accounting software and land use rights:

	Computer software	Land use rights	Total
Cost			
- Opening balance	5,098,834,273	12,810,421,112	17,909,255,385
- Additions during the period	371,800,000	-	371,800,000
- Decreases during the period	-	-	-
- Closing balance	5,470,634,273	12,810,421,112	18,281,055,385
2. Accumulated amortization			
- Opening balance	2,970,416,561	2,029,741,833	5,000,158,394
- Amortization charge for the period	499,348,132	84,182,841	583,530,973
- Decreases during the period	-	-	-
- Closing balance	3,469,764,693	2,113,924,674	5,583,689,367
3. Net book value			
- Opening balance	2,128,417,712	10,780,679,279	12,909,096,991
- Closing balance	2,000,869,580	10,696,496,438	12,697,366,018

Land use rights in My Phuoc II Industrial Park, Ben Cat Ward, Ho Chi Minh City, with a net book value as at December 31, 2025 of VND 3,204,563,199, have been mortgaged to secure short-term borrowings at the Bank for Investment and Development of Vietnam – Binh Duong Branch (see Note V.19a).

In addition, the land use rights from unit 29 to unit 32, Block G, Lot C4, residential area C2, C4, New Urban Area, Binh Duong Ward, Ho Chi Minh City, with a cost equal to the net book value as at June 30, 2026 of VND 7,044,834,521, have been mortgaged under a Mortgage Agreement to secure the Company's future credit facilities at the Joint Stock Commercial Bank for Foreign Trade of Vietnam – Tan Binh Duong Branch under Credit Limit Agreement No. 0047CRC/TRD8/25LD dated July 31, 2025.

12. Investment properties held for capital appreciation

	Buildings and structures	Land use rights	Total
Cost			
- Opening balance	4,479,195,636	5,032,852,685	9,512,048,321
- Additions during the period			-
- Decreases during the period			-
- Closing balance	4,479,195,636	5,032,852,685	9,512,048,321
2. Accumulated depreciation			
- Opening balance	-		-
- Depreciation charge for the period			-
- Decreases during the period			-
- Closing balance	-	-	-
3. Net book value			
- Opening balance	4,479,195,636	5,032,852,685	9,512,048,321
- Closing balance	4,479,195,636	5,032,852,685	9,512,048,321

The list of investment properties as at the end of the accounting period is as follows:

	Cost	Accumulated depreciation	Net book value
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
Total	**9,512,048,321**	**-**	**9,512,048,321**

The land use rights and the office building attached to the land from unit 26 to unit 28, Block G, Lot C4, residential area C2, C4, New Urban Area, Binh Duong Ward, Ho Chi Minh City, with a net book value as at December 31, 2025 of VND 9,512,048,321, have been mortgaged to the Joint Stock Commercial Bank for Foreign Trade of Vietnam – Tan Binh Duong Branch to secure Credit Limit Agreement No. 0047CRC/TRD8/25LD dated July 31, 2025.

13. Construction in progress

	Current period	Prior period
Fast software	-	286,000,000
- Green City show house completion costs	710,767,040	-
Total:	**710,767,040**	**286,000,000**

14. Short-term trade payables

	Ending Balance	Opening Balance
Payables to related parties	***1,070,537,693,598***	***1,042,504,363,724***
Becamex IDC Corp. (JSC)	949,350,012,991	752,748,037,270
Binh Duong Trading and Development JSC	117,301,992,426	288,309,454,691
Branch of Binh Duong Trading and Development JSC – My Phuoc Ready-Mix Concrete Enterprise	3,183,913,999	1,312,491,553
Becamex International General Hospital JSC	-	128,088,000
Vietnam Technology and Communications JSC	169,324,500	6,281,500
Becamex Binh Dinh JSC	3,674,510	10,710
Becamex Building Materials JSC	528,775,172	-
Payables to other suppliers	***57,840,633,502***	***27,916,384,224***
Total	**1,128,378,327,100**	**1,070,420,747,948**

The Group has no overdue trade payables that remain unpaid.

15. Short-term advances from customers

	Ending Balance	Opening Balance
Advances from related parties	***350,782,549,005***	**341,237,273,082**
Becamex IDC Corp. (JSC)	314,331,092,194	311,830,324,784
Technical Infrastructure Development JSC	10,482,921,097	-
Setia Becamex JSC	25,968,535,714	29,406,948,298
Advances from other customers	-	-
Total	**350,782,549,005**	**341,237,273,082**

16. Dividends and profits payable

	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

Item	Opening Balance		Movements during the period		Ending balance	
	Payable	Receivable	Amount payable	Amount paid	Payable	Receivable
1. Corporate income tax	24,732,697,956	-	1,617,723,604	23,302,444,582	3,047,976,978	-
2. Personal income tax	293,036,450	-	1,022,570,157	1,076,725,453	238,881,154	-
3. Other taxes (license tax, registration fee)	547,432,545	-	11,951,120,018	12,498,552,563	-	-
4. Fees, charges and other payables	32,160,000	-	100,339,146	132,499,146	-	-
Total	**25,605,326,951**	**-**	**14,691,752,925**	**37,010,221,744**	**3,286,858,132**	**-**

Value added tax (VAT)

The companies in the Group pay VAT under the deduction method at a rate of 10%.

During the period, the companies in 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, stipulating the VAT reduction 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)
The companies in the Group are subject to corporate income tax on taxable income at a rate of 20%.

The determination of corporate income tax payable by the companies in the Group is based on current tax regulations. However, these regulations change from time to time and the tax regulations applicable to various types of transactions are subject to different interpretations. Accordingly, the amount of tax presented in the Consolidated Financial Statements may change upon examination by the tax authorities.

Other taxes
The companies in the Group declare and pay in accordance with regulations.

18. Payables to employees

	Ending Balance	Opening Balance
September salary	6,886,327,341	10,319,399,550
Total	**6,886,327,341**	**10,319,399,550**

19. Short-term accrued expenses

	Ending Balance	Opening Balance
Interest expense	-	1,191,482,893
Accrued costs for the Social Housing High-rise Apartment Building Zone 5 – Dinh Hoa construction project	1,479,360	5,208,362,191
Accrued costs for the BOT Project to Upgrade and Expand National Highway 13	5,766,976	4,678,121,803
Accrued costs for the Dinh Hoa Social Housing Renovation project	74,387,942	-
Accrued costs for the Dormitory Renovation project	44,196,610	
Other short-term accrued expenses	53,058,488	649,362,583
Total	**178,889,376**	**11,727,329,470**

20. Other short-term payables

	Ending Balance	Opening Balance
Payables to related parties	-	-
Payables to other organizations and individuals	**2,220,970,844**	**1,406,130,796**
Trade union fees	383,695,954	544,874,916
Deposits received for house repair and completion	560,000,000	500,000,000
Personal income tax withheld temporarily	110,508,556	107,504,219
Contract security deposits of drivers	1,055,374,334	
Social insurance, health insurance, unemployment insurance	111,392,000	253,751,661
Total	**2,220,970,844**	**1,406,130,796**

The Group has no overdue other payables that remain unpaid.

21. Borrowings

21a. Short-term borrowings

	Ending balance		Opening Balance	
	Value	Repayable amount	Value	Repayable amount
Joint Stock Commercial Bank for Investment and Development of Vietnam – BIDV	262,712,002,125	262,712,002,125	123,630,652,774	123,630,652,774
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Vietcombank	106,598,909,626	106,598,909,626	1,694,906,631	1,694,906,631
Vietnam Joint Stock Commercial Bank for Industry and Trade – VietinBank	-	-	-	-
Military Commercial Joint Stock Bank – MB Bank	63,483,000,000	63,483,000,000	9,069,000,000	9,069,000,000
Asia Commercial Joint Stock Bank – ACB	36,190,184,378	36,190,184,378		
Total	**468,984,096,129**	**468,984,096,129**	**134,394,559,405**	**134,394,559,405**

The Company is able to repay its short-term borrowings.

Borrowing from the Joint Stock Commercial Bank for Investment and Development of Vietnam – Binh Duong Branch to supplement working capital and for guarantee purposes, with interest rates specified in each debt acknowledgment note. This borrowing is secured by term deposits, certain tangible fixed assets and land use rights of the Company.

Borrowing from the Joint Stock Commercial Bank for Foreign Trade of Vietnam – Tan Binh Duong Branch under Credit Limit Loan Agreement No. 0014CRC/2025/VCB-TBD dated July 31, 2025 and its amendments and supplements, with a limit of VND 115,000,000,000, to pay other lawful, reasonable and valid expenses serving the Company's construction business activities. This borrowing is secured by certain tangible fixed assets, land use rights and investment properties of the Company.

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

	Opening Balance	Borrowings incurred	Borrowings repaid	Ending balance
Joint Stock Commercial Bank for Investment and Development of Vietnam – BIDV	123,630,652,774	195,185,441,268	56,104,091,917	262,712,002,125
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Vietcombank	1,694,906,631	106,598,909,626	1,694,906,631	106,598,909,626
Vietnam Joint Stock Commercial Bank for Industry and Trade – VietinBank	-	9,783,068,570	9,783,068,570	-

Military Commercial Joint Stock Bank – MB Bank	9,069,000,000	54,414,000,000	-	63,483,000,000
Asia Commercial Joint Stock Bank – ACB	-	36,190,184,378	-	36,190,184,378
Total	**134,394,559,405**	**402,171,603,842**	**67,582,067,118**	**468,984,096,129**

21b. Long-term borrowings

	Ending balance		Opening Balance	
	Value	**Repayable amount**	**Value**	**Repayable amount**
Joint Stock Commercial Bank for Investment and Development of Vietnam – BIDV	198,133,964,487	198,133,964,487	170,794,819,676	170,794,819,676
Military Commercial Joint Stock Bank – MB Bank	263,003,238,155	263,003,238,155	317,417,238,155	317,417,238,155
Asia Commercial Joint Stock Bank – ACB	253,331,290,643	253,331,290,643	-	-
Total	**714,468,493,285**	**714,468,493,285**	**488,212,057,831**	**488,212,057,831**

The Company is able to repay its long-term borrowings.

Borrowing from the Joint Stock Commercial Bank for Investment and Development of Vietnam – Binh Duong Branch under Credit Agreement No. 01/2025/83518/HĐTD dated December 23, 2025, with a credit limit of VND 440,294,000,000 and a term of 36 months from the first disbursement date. The borrowing is used to pay for the purchase of 118 townhouses in the Green City Binh Duong Residential Project in the Hoa Loi Resettlement Area. This borrowing is secured by inventories formed from the borrowed capital.

Borrowing from the Military Commercial Joint Stock Bank – Binh Phuoc Branch under Credit Agreement No. 365734.25.660.40155915.TD dated December 24, 2025, with a limit of VND 653,000,000,000 and a term of 48 months from the first disbursement date. The borrowing is used to pay for the purchase of 183 houses in the Green City Binh Duong Residential Project in the Hoa Loi Resettlement Area. On December 24, 2025, the Company acknowledged debt in the amount of VND 326,486,238,155. This borrowing is secured by inventories formed from the borrowed capital.

Borrowing from the Asia Commercial Joint Stock Bank – Saigon Branch under Credit Agreement No. SGN.DN.5729.200.326 dated March 10, 2026, with a limit of VND 579,000,000,000 and a term of 36 months from the first disbursement date. The borrowing is used to pay for the purchase of 169 houses in the Green City Binh Duong Residential Project in the Hoa Loi Resettlement Area. On March 31, 2026, the Company acknowledged debt in the amount of VND 289,521,475,021. This borrowing is secured by inventories formed from the borrowed capital.

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

	Opening Balance	**Borrowings incurred**	**Borrowings repaid**	**Ending balance**
Joint Stock Commercial Bank for Investment and Development of Vietnam – BIDV	170,794,819,676	154,103,144,811	126,764,000,000	198,133,964,487

Military Commercial Joint Stock Bank – MB Bank	317,417,238,155		-	54,414,000,000	263,003,238,155
Asia Commercial Joint Stock Bank – ACB	-	289,521,475,021		36,190,184,378	253,331,290,643
Total	**488,212,057,831**	**443,624,619,832**		**217,368,184,378**	**714,468,493,285**

21c. Overdue borrowings not yet repaid

The Company has no overdue borrowings that remain unpaid.

22. Short-term/long-term provisions

Short-term provisions

Short-term provision related to construction and installation warranty. Details of movements are as follows:

	Current period	Prior period
Opening Balance	**5,036,815,219**	11,028,985,334
Increase from provision established	329,586,008	1,981,870,083
Reversal	2,380,179,613	(7,974,040,198)
Ending Balance	**2,986,221,614**	**5,036,815,219**

Long-term provisions

	Current period	Prior period
Opening Balance	-	-
Increase from provision established	4,808,417,407	-
Reversal	-	-
Ending Balance	**4,808,417,407**	-

23. Bonus and welfare fund

	Opening Balance	Increase from appropriation of profit	Fund utilized during the period	Ending Balance
Bonus and welfare fund	26,340,646	19,337,659,194	10,387,630,793	8,976,369,047
Total	**26,340,646**	**19,337,659,194**	**10,387,630,793**	**8,976,369,047**

24. Equity

24a. Reconciliation of changes in equity

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

24b. Details of owners' contributed capital

	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**

24c. Shares

	Ending Balance	Opening Balance
Number of shares registered for issuance	41,999,846	35,000,000

	Ending Balance	Opening Balance
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 outstanding	41,999,846	35,000,000
- *Ordinary shares*	*41,999,846*	*35,000,000*
- *Preference shares*	-	-

Par value of shares outstanding: VND 10,000.
Resolution of the General Meeting of Shareholders of Binh Duong Construction and Civil Engineering Joint Stock Company No. 04/2025/NQ-ĐHĐCĐ dated December 12, 2025 approved the plan to increase charter capital to VND 700,000,000,000 to pay suppliers and subcontractors and supplement working capital. The implementation is expected in 2026.

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

1. Revenue from sales of goods and services

1a. Total revenue

	Current Period	Prior Period
Construction revenue	226,296,993,802	184,998,257,909
Revenue from sales of goods	1,739,868,610	4,950,860,560
Real estate revenue (Green City)	177,579,402,500	
Total	**405,616,264,912**	**189,949,118,469**

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

Transactions of sales of goods and services to related parties are as follows:

	Current Period	Prior Period
Becamex IDC Corp. (JSC)		
Revenue from sales of goods (HDPE plastic pipes)	-	34,595,200
Construction revenue	182,503,699,539	182,601,571,093
Setia Becamex JSC		
Construction works	26,529,963,174	
Becamex Binh Phuoc Technical Infrastructure Development JSC		
Construction works	-	2,396,686,816
Revenue from sales of goods (HDPE plastic pipes)	-	104,845,000
Becamex Binh Dinh JSC		
Construction works	3,743,982,552	
Becamex Binh Dinh Technical Infrastructure Development Single-Member LLC		

	Current Period	Prior Period
Revenue from sales of goods (HDPE plastic pipes)	-	4,636,674,360
Technical Infrastructure Development JSC		
Construction works	13,519,348,537	

2. Cost of goods sold

	Current Period	Prior Period
Cost of construction	165,768,348,714	175,020,296,882
Cost of finished goods and merchandise sold	2,099,740,983	5,142,747,790
Cost of real estate (Green City houses)	174,008,760,816	-
Total	**341,876,850,513**	**180,163,044,672**

3. Financial income

	Current Period	Prior Period
Interest on demand bank deposits	8,208,329	20,407,693
Interest on term bank deposits	648,219,178	4,827,396
Total	**656,427,507**	**25,235,089**

4. Financial expenses

	Current Period	Prior Period
Interest expense	3,830,909,798	254,515,695
Total	**3,830,909,798**	**254,515,695**

5. Selling expenses

	Current Period	Prior Period
Depreciation of fixed assets	29,677,494	28,302,495
Other expenses	31,041,302	294,570,252
Construction warranty expenses	1,199,750,280	
Total	**1,260,469,076**	**322,872,747**

6. General and administrative expenses

	Current Period	Prior Period
Staff costs	7,473,928,483	7,249,761,264
Office supplies expenses	295,503,959	169,528,252
Depreciation of fixed assets	436,792,947	522,720,261
Other expenses	2,563,506,145	951,792,308
Total	**10,769,731,534**	**8,893,802,085**

7. Other income

	Current Period	Prior Period
Reversal of construction warranty provision	-	3,483,976,431
Other income	35,201,998	60,267,240
Total	**35,201,998**	**3,544,243,671**

8. Other expenses

	Current Period	Prior Period

	Current Period	Prior Period
Other expenses	77,618	26,180,000
Total	**77,618**	**26,180,000**

9. Earnings per share

9a. Basic/diluted earnings per share

	Current Period	Prior Period
Accounting profit after corporate income tax	**46,952,132,274**	**3,086,545,624**
Appropriation to development investment fund, bonus and welfare fund; remuneration of the Board of Directors and Supervisory Board (27%)	-	-
Profit used to calculate basic earnings per share	-	**3,086,545,624**
Weighted average number of ordinary shares outstanding during the period	41,999,846	35,000,000
Basic/diluted earnings per share	**816**	**64**

9b. Other information

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

10. Production and business costs by nature

	Current Period	Prior Period
Raw material and supply costs	91,925,128,368	16,197,534,682
Labor costs	20,344,409,981	10,451,966,601
Depreciation of fixed assets	616,279,829	498,610,779
Outsourced service costs	165,321,373,887	8,496,993,022
Other expenses	139,587,357,867	361,082,953
Total	**417,794,549,932**	**36,006,188,037**

VII. OTHER INFORMATION

1. Transactions and balances with related parties

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

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

Key management personnel comprise: members of the Board of Directors, the Supervisory Board and the Executive Board (Board of 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 individuals related to key management personnel

The Group had no sales of goods and services or other transactions with key management personnel and individuals related to key management personnel.

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

Balances with key management personnel and individuals related to key management personnel are presented in Note V.4a.

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

Income of key management personnel and the Supervisory Board

	Current Period	Prior Period
Members of the Board of Directors		
Mr. Nguyen Thanh Trung – Chairman	-	-
Mr. Nguyen Kim Tien – Member	-	-
Mr. Huynh Vinh Thanh – Member	-	-
Mr. Tran Thien The – Member	-	-
Ms. Bui Thi Thuy – Member	-	-
Members of the Supervisory Board		
Mr. Nguyen Hai Hoang – Head of the Supervisory Board	-	-
Ms. Le Thi Thuy Duong – Member	-	-
Ms. Huynh Thi Que Anh – Member	-	-
Members of the Board of General Directors		
Mr. Nguyen Kim Tien – General Director	282,190,000	172,190,000
Mr. Tran Nhat Khoa – Deputy General Director *(from February 25, 2025)*	202,190,000	152,190,000
Mr. Cao Dinh Tue Minh – Deputy General Director *(from August 01, 2025)*	182,190,000	91,460,000
Mr. Nguyen Thanh Hai – Deputy General Director *(from August 01, 2025)*	182,190,000	94,460,000
Ms. Luong Thi Quynh Hoa – Chief Accountant	182,190,000	127,190,000
Total	**1,030,950,000**	**744,220,000**

1b. Transactions and balances with other related parties

Other related parties of the Group include:

Other related party	Relationship
Becamex IDC Corp. (JSC)	Shareholder holding 44% of charter capital
Technical Infrastructure Development JSC	Company within the same Group
Binh Duong Trading and Development JSC (TDC)	Company within the same Group
Becamex Building Materials JSC	Subsidiary of Binh Duong Trading and Development JSC
My Phuoc Hospital JSC	Company within the same Group
Urban Development JSC	Company within the same Group
Binh Duong Water and Environment JSC	Company within the same Group
Vietnam Technology and Communications JSC	Company within the same Group
Vietnam – Singapore Industrial Park JV Co., Ltd.	Company within the same Group
Becamex Tokyu Co., Ltd.	Company within the same Group
BW Industrial Development JSC	Company within the same Group
Becamex Binh Phuoc Technical Infrastructure	Company within the same Group

Other related party	Relationship
Development JSC	
SetiaBecamex JSC	Company within the same Group
Becamex Binh Dinh Technical Infrastructure Development Single-Member LLC	Company within the same Group
Becamex International General Hospital JSC	Company within the same Group
Becamex Binh Dinh JSC	Company within the same Group
Becamex Hotel Single-Member LLC	Company within the same Group
Branch of Becamex Hotel Single-Member LLC	Company within the same Group
Eastern International University	Company within the same Group
Branch of Binh Duong Trading and Development JSC – My Phuoc Ready-Mix Concrete Enterprise	Company within the same Group

Transactions with other related parties

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

	Current Period	Prior Period
Becamex IDC Corp. (JSC)		
Management fees and premises lease services	1,692,929,698	79,042,136
Service fee payments	272,333,815	-
Purchases of real estate goods – Green City project	-	571,811,298,000
Payments for purchases of real estate goods	154,103,144,811	-
Advances received and collections from construction activities	-	-
Setia Becamex JSC		
Construction works	26,529,963,174	
Collections from construction works	14,008,921,331	-
Vietnam Technology and Communications JSC		
Service fees	244,515,000	171,377,846
Service fee payments	339,718,500	-
Branch of Binh Duong Trading and Development JSC – My Phuoc Ready-Mix Concrete Enterprise		
Raw material purchases	11,504,529,742	1,210,222,232
Payment for raw materials	15,649,637,113	-
Binh Duong Trading and Development JSC (TDC)		
Construction costs	4,713,188,019	171,493,316,261
Payments for construction works	40,096,860,102	-
Becamex Building Materials JSC		
Raw material purchases	1,233,022,670	70,043,780
Payment for raw materials	1,611,468,958	-

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

Balances with other related parties

Balances with other related parties are presented in Notes V.2, V.4a, V.4b, V.13, V.14 and V.18.