

**CÔNG TY CỔ PHẦN
ĐẦU TƯ PHÁT TRIỂN THÀNH ĐẠT
THANH DAT INVESTMENT
DEVELOPMENT JOINT STOCK**

Mẫu số 01-A
CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do- Hạnh phúc
COMPANYSOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Số: 37/2026/CBTT-DTD
No: 37/2026/CBTT-DTD

Hà Nam, ngày 28 tháng 04 năm 2026
Ha Nam, April 28rd 2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC INFORMATION DISCLOSURE THE FINANCIAL STATEMENT

Kính gửi: Sở Giao dịch Chứng khoán Hà Nội
To: Hanoi Stock Exchange

Thực hiện quy định tại Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty cổ phần Đầu tư phát triển Thành Đạt thực hiện công bố thông tin báo cáo tài chính (BCTC) quý 01 năm 2026 với Sở Giao dịch Chứng khoán Hà Nội như sau/ *In accordance with the regulations stipulated in Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding the disclosure of information on the securities market, Thanh Dat Investment Development Joint Stock Company discloses the financial statements (FS) for the First Quarter of 2026 to the Hanoi Stock Exchange as follows:*

1. Tên tổ chức/ *Name of organization*: Công ty cổ phần Đầu tư Phát triển Thành Đạt/
Thanh Dat Investment Development Joint Stock Company

- Mã chứng khoán/ *Stock Code*: DTD
- Địa chỉ/ *Address*: Đường Nguyễn Thị Định, Phường Thanh Châu, Thành phố Phủ Lý, Tỉnh Hà Nam, Việt Nam
- Điện thoại liên hệ/ *Tel*: 02263.883.136
- Email: hoadonthanhdatn2010@gmail.com
- Website: <http://thanhdatnam.vn>
- Nội dung thông tin công bố/ *Content of disclosure*:
- BCTC quý 01 năm 2026 / *Financial Statements for Q1/2026*

☐ BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc)/ *Separate Financial Statements (for listed companies without subsidiaries and superior accounting units with affiliated units)*;



☒ BCTC hợp nhất (TCNY có công ty con)/ *Consolidated Financial Statements (for listed companies with subsidiaries);*

☐ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/ *Combined Financial Statements (for listed companies with affiliated accounting units that have their own accounting organization) .*

- Các trường hợp thuộc diện phải giải trình nguyên nhân/ *Cases requiring explanation of reasons:*

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC đã được soát xét/kiểm toán)/ *The audit organization issues an opinion that is not a fully accepted opinion on the financial statements (for financial statements that have been reviewed/audited):*

Có/ Yes ☐

Không/No ☐

Văn bản giải trình trong trường hợp tích có/ *Explanation document in case of positive findings:*

Có/ Yes ☐

Không/No ☐

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được kiểm toán năm 2022)/ *Profit after tax in the reporting period has a discrepancy of 5% or more before and after the audit, shifting from loss to profit or vice versa (for audited financial statements in 2022):*

Có/ Yes ☐

Không/No ☐

Văn bản giải trình trong trường hợp tích có/ *Explanation document in case of positive findings:*

Có/ Yes ☐

Không/No ☐

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/ *Profit after corporate income tax in the income statement of the reporting period changes by 10% or more compared to the same period of the previous year:*

Có/ Yes ☒

Không/No ☐

Văn bản giải trình trong trường hợp tích có/ *Explanation document in case of positive findings:*

Có/ Yes ☒

Không/No ☐

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/ *Profit after tax in the reporting period is a loss, shifting from profit in the same period of the previous year to a loss in this period or vice versa.:*

Có/ Yes ☐

Không/No ☐

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Văn bản giải trình trong trường hợp tích có/ *Explanation document in case of positive findings*:

Có/ Yes ☐

Không/No ☐

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày: 28/04/2026 tại đường dẫn: <http://thanhdathanam.vn/> This information was published on the company's website on 28/04/2026 (date), as in the link <http://thanhdathanam.vn.>

Tài liệu đính kèm:

Attached documents:

- BCTC riêng Quý I năm 2026/
Separate Financial Statements for Q1 2026,
- BCTC hợp nhất Quý I năm 2026/
Consolidated Financial Statements for Q1 2026,
- Văn bản giải trình chênh lệch LNST
tại Báo cáo tài chính Quý I năm 2026/
*Explanation document for the
discrepancy in profit after tax in the
Financial Statements for Q1 2026 .*

Đại diện tổ chức/ Representative of the organization

NGƯỜI ĐẠI DIỆN THEO PHÁP LUẬT

/ LEGAL REPRESENTATIVE

TỔNG GIÁM ĐỐC/DIRECTOR



Trần Việt Đức

ACB

CONSOLIDATED FINANCIAL STATEMENTS – FIRST QUARTER 2026

**THANH DAT INVESTMENT AND DEVELOPMENT JOINT
STOCK COMPANY**



THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As of 31 March 2026

Form B01-DN/HN

Currency unit: VND

ASSETS	Codes	Notes	Quarter-end balance	Opening balance
A. CURRENT ASSETS	100		850.638.782.246	949.099.487.876
I. Cash and cash equivalents	110	5.1	125.895.883.036	369.925.116.345
1. Cash	111		89.471.808.082	273.380.836.974
2. Cash equivalents	112		36.424.074.954	96.544.279.371
II. Short-term financial investments	120		570.764.941.866	430.119.941.866
1. Short-term held-to-maturity investments	123	5.9	570.764.941.866	430.119.941.866
III. Short-term receivables	130		40.821.865.201	51.760.599.117
1. Short-term trade receivables	131	5.5	101.385.654.226	111.504.748.475
2. Short-term advances to suppliers	132	5.6	7.691.139.111	8.297.817.057
3. Other short-term receivables	135	5.2	155.691.895	368.653.616
4. Provision for short-term doubtful debts (*)	136	5.8	(68.410.620.031)	(68.410.620.031)
IV. Inventories	140	5.3	97.898.692.681	79.857.372.988
1. Inventories	141		97.898.692.681	79.857.372.988
V. Short-term biological assets	150		-	-
VI. Other short-term assets	160		15.257.399.462	17.436.457.560
1. Short-term deferred expenses	161	5.4	733.189.026	1.639.436.148
2. Value added tax deductibles	162		13.649.825.801	14.866.387.446
3. Taxes and other receivables from the State budget	163	5.16	874.384.635	930.633.966
B. NON-CURRENT ASSETS	200		1.727.602.541.365	1.715.450.220.320
I. Long-term receivables	210		592.167.160.483	569.975.502.483
1. Other long-term receivables	215	5.2	592.167.160.483	569.975.502.483
II. Fixed assets	220		914.338.828.937	922.809.035.683
1. Tangible fixed assets	221	5.10	914.338.828.937	922.809.035.683
- Cost	222		1.056.338.789.979	1.060.628.403.615
- Accumulated depreciation (*)	223		(141.999.961.042)	(137.819.367.932)
III. Long-term biological assets	230		-	-
IV. Investment property	240	5.12	127.138.274.471	127.210.160.025
- Cost	241		1.341.725.906.771	1.341.725.906.771
- Accumulated depreciation (*)	242		(1.214.587.632.300)	(1.214.515.746.746)
V. Long-term assets in progress	250	5.7	47.856.726.826	47.711.176.826
1. Construction in progress	252		47.856.726.826	47.711.176.826
VI. Long-term financial investments	260	5.9	16.753.293.369	16.753.293.369
1. Investments in joint ventures and associates	262		16.753.293.369	16.753.293.369
VII. Other long-term assets	270		29.348.257.279	30.991.051.934
1. Long-term deferred expenses	271	5.4	20.974.924.357	22.065.252.910
2. Deferred tax assets	272		2.296.205.796	2.296.205.796
3. Goodwill	279	5.13	6.077.127.126	6.629.593.228
TOTAL ASSETS	280		2.578.241.323.611	2.664.549.708.196

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY
Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)
As of 31 March 2026

Form B01-DN/HN

Currency unit: VND

RESOURCES	Codes	Notes	Quarter-end balance	Opening balance
C. LIABILITIES	300		908.344.245.133	1.003.489.177.586
I. Current liabilities	310		315.969.572.982	440.581.685.332
1. Short-term trade payable	311	5.14	27.535.330.250	38.262.230.039
2. Short-term advances from customers	312	5.15	83.957.713.970	81.045.792.063
3. Short-term taxes and other payables to the State	314	5.16	9.766.794.855	96.046.285.948
4. Payable to employees	315		2.594.651.328	2.623.131.802
5. Short-term accrued expenses	316	5.17	133.365.079.181	159.486.423.335
6. Short-term unearned revenue	319		9.909.326.325	1.527.069.448
7. Other short-term payables	320	5.18	30.845.682.896	42.108.491.163
8. Short-term loans and obligations under financial leases	321	5.11	9.400.000.000	9.400.000.000
9. Bonus and welfare fund	323		8.594.994.177	10.082.261.534
II. Non-current liabilities	330		592.374.672.151	562.907.492.254
1. Long-term unearned revenue	337		38.014.459.012	18.169.080.638
2. Other long-term payables	338	5.18	34.410.025.600	21.977.276.000
3. Long-term loans and obligations under financial leases	339	5.11	38.675.844.952	41.486.793.029
4. Deferred income tax liabilities	342		4.449.341.327	4.449.341.327
5. Long-term provisions	343	5.19	476.825.001.260	476.825.001.260
D. EQUITY	400		1.669.897.078.478	1.661.060.530.610
I. Owner's equity	410	5.20	1.669.897.078.478	1.661.060.530.610
1. Owner's contributed capital	411		666.860.550.000	666.860.550.000
- Ordinary shares carrying voting rights	411a		666.860.550.000	666.860.550.000
2. Development investment fund	418		203.027.725.621	203.027.725.621
3. Retained earnings	420		465.264.536.150	459.089.122.806
- Retained earnings accumulated to the end of the prior period	420a		459.089.122.806	205.952.135.340
- Retained earnings for the current period	420b		6.175.413.344	253.136.987.466
4. Non-controlling interests	429		334.744.266.707	332.083.132.183
TOTAL RESOURCES	440		2.578.241.323.611	2.664.549.708.196

PREPARER

Dinh Thi Phuong Thao

CHIEF ACCOUNTANT

Duong Thi Thu Hien

LEGAL REPRESENTATIVE

Tran Viet Duc

Approved on 27 April 2026

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY
Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

INTERIM CONSOLIDATED STATEMENT OF INCOME

Accounting period from 1 January 2026 to 31 March 2026

Form B02-DN/HN

Currency unit: VND

ITEMS	Code	Note	Quarter I		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Prior year	Current year	Prior year
1. Revenue from goods sold and services rendered	01	6.1	58.386.254.491	219.022.909.011	58.386.254.491	219.022.909.011
2. Deductions	02		-	-	-	-
3. Net revenue from goods sold and services rendered	10		58.386.254.491	219.022.909.011	58.386.254.491	219.022.909.011
4. Cost of sales	11	6.2	46.143.166.576	92.276.283.198	46.143.166.576	92.276.283.198
5. Gross profit from goods sold and services rendered	20		12.243.087.915	126.746.625.813	12.243.087.915	126.746.625.813
6. Gain/(loss) from the sale and disposal of investment property	21					
8. Financial expenses	22	6.3	5.063.882.243	5.154.055.404	5.063.882.243	5.154.055.404
- In which: Interest expense	23	6.4	954.181.015	1.470.003.263	954.181.015	1.470.003.263
9. Selling expenses	24		954.181.015	1.470.003.263	954.181.015	1.470.003.263
10. General and administration expenses	25	6.5	152.778	1.169.219.969	152.778	1.169.219.969
	26	6.5	5.171.481.229	3.544.208.674	5.171.481.229	3.544.208.674
11. Net profit from operating activities	30		11.181.155.136	125.717.249.311	11.181.155.136	125.717.249.311
12. Other income	31		3.552.388	271.465.000	3.552.388	271.465.000
13. Other expenses	32	6.6	903.733	1.145.254	903.733	1.145.254
14. Profit from other activities	40		2.648.655	270.319.746	2.648.655	270.319.746
15. Accounting profit before tax	50		11.183.803.791	125.987.569.057	11.183.803.791	125.987.569.057
16. Current corporate income tax expense	51	6.7	2.347.255.923	25.616.995.999	2.347.255.923	25.616.995.999
17. Deferred corporate income tax	52		-	(308.783.256)	-	(308.783.256)
18. Net profit after corporate income tax	60		8.836.547.868	100.679.356.314	8.836.547.868	100.679.356.314
19. Profit after tax attributable to owners of the parent	61		6.175.413.344	68.175.037.201	6.175.413.344	68.175.037.201
20. Profit after tax attributable to non-controlling interests	62		2.661.134.524	32.504.319.113	2.661.134.524	32.504.319.113
21. Basic earnings per share (*)	70		93	1.186	93	1.186
22. Diluted earnings per share (*)	71		93	1.186	93	1.186

PREPARER

Dinh Thi Phuong Thao

CHIEF ACCOUNTANT

Duong Thi Thu Hien



Approved on 27 April 2026

LEGAL REPRESENTATIVE

Tran Viet Duc

P. PHỦ LÝ - T. NINH BÌNH

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

Indirect method

Accounting period from 1 January 2026 to 31 March 2026

Currency unit: VND

Accumulated from the beginning of the
year to the end of this quarter

ITEMS	Codes	Notes	Current period	Prior period
I. Cash flows from operating activities				
1. Net profit before tax	01		11.183.803.791	125.987.569.057
2. Adjustments for:				
- Depreciation of fixed assets and investment property	02		9.583.269.678	39.027.749.536
- Provisions	03		-	9.276.365.109
- (Gains)/losses from investing activities	05		(5.067.434.631)	(5.379.055.404)
- Interest expense	06		954.181.015	1.470.003.263
3. Operating profit before movements in working capital	08		16.653.819.853	170.382.631.561
- Increase/decrease in receivables	09		(9.980.113.108)	(22.301.913.044)
- Increase/decrease in inventories	10		(18.041.319.693)	(8.154.702.333)
- Increase/decrease in payables (excluding accrued loan interest and corporate income tax payable)	11		(7.374.248.288)	(7.814.482.530)
- Increase/decrease in deferred expenses	12		1.996.575.675	(665.033.664)
- Interest paid	14		(954.181.015)	(1.470.003.263)
- Corporate income tax paid	15		(87.306.992.011)	(10.023.886.836)
Net cash generated by operating activities	20		(105.006.458.587)	119.952.609.891
II. Cash flows from investing activities				
1. Acquisition and construction of fixed assets and other long-term assets	21		(1.741.820.000)	(65.963.596.828)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22		1.111.111.112	225.000.000
3. Cash outflow for lending, buying debt instruments of other entities	23		(257.380.000.000)	(266.200.000.000)
4. Cash recovered from lending, selling debt instruments of other entities	24		116.735.000.000	188.710.183.491
5. Interest earned, dividends and profits received	27		5.063.882.243	5.154.055.404
Net cash flows from investing activities	30		(136.211.826.645)	(138.074.357.933)

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

(Continued)

Indirect method

Accounting period from 1 January 2026 to 31 March 2026

Accumulated from the beginning of the
year to the end of this quarter

ITEMS	Codes	Notes	Current period	Prior period
III. Cash flow from financing activities				
1. Proceeds from share issue and owners' contributed capital	31		-	-
Cash payments for returning capital				
2. contributions to owners and repurchase of issued shares	32		-	-
3. Cash proceeds from borrowings	33		-	-
4. Cash repayments of borrowings	34		(2.810.948.077)	(3.683.832.961)
5. Cash repayments of finance lease liabilities	35		-	-
6. Dividends and profit distributed to owners	36		-	-
Net cash flows from financing activities	40		(2.810.948.077)	(3.683.832.961)
Net cash flows for the year	50		(244.029.233.309)	(21.805.581.003)
Cash and cash equivalents at beginning of year	60		369.925.116.345	242.507.970.844
Effects of changes in foreign exchange rates	61		-	-
Cash and cash equivalents at end of period	70		125.895.883.036	220.702.389.841

Approved on 27 April 2026

PREPARER



Dinh Thi Phuong Thao

CHIEF ACCOUNTANT



Duong Thi Thu Hien

LEGAL REPRESENTATIVE



Tran Viet Duc

I. BUSINESS OPERATING CHARACTERISTICS

1. Structure of ownership:

Thanh Dat Investment and Development Joint Stock Company was established in Vietnam under Business Registration Certificate No. 0700194008 issued by the Department of Planning and Investment of Ha Nam Province on 7 May 2001. The Company was converted from a limited liability company into a joint stock company under the 13th amended Business Registration Certificate dated 27 November 2015 issued by the same authority (now the Department of Finance of Ninh Binh Province). Currently, the Company operates under the 31st amended Enterprise Registration Certificate dated 11 August 2025.

The charter capital according to the 31st amendment dated 11 August 2025 is VND 666,860,550,000. (In words: Six hundred sixty-six billion, eight hundred sixty million, five hundred fifty thousand Vietnamese dong).

2. Business sectors:

The Company operates in the fields of civil construction, clean water supply, wholesale of petroleum products, and hotel business....

3. Operating industry and principal activities:

The Company's main activities include construction of civil and transportation works, clean water supply, and commercial concrete trading.

The Company's main operations include:

- Construction of all types of buildings;
- Inland waterway freight transport; road freight transport; wholesale of automobiles and other motor vehicles; real estate business, including ownership, usage, or lease of land; rental of motor vehicles; rental of machinery, equipment, and tangible goods;
- Site preparation; Construction of other civil engineering works. Details: Construction of works: civil, industrial, traffic, irrigation, electrical works with voltage of 35 KV or less, construction and transfer of domestic water supply stations, construction of industrial floors, construction of termite prevention and treatment for construction works;
- Production of concrete and products from cement and gypsum; Production of metal components. Details: Manufacturing and installing all kinds of iron and steel truss frames;
- Wholesale of materials and other installation equipment in construction; Wholesale of household goods, specifically: trading in household electrical appliances and electronics; wholesale of metals and metal ores;
- Wholesale of other machinery, equipment, and spare parts. Specifically: trading in mining, construction machinery, and equipment, as well as electrical machinery, equipment, and materials (e.g., generators, electric motors, electric cables, and other electrical circuit devices);
- Water extraction, treatment, and supply;
- Manufacturing and installation of surface water and underground water treatment equipment;
- Passenger transportation for tourism and import-export trading.

4. Normal production and business cycle

The Company's normal production and business cycle is carried out within a period of no more than 12 months.

5. **Impact of operations on interim consolidated financial statements:** None
6. **The company structure:**

The Company's headquarters is located on Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province.

The Company has the following subsidiary

- + Dong Van III Industrial Park Infrastructure Development Investment JSC, Ha Nam Province
- Business Registration Certificate No. 0700769376 issued on February 15, 2016 (latest amendment: February 25, 2020)
 - Charter capital: VND 303,000,000,000
 - Address: N1 Street, Dong Van III Industrial Park, Dong Van Ward, Ninh Binh Province
 - Ownership ratio and voting ratio as of March 31, 2026:

<u>Name</u>	<u>Ownership Ratio (%)</u>	<u>Voting Ratio (%)</u>
Dong Van III Industrial Park Infrastructure Development Investment JSC, Ha Nam Province	65%	65%

The Company has the following associate company:

- + Tan Cang - Dong Van Ha Nam JSC:
- Business Registration Certificate No. 0700792992 issued on July 22, 2017
 - Charter capital: VND 100,000,000,000
 - Address: Dong Van III Industrial Park, Dong Van Ward, Ninh Binh Province
 - Ownership ratio and voting ratio as of March 31, 2026:

<u>Name</u>	<u>Ownership Ratio (%)</u>	<u>Voting Ratio (%)</u>
Tan Cang - Dong Van Ha Nam JSC	39%	39%

7. **Number of employees as of 31 March 2026:** 118 people.
8. **Statement of comparability of information in the interim consolidated financial statements:**

The consolidated financial statements for the period from 1 January 2026 to 31 March 2026 are comparable.

II. ACCOUNTING PERIOD AND CURRENCY

1. The Company's fiscal year starts on January 1 and ends on December 31.
Quarter I accounting period: from January 1 to March 31 annually.
2. The accounting currency is Vietnamese Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING REGIME

1. Accounting Regime

The Company applies Vietnamese Accounting Standards and the Accounting Regime under Circular No. 99/2025/TT-BTC (replacing Circular 200/2014/TT-BTC) and Circular No. 43/2026/TT-BTC (replacing Circular 202/2014/TT-BTC on consolidated financial statements).

2. Statement of compliance with Vietnamese accounting standards and the accounting regime

The Company's Board of General Directors certifies that the preparation and presentation of the consolidated financial statements for the accounting period ended March 31, 2026, comply with Vietnamese accounting standards and the Vietnamese enterprise accounting system.

IV. SIGNIFICANT ACCOUNTING POLICIES

1. Cash and cash equivalents

Cash and cash equivalents include cash on hand, demand deposits, short-term investments that are highly liquid, readily convertible into known amounts of cash, and subject to an insignificant risk of changes in value.

2. Financial investments

Hold-to-maturity investments

Hold-to-maturity investments include investments that the Company has the positive intention and ability to hold to maturity. Hold-to-maturity investments comprise: term bank deposits (including treasury bills and promissory notes), bonds, mandatorily redeemable preferred shares issued by the counterparty that are required to be repurchased at a specified future date, and loans held to maturity for the purpose of earning periodic interest income, as well as other hold-to-maturity investments.

Hold-to-maturity investments are recognized from the purchase date and are initially measured at cost, which includes the purchase price and any directly attributable transaction costs. Interest income from hold-to-maturity investments arising after the purchase date is recognized in the statement of profit or loss on an accrual basis. Interest earned prior to the Company's holding period is deducted from the cost at the time of acquisition.

Hold-to-maturity investments are carried at cost less impairment allowance.

A provision for impairment of hold-to-maturity investments is made in accordance with current accounting regulations.

Long-term financial investments

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor a joint venture of the Company. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

3. Receivables

Receivables are presented in the financial statements at the carrying amount of amounts receivable from the Company's customers and other receivables, plus an Allowance for expected credit losses. At the reporting date:

- If a receivable is expected to be collected or settled within one year (or within the normal operating cycle), it is classified as a current asset;
- If a receivable is expected to be collected or settled after more than one year (or more than one operating cycle), it is classified as a non-current asset.

The Allowance for expected credit losses represents the estimated portion of receivables expected to suffer a loss due to amounts not being collected from customers, arising on the receivable balances at the end of the reporting period.

The Allowance for expected credit losses is provided for receivables that have been overdue for six months or more, or for receivables where the debtor is unlikely to be able to pay due to liquidation, bankruptcy, or similar difficulties (excluding customers who are overdue as above but are in the process of making payments or have committed to making payments in the near future).

4. Inventories

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

Cost of inventory includes purchase costs, conversion costs, and other directly related costs incurred to bring the inventory to its present location and condition.

Net realizable value of inventory is determined as the estimated selling price less the estimated costs necessary to sell the inventory.

The Company applies the perpetual inventory method to account for inventories, with values determined as follows:

Inventory values are determined using the monthly weighted average method.

An allowance for inventory obsolescence is provided for materials and goods where the original cost is higher than their net realizable value, in accordance with Vietnamese Accounting Standard No. 02 "Inventories" and Circular No. 48/2019/TT-BTC dated August 8, 2019, issued by the Ministry of Finance providing guidance on the regime for setting up and using provisions for devaluation of inventories, financial investment losses, doubtful debts, and product, goods, and construction work warranties at enterprises.

5. Tangible fixed assets and depreciation

Fixed assets are recorded at their original cost and accumulated depreciation.

Tangible fixed assets

The cost of tangible fixed assets includes the purchase price and any directly attributable costs incurred to bring the asset to its working condition for its intended use. The cost of self-constructed or self-manufactured tangible fixed assets includes construction costs, actual production costs incurred, plus installation and testing costs. Costs incurred for upgrades to tangible fixed assets are capitalized, increasing the cost of the fixed asset; maintenance and repair costs are recognized in profit or loss for the period. When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are derecognized, and any resulting gain or loss arising from the disposal of tangible fixed assets is recognized in profit or loss.

Depreciation of tangible fixed assets is calculated using the straight-line method, applied to all assets based on rates calculated to allocate the cost over their estimated useful lives and in accordance with the guidance in Circular No. 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance providing guidance on the regime for management, use, and depreciation of fixed assets, Circular No. 147/2016/TT-BTC dated October 13, 2016 amending and supplementing certain articles of Circular No. 45/2013/TT-BTC, and Circular No.

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28/2017/TT-BTC dated April 12, 2017 amending and supplementing certain articles of Circular No. 45/2013/TT-BTC.

The depreciation periods for the Company's tangible fixed assets are as follows:

Buildings and structures	15 - 50 years
Machinery and equipment	03 - 08 years
Transportation vehicles	06 - 10 years
Office equipment	05 years
Other assets	02 - 05 years

6. Deferred expenses

Prepaid expenses include tools and supplies, assets that do not meet the criteria for classification as fixed assets (with a value of less than VND 30 million), mining right costs, and other prepaid expenses. Prepaid expenses are amortized to production and business costs over a reasonable period from the time they are incurred.

7. Payables

Liabilities are presented in the financial statements at the carrying amount of amounts payable to the Company's customers and other payables, and are detailed by each payable object. At the reporting date:

- If a liability has a payment term of less than one year (or within one operating cycle), it is classified as current;
- If a liability has a payment term of more than one year (or more than one operating cycle), it is classified as non-current.

8. Accrued expenses

Accrued expenses represent the value of expenses that have been recognized in the statement of profit or loss for the accounting period but have not yet been actually paid as of the end of the reporting period, including: audit fees, construction costs. When such expenses are actually incurred, if there is any difference from the accrued amount, the accounting will record an additional expense or reduce the expense corresponding to the difference.

9. Unearned revenue:

Unearned revenue represents revenue received in advance for one or more accounting periods, primarily consisting of prepayments from customers for land lease fees and industrial park management fees for multiple periods. The Company recognizes unearned revenue corresponding to the performance obligations that the Company will fulfill in the future. When the revenue recognition criteria are met, the unearned revenue is recognized in the statement of profit or loss for the period corresponding to the portion of performance obligations satisfied.

10. Equity

Principles for recognition of owners' equity contributions:

Owners' contributed capital is recognized based on the actual amount of capital contributed by the owners.

Retained earnings represent the profit generated from the Company's operations after deducting adjustments arising from retrospective application of changes in accounting policies and retrospective correction of material prior-period errors.

11. Borrowings and finance lease liabilities

Borrowings are monitored by lender, by borrowing agreement, and by repayment term. In the case of borrowings in foreign currency, detailed monitoring is performed in the original currency.

12. Borrowing costs

Borrowing costs are recognized as production or business expenses in the period in which they are incurred, unless they are capitalized in accordance with Vietnamese Accounting Standard No. 16 'Borrowing Costs'. Accordingly, borrowing costs directly attributable to the acquisition, construction, or production of assets that necessarily take a substantial period of time to get ready for their intended use or sale are added to the cost of those assets until such time as the assets are ready for their intended use or sale. Investment income arising from the temporary investment of borrowed funds is deducted from the cost of the related asset. For pooled borrowings used to finance the construction of fixed assets or investment properties, borrowing costs are capitalized even if the construction period is less than 12 months.

13. Revenue

Revenue is recognized when the outcome of the transaction can be reliably measured, and the Company is likely to obtain economic benefits from the transaction.

- (i) Sales revenue is recognized when the significant risks and rewards of ownership have been transferred to the buyer, the goods have been delivered to and accepted by the customer.
- (ii) Revenue from construction contracts is recognized based on the portion of work completed and confirmed by the customer during the period, provided the Company is assured of receiving benefits from the construction contract and the costs of completing the work performed as of the financial statement date can be reliably estimated.
- (iii) Revenue from service provision is recognized when the significant risks and rewards have been transferred to the customer, the service has been rendered, and accepted by the customer.
- (iv) Financial income includes revenue arising from interest on deposits, loan interest, foreign exchange differences, and other financial income. Interest on deposits and loans is accrued based on the outstanding balances and applicable interest rates.
- (v) Investment income is recognized when the Company is entitled to receive the interest or dividend.

14. Accounting principles for cost of goods sold

Cost of goods sold reflects the capitalized value of products, goods, or services sold during the period, ensuring the principle of matching with revenue recorded during the period.

15. Accounting principles for selling expenses

Selling expenses represent actual costs incurred in the process of selling goods and providing services. These primarily include salaries of sales department staff and investment promotion expenses.

16. Accounting principles for administrative expenses

Administrative expenses include the Company's overall management costs, such as salaries for the management team, social insurance, health insurance, trade union fees, unemployment insurance for administrative staff, office supplies, tools, depreciation of fixed assets used for administrative purposes, land rental, business license tax, allowances for doubtful debts, outsourced services, and other cash expenses.

17. Accounting principles for financial revenue

Interest income

Interest income is recognized on an accrual basis, determined based on the balance of deposit accounts and the actual interest rate for each period.

Dividends and profit distributions

Dividends and profit distributions are recognized when the Company's right to receive dividends or profits from capital contributions is established.

18. Accounting principles for finance costs

Finance costs reflect those expenses or losses related to financial investment activities, lending and borrowing costs, capital contribution costs for joint ventures and associates, short-term securities transfer losses, securities sale transaction costs; provisions for devaluation of trading securities, provisions for impairment of investments in other entities, losses arising from foreign currency sales, and foreign exchange differences losses.

Finance costs that are not considered deductible for corporate income tax (CIT) purposes under the provisions of the tax law but are fully supported by valid invoices and documents and have been properly accounted for in accordance with the Company's accounting regime are not reversed from accounting expenses; instead, adjustments are made only in the CIT finalization to increase the amount of CIT payable.

19. Taxation

Value added tax (VAT):

VAT rate applicable to construction contracts, ready-mixed concrete, infrastructure leasing and management services: 10%.

VAT rate applicable to clean water supply services: 5%.

Corporate income tax (CIT):

The applicable corporate income tax rate is 20%.

Current income tax is the amount of tax calculated based on taxable income for the period using the tax rate applicable in the accounting period. Taxable income differs from accounting profit due to adjustments for temporary differences between tax accounting and financial accounting, as well as adjustments for income or expenses that are non-taxable or non-deductible.

Other taxes: Applied in accordance with the current tax laws in Vietnam.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)
For the period ended 31 March 2026

Form B09-DN/HN
Currency unit: VND

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

5.1 Cash and cash equivalents

Cash and cash equivalents held by the Company that are not subject to restrictions on use

	Quarter-end balance	Opening balance
Cash on hand	2.635.985.578	2.218.926.053
Cash in banks	86.835.822.504	271.161.910.921
Vietnam Joint Stock Commercial Bank for Industry and Trade – Ha Nam Branch	9.756.301.919	153.198.605.019
Saigon – Hanoi Joint Stock Commercial Bank	16.786.553.417	6.102.796.627
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ha Nam Branch	34.858.481.053	36.435.335.223
Joint Stock Commercial Bank for Investment and Development of Vietnam – Ha Nam Branch	13.531.140.893	62.195.227.506
Orient Commercial Joint Stock Bank	24.184.295	19.812.647
Saigon Thuong Tin Commercial Joint Stock Bank	4.482.533.110	2.133.277.849
Vietnam Prosperity Joint Stock Commercial Bank	782.775.394	654.016
Co-operative Bank of Vietnam	657.504.329	657.345.133
Vietnam Bank for Agriculture and Rural Development	17.227.387	17.450.333
Asia Commercial Joint Stock Bank	426.697.664	426.687.260
Vietnam Public Joint Stock Commercial Bank	17.550.821	2.258.205.900
Vietnam Maritime Commercial Joint Stock Bank	1.616.667.079	429.022.896
Nam A Commercial Joint Stock Bank	2.542.009.025	526.165.508
Military Commercial Joint Stock Bank	1.336.196.118	6.761.325.004
Cash equivalents (*)	36.424.074.954	96.544.279.371
- Orient Commercial Joint Stock Bank	25.787.111.114	35.907.315.531
- Saigon – Hanoi Commercial Joint Stock Bank	-	10.000.000.000
- Saigon Thuong Tin Commercial Joint Stock Bank	10.636.963.840	10.636.963.840
- Nam A Commercial Joint Stock Bank	-	40.000.000.000
Total	125.895.883.036	369.925.116.345

5.2 Other receivables

	Quarter-end balance		Opening balance	
	Value	Allowance	Value	Allowance
a) Short-term	155.691.895	-	368.653.616	-
- Advances	32.918.000	-	32.918.000	-
- Other receivables	122.773.895	-	335.735.616	-
b) Long-term	592.167.160.483	-	569.975.502.483	-
- Other long-term receivables	592.167.160.483	-	569.975.502.483	-
+ Ha Noi South Housing and Urban Development Corporation	56.728.016.800	-	34.536.358.800	-
+ Phu Ly City Land Development Center	14.083.094.355	-	14.083.094.355	-
+ Duy Tien Town Land Development Center	7.289.254.000	-	7.289.254.000	-
+ Land clearance costs	488.908.760.328	-	488.908.760.328	-
+ Receivables from vocational transition and training support	25.158.035.000	-	25.158.035.000	-
Total	592.322.852.378	-	570.344.156.099	-

5.3 Inventories

	Quarter-end balance		Opening balance	
	Cost	Allowance	Cost	Allowance
Raw materials	6.175.034.327	-	1.818.536.882	-
Work in progress	90.382.481.651	-	77.575.426.766	-
Merchandise	1.341.176.703	-	463.409.340	-
Total	97.898.692.681	-	79.857.372.988	-

5.4 Deferred expenses

	Quarter-end balance	Opening balance
a) Short-term	733.189.026	1.639.436.148
- Tools and supplies issued for use	705.349.026	1.590.716.148
- Other short-term deferred expenses	27.840.000	48.720.000
b) Long-term	20.974.924.357	22.065.252.910
- Deferred tools and supplies expenses	20.974.924.357	22.065.252.910
Total	21.708.113.383	23.704.689.058

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)

For the period ended 31 March 2026

5.5 Trade receivables

Item	Quarter-end balance		Opening balance	
	Value	Provision	Value	Provision
- Short-term trade receivables				
Tan Cang Ha Nam Joint Stock Company	39.139.385.116	(38.070.332.935)	39.139.385.116	(38.070.332.935)
Phu Ly City Construction Investment Project Management Board No. II – Phu Van Embankment	7.624.553.000	(7.624.553.000)	7.624.553.000	(7.624.553.000)
Hancorp Joint Stock Company	5.472.555.416	(5.472.555.416)	5.472.555.416	(5.472.555.416)
Hawee Industrial Construction Joint Stock Company	3.859.468.427	(3.859.468.427)	3.859.468.427	(3.859.468.427)
Kien Hung Vietnam Construction Development Co., Ltd.	903.128.000	-	903.128.000	-
Thuan An Company Limited	2.281.288.549	-	3.243.309.176	-
Wiston Infoconmm Company Limited	3.045.594.650	-	3.041.754.396	-
LCFC (Vietnam) Company Limited	6.133.000.121	-	4.777.000.001	-
NDH Holdings Company Limited	9.198.571.866	-	13.724.884.501	-
Others	23.728.109.081	(13.383.710.253)	29.718.710.442	(13.383.710.253)
Total	101.385.654.226	(68.410.620.031)	111.504.748.475	(68.410.620.031)

Currency unit: VND

5.6 Short-term advances to suppliers

Item	Quarter-end balance		Opening balance	
	Value	Provision	Value	Provision
Huyen Quy Manufacturing and Trading Limited Liability Company	1.154.344.027	-	1.655.674.487	-
An Thinh Building Engineering Solution Joint Stock Company	1.000.403.580	-	1.000.403.580	-
Song Hong Ha Joint Stock Company	987.900.000	-	987.900.000	-
Ha Nam Urban Planning and Construction Center	919.457.000	-	919.457.000	-
Tran Anh Construction Consulting Joint Stock Company	1.121.635.000	-	715.467.000	-
Hoai Thanh Trung Trading Development Co., Ltd.	111.194.899	-	111.194.899	-
Walocom Construction Design Consulting Joint Stock Company	-	-	418.129.600	-
Others	2.396.204.605	-	2.489.590.491	-
Total	7.691.139.111	-	8.297.817.057	-

5.7 Long-term assets in progress

Item	Quarter-end balance		Opening balance	
	Cost	Recoverable amount	Cost	Recoverable amount
a) Long-term work in progress production and business costs				
b) Construction in progress				
- Construction in progress	47.856.726.826	47.856.726.826	47.711.176.826	47.711.176.826
+ Yen Linh Port Project	46.328.730.376	46.328.730.376	46.183.180.376	46.183.180.376
+ Liem Tuyen Commercial Center Project	1.527.996.450	1.527.996.450	1.527.996.450	1.527.996.450
Total	47.856.726.826	47.856.726.826	47.711.176.826	47.711.176.826

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)

For the period ended 31 March 2026

5.8 . BAD DEBT

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Currency unit: VND

	Quarter-end balance		Opening balance	
	Cost	Recoverable amount	Cost	Recoverable amount
		Debtor		Debtor
- Short-term receivables				
+ Tan Cang Dong Van Ha Nam Joint Stock Company	38.070.332.935	-	Trade receivables	-
+ Tasco Trung Phat Joint Stock Company	200.001.840	-	Trade receivables	-
+ Ha An Trade Construction Joint Stock Company	174.182.500	-	Trade receivables	-
+ Lam Phuong Investment Build & Development Joint Stock Company	239.159.000	-	Trade receivables	-
+ Phu Ly B High School	103.454.000	-	Trade receivables	-
+ Kien Khe Town People's Committee	41.676.000	-	Trade receivables	-
+ Ha Nam Provincial People's Procuracy	125.184.000	-	Trade receivables	-
+ Duc Phat Mineral Mining Joint Stock Company	50.006.030	-	Trade receivables	-
+ Western Development Joint Stock Company	24.700.000	-	Trade receivables	-
+ Incosys Company Limited	57.300.000	-	Trade receivables	-
+ Song Hong Mechanization and Construction One Member Company Limited	57.800.001	-	Trade receivables	-
+ Thien Thanh Phat Vietnam Trading and Construction Co., Ltd.	20.389.998	-	Trade receivables	-
+ Nam Phuc Trading and Construction Company Limited	61.245.000	-	Trade receivables	-
+ Infrastructure Construction Enterprise - Viglacera Mechanical Execution Company	33.214.400	-	Trade receivables	-
+ Global Construction Services and Trading Joint Stock Company	50.600.000	-	Trade receivables	-
+ 492 Construction and Investment Joint Stock Company	657.610.000	-	Trade receivables	-
+ Khanh Dat Investment and Construction Joint Stock Company	553.862.500	-	Trade receivables	-
+ Hancorp Joint Stock Company	5.469.766.781	-	Trade receivables	-
			Cost	Recoverable amount
				Debtor
				Debtor

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)

For the period ended 31 March 2026

Currency unit: VND

5.8 . BAD DEBT

	Quarter-end balance			Opening balance	
	Cost	Recoverable amount	Debtor	Cost	Recoverable amount
+ Hawee Industrial Construction Joint Stock Company	3.859.468.427	-	Trade receivables	3.859.468.427	-
+ Kim Bang Industrial Zone Company Limited	-	-	Trade receivables	-	-
+ No4 Investment and Construction Joint Stock Company	1.085.543.625	-	Trade receivables	1.085.543.625	-
+ Vinaconex 25 Joint Stock Company	896.072.364	-	Trade receivables	896.072.364	-
+ Hong Ha Vietnam Joint Stock Company	634.098.195	-	Trade receivables	634.098.195	-
+ Quang Minh Construction Joint Stock Company	371.550.000	-	Trade receivables	371.550.000	-
+ Ha Nam Construction and Technical Consultancy Co., Ltd.	202.180.000	-	Trade receivables	202.180.000	-
+ CSC Construction Solution Company Limited	127.500.000	-	Trade receivables	127.500.000	-
+ Khanh Hung Construction and Trading Company Limited	48.060.000	-	Trade receivables	48.060.000	-
+ Bac Nam Viet Development and Construction Investment Joint Stock Company	235.878.599	-	Trade receivables	235.878.599	-
+ Project Management Board No. II of Phu Ly City - Phu Van	7.624.553.000	-	Trade receivables	7.624.553.000	-
+ Urban Development Management Board - High-Quality Healthcare Center in Ha Nam Province	1.287.184.300	-	Trade receivables	1.287.184.300	-
+ Duy Tien Land Clearance and Resettlement Council - Infrastructure and Technical Construction of Lot E	1.331.789.000	-	Trade receivables	1.331.789.000	-
+ Thanh Liem Land Clearance Board - 7% Grading of Kien Khe Industrial Cluster	1.151.566.000	-	Trade receivables	1.151.566.000	-
+ Minh Hung Construction and Engineering Joint Stock Company	46.245.000	-	Trade receivables	46.245.000	-
+ Dong Hoa Investment and Contruction Joint Stock Company	50.963.000	-	Trade receivables	50.963.000	-
+ Duy Tien Land Clearance and Resettlement Board - Trung Hoa A Village Power Line	172.688.000	-	Trade receivables	172.688.000	-
+ Tan A Ha Nam International Joint Stock Company - showroom stone embankment	30.100.000	-	Trade receivables	30.100.000	-

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)

For the period ended 31 March 2026

5.8 . BAD DEBT

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Currency unit: VND

	Quarter-end balance			Opening balance		
	Cost	Recoverable amount	Debtor	Cost	Recoverable amount	Debtor
+ Kien Khe Town People's Committee - Office Building	106.271.000	-	Trade receivables	106.271.000	-	Trade receivables
+ Ha Nam Investment and Construction Project Management Board - N1-D2 Road	238.344.017	-	Trade receivables	238.344.017	-	Trade receivables
+ Ha Nam Investment and Construction Project Management Board - Technical Infrastructure of DVI Industrial Park, Land Recovery Section	662.546.563	-	Trade receivables	662.546.563	-	Trade receivables
+ TKD Investment Construction and Consultation Installation Joint Stock Company	230.000.000	-	Trade receivables	230.000.000	-	Trade receivables
+ Quang Thanh Ha Nam Trading Company Limited	1.034.430.000	-	Trade receivables	1.034.430.000	-	Trade receivables
+ Hoang Gia Construction Company Limited	435.586.800	-	Trade receivables	435.586.800	-	Trade receivables
+ Dung Ngoc Investment Consulting and Construction Company Limited	153.850.000	76.925.000	Trade receivables	153.850.000	76.925.000	Trade receivables
+ CKBQP Real Estate Investment, Construction and E-commerce Joint Stock Company	100.000.000	30.000.000	Trade receivables	100.000.000	30.000.000	Trade receivables
+ Loc Phat Steel Trading and Service Company Limited	481.989.312	240.994.656	Trade receivables	481.989.312	240.994.656	Trade receivables
+ Kien Hung Construction Investment Joint Stock Company	339.195.000	169.597.500	Trade receivables	339.195.000	169.597.500	Trade receivables
Total	68.928.137.187	517.517.156		68.928.137.187	517.517.156	

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)

For the period ended 31 March 2026

5.9 Financial investments

Held-to-maturity investments

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Currency unit: VND

	Quarter-end balance			Opening balance		
	Cost	Recoverable amount	Allowance	Cost	Recoverable amount	Allowance
- Term deposits						
Saigon – Hanoi Commercial Joint Stock Bank	570.764.941.866	570.764.941.866	-	430.119.941.866	430.119.941.866	-
Orient Commercial Joint Stock Bank	570.764.941.866	570.764.941.866	-	430.119.941.866	430.119.941.866	-
Saigon Thuong Tin Commercial Joint Stock Bank	132.239.406.002	132.239.406.002	-	112.239.406.002	112.239.406.002	-
Vietnam Joint Stock Commercial Bank for Industry and Trade	40.000.000.000	40.000.000.000	-	20.000.000.000	20.000.000.000	-
Bank for Investment and Development of Vietnam	78.870.236.244	78.870.236.244	-	58.870.236.244	58.870.236.244	-
VPS Securities Joint Stock Company	10.000.000.000	10.000.000.000	-	10.000.000.000	10.000.000.000	-
Nam A Commercial Joint Stock Bank	351.851.916	351.851.916	-	351.851.916	351.851.916	-
Vietnam Maritime Commercial Joint Stock Bank	247.826.000.000	247.826.000.000	-	167.181.000.000	167.181.000.000	-
Equity investments in other entities	38.044.515.068	38.044.515.068	-	38.044.515.068	38.044.515.068	-
- Investments in associates	23.432.932.636	23.432.932.636	-	23.432.932.636	23.432.932.636	-
+ Tan Cang - Dong Van Ha Nam Joint Stock	39.000.000.000	16.753.293.369	-	39.000.000.000	16.753.293.369	-
Total	609.764.941.866	587.518.235.235		469.119.941.866	446.873.235.235	

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)

For the period ended 31 March 2026

5.10 Increase, Decrease in Tangible fixed assets

Currency unit: VND

Items	Building and structure	Machinery and equipment	Motor vehicles	Office equipments	Others	Total
I. Cost						
Opening balance	902.156.500.720	118.394.222.396	30.795.085.003	1.293.222.282	7.989.373.214	1.060.628.403.615
Increase during the period	-	1.300.000.000	-	296.270.000	-	1.596.270.000
- <i>Acquisitions during the period</i>	-	1.300.000.000	-	296.270.000	-	1.596.270.000
Decrease during the period	-	-	(5.885.883.636)	-	-	(5.885.883.636)
- <i>Liquidation, disposal</i>	-	-	(5.885.883.636)	-	-	(5.885.883.636)
Ending balance	902.156.500.720	119.694.222.396	24.909.201.367	1.589.492.282	7.989.373.214	1.056.338.789.979
II. Accumulated depreciation						
Opening balance	57.135.143.386	53.332.099.042	21.481.989.234	916.508.416	4.953.627.854	137.819.367.932
Increase during the period	5.993.084.534	1.978.040.545	866.886.177	8.950.690	111.956.076	8.958.918.022
- <i>Depreciation</i>	5.993.084.534	1.978.040.545	866.886.177	8.950.690	111.956.076	8.958.918.022
Decrease during the period	-	-	(4.778.324.912)	-	-	(4.778.324.912)
- <i>Liquidation, disposal</i>	-	-	(4.778.324.912)	-	-	(4.778.324.912)
Ending balance	63.128.227.920	55.310.139.587	17.570.550.499	925.459.106	5.065.583.930	141.999.961.042
III. Net book value						
1. Opening balance	845.021.357.334	65.062.123.354	9.313.095.769	376.713.866	3.035.745.360	922.809.035.683
2. Ending balance	839.028.272.800	64.384.082.809	7.338.650.868	664.033.176	2.923.789.284	914.338.828.937

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)
For the period ended 31 March 2026

5.11 Loans and obligations under financial leases

	Quarter-end balance				Opening balance	
	Amount		Increases		Decreases	
	Amount	Amount able to be paid off	Amount	Amount	Amount	Amount able to be paid off
a) Short-term loans	9,400,000,000	9,400,000,000	2,596,500,077	2,596,500,077	9,400,000,000	9,400,000,000
<i>Bank loans VND</i>	-	-	-	-	-	-
Current maturity of long-term	9,400,000,000	9,400,000,000	2,596,500,077	2,596,500,077	9,400,000,000	9,400,000,000
- Vietnam Bank for Industry and Trade - Ha Nam Branch	9,400,000,000	9,400,000,000	2,596,500,077	2,596,500,077	9,400,000,000	9,400,000,000
b) Long-term loans	38,675,844,952	38,675,844,952	-	2,810,948,077	41,486,793,029	41,486,793,029
- Loan capital re-lent by the Ha Nam Provincial People's Committee from the Government	9,431,883,879	9,431,883,879	-	214,448,000	9,646,331,879	9,646,331,879
- Vietnam Bank for Industry and Trade - Ha Nam Branch	29,243,961,073	29,243,961,073	-	2,596,500,077	31,840,461,150	31,840,461,150
Total	48,075,844,952	48,075,844,952	2,596,500,077	5,407,448,154	50,886,793,029	50,886,793,029

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)
For the period ended 31 March 2026

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5.12 Investment property

Items	Opening balance	Increase during the period	Decrease during the period	Quarter-end balance
Cost	1.341.725.906.771	-	-	1.341.725.906.771
Land use rights, infrastructure of industrial	1.341.725.906.771	-	-	1.341.725.906.771
Accumulated depreciation	(1.214.515.746.746)	(71.885.554)	-	(1.214.587.632.300)
Land use rights, infrastructure of industrial	(1.214.515.746.746)	(71.885.554)	-	(1.214.587.632.300)
Net book value	127.210.160.025	(71.885.554)	-	127.138.274.471
Land use rights, infrastructure of industrial	127.210.160.025	(71.885.554)	-	127.138.274.471

5.13 Goodwill	<u>Quarter-end balance</u>	<u>Opening balance</u>
Goodwill	6.077.127.126	6.629.593.228
Total	6.077.127.126	6.629.593.228

5.14 Trade payables

a) Short-term trade payables

Payables to suppliers accounting for 10% or more of total trade payables	15.837.089.152	20.530.081.009
- Ngoc Anh Transport Construction and Trading Co., Ltd	1.165.538.636	-
- Dong Nam Construction and Trading Joint Stock Company	-	2.168.469.220
- Ha Hieu Trading Company Limited	3.876.600.000	-
- Tan Sang Investment Construction and Trading Company Limited	535.342.210	2.452.177.263
- Thuy Duong Petroleum Joint Stock Company	1.064.115.700	145.881.600
- Viet House Architecture Limited Liability Company	349.099.962	1.029.599.340
- Luxsen International Paint Development Joint Stock Company	183.408.000	1.727.836.000
- Nam Ha Noi Housing and Urban Development Investment Corporation	8.662.984.644	5.351.796.000
- Viet's Power Joint Stock Company	-	2.458.180.090
- Nhat Le Company Limited	-	5.196.141.496
Other trade payables	11.698.241.098	17.732.149.030
Total	27.535.330.250	38.262.230.039

5.15 Advances from customers

a) Short-term advances from customers

- Management Board of Key Healthcare Projects (Facility II of Viet Duc Hospital)	50.798.017.600	50.798.017.600
- Management Board of Key Healthcare Projects (Facility II of Bach Mai Hospital)	28.618.399.800	28.618.399.800
- NDH Holdings Company Limited	1.796.505.000	-
- Other advances from customers	2.744.791.570	1.629.374.663
Total	83.957.713.970	81.045.792.063

b) Advance payments from related parties.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)
For the period ended 31 March 2026

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5.16 Taxes and other payables to the State budget

a) Payables	Opening balance	Amount payable for the period	Amount actually paid/offset during the period	Quarter-end balance
- Value added tax	1.247.716.776	11.538.441.584	12.786.158.360	-
- Corporate income tax	94.536.881.005	2.347.255.923	87.306.992.011	9.577.144.917
- Personal income tax	18.679.166	10.266.694	7.593.459	21.352.401
- Fees, charges and other taxes	243.009.001	70.943.973	145.655.437	168.297.537
Total	96.046.285.948	13.966.908.174	100.246.399.267	9.766.794.855
b) Receivables				
- Personal income tax	-	-	537.033	537.033
- Value added tax	930.633.966	56.786.364	-	873.847.602
Total	930.633.966	56.786.364	537.033	874.384.635

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)
For the period ended 31 March 2026

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	Quarter-end balance	Opening balance
5.17 Accrued expenses	133.365.079.181	159.486.423.335
a) Short-term		
- Accrued audit fees	-	81.000.000
- Accrued construction costs for industrial park infrastructure	133.365.079.181	159.405.423.335
b) Long-term		
Total	133.365.079.181	159.486.423.335
5.18 Other payables	30.845.682.896	42.108.491.163
a) Short-term		
- Security deposits received	26.684.341.637	41.863.391.237
- Insurance and trade union fund	255.041.259	70.799.926
- Remuneration of the Board of Directors and the Supervisory Board	-	168.000.000
- Other payables	3.906.300.000	6.300.000
Total	30.845.682.896	42.108.491.163
b) Long-term		
Other payables	21.885.776.000	21.885.776.000
- People's Committee of Ha Nam Province (*)	21.885.776.000	21.885.776.000
Security deposits received	12.524.249.600	91.500.000
Total	34.410.025.600	21.977.276.000

(*) Decision No. 295/QĐ-UBND issued by the Ha Nam Provincial People's Committee dated January 31, 2019, approving the adjusted final settlement of completed investment capital for the sub-project: Construction of clean water supply system in Liem Tuyen and Liem Tiet communes, Thanh Liem District, Ha Nam Province, under the Water Supply Component of the Result-Based Rural Water Supply and Sanitation Program in Ha Nam Province.

	Quarter-end balance	Opening balance
5.19 Provision	476.825.001.260	476.825.001.260
Long-term		
- Provision for repair and maintenance of fixed assets	476.825.001.260	476.825.001.260
Total	476.825.001.260	476.825.001.260

Provision for future industrial park infrastructure repair and maintenance costs recognized due to one-off revenue recognition.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)
For the period ended 31 March 2026

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5.20 Owners' equity

a) Movement in owner's equity contributed

Details of owner's capital contribution	Ownership ratio 31/03/2026	Quarter-end balance	Opening balance
Capital contributed by other parties			
- Mr. Nguyen Huy Cuong	29,22%	194.831.980.000	194.831.980.000
- Mrs. Nguyen Thanh Tam	5,83%	38.893.660.000	38.893.660.000
- Mr. Nguyen Quang Tri	5,27%	35.164.760.000	35.164.760.000
- Others	59,68%	397.970.150.000	397.970.150.000
Total	100,00%	666.860.550.000	666.860.550.000

b) Capital transactions with owners and dividend distribution, profit sharing

Owner's investment capital	Current period	Prior period
- Opening capital	666.860.550.000	574.887.850.000
- Capital increase during the period	-	-
- Capital decrease during the period	-	-
- Closing capital	666.860.550.000	574.887.850.000
Shares	Quarter-end balance	Opening balance
Number of shares registered for issuance	66.686.055	57.488.785
Number of shares issued to the public	66.686.055	57.488.785
- Ordinary shares	66.686.055	57.488.785
Number of outstanding shares in circulation	66.686.055	57.488.785
- Ordinary shares	66.686.055	57.488.785
* Par value of an outstanding share: VND 10,000 per share		
Basic earnings per share	Current period	Prior period
Profit after tax	6.175.413.344	68.175.037.201
Weighted average number of outstanding shares during the period	66.686.055	57.488.785
Basic earnings per share	93	1.186
Funds of the enterprise	Quarter-end balance	Opening balance
	(VND)	(VND)
Development investment fund	203.027.725.621	203.027.725.621
Bonus and welfare fund	8.594.994.177	10.082.261.534
Total	211.622.719.798	213.109.987.155

6. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE INTERIM CONSOLIDATED STATEMENT OF INCOME

6.1 Total Revenue from sales and service provisions	Current period	Prior period
- Revenue from concrete sales	-	10.948.369.907
- Revenue from port loading and unloading services	9.034.731.667	11.729.047.277
- Revenue from leasing and infrastructure management services	3.100.677.472	170.270.827.342
- Others	46.250.845.352	26.074.664.485
Total	58.386.254.491	219.022.909.011
Revenue from related parties	4.194.457	9.537.099
- Quang Anh Company Limited	4.194.457	9.537.099

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)
For the period ended 31 March 2026

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	Current period	Prior period
6.2 Cost of sales and service rendered		
- Cost of concrete sales	-	8.053.484.519
- Cost of port loading and unloading services	8.476.083.890	4.497.953.123
- Cost of leasing and infrastructure management services	1.609.228.959	56.363.265.467
- Others	36.057.853.727	23.361.580.089
Total	46.143.166.576	92.276.283.198
6.3 Financial Income		
Interest income from deposits and loans	5.063.882.243	5.154.055.404
Total	5.063.882.243	5.154.055.404
6.4 Financial expenses		
Financial expenses	954.181.015	1.470.003.263
Total	954.181.015	1.470.003.263
6.5 Selling and administrative expenses		
Selling expenses	152.778	1.169.219.969
Other selling expenses	152.778	1.169.219.969
General and administrative expenses	5.171.481.229	3.544.208.674
Details of items accounting for 10% or more of total general and administrative expenses	3.959.740.485	2.302.310.133
<i>Depreciation of fixed assets</i>	<i>358.017.233</i>	<i>328.200.537</i>
<i>Labor costs</i>	<i>3.049.257.150</i>	<i>1.421.643.494</i>
<i>Amortization of goodwill</i>	<i>552.466.102</i>	<i>552.466.102</i>
Other administrative expenses	1.211.740.744	1.241.898.541
Total	5.171.634.007	4.713.428.643
6.6 Other expenses		
Administrative penalties and fines	903.733	1.145.254
Total	903.733	1.145.254
6.7 Current corporate income tax expense		
Current corporate income tax expense	2.347.255.923	25.616.995.999
	2.347.255.923	25.616.995.999
7. Other information		
7.1 Contingent liabilities, commitments and other		
7.2 Events occurring after the end of the financial period		
7.3 Segment report		
7.4 Significant events occurring during the financial period		

7.5 Information about related parties

Related parties:

During the reporting period and at the end of the reporting period, the following parties were identified as related parties of the Company:

Related party	Address	Relationship
Mr. Nguyen Huy Cuong	Ninh Binh	Chairman of the Board of Directors
Mrs. Nguyen Thanh Tam	Ninh Binh	Member of the Board of Directors (until 18 April 2025)
Mr. Nguyen Manh Hai	Ninh Binh	Member of the Board of Directors (from 18 April 2025)
Mr. Tran Van Thang	Ninh Binh	Independent member of the Board of Directors
Mr. Nguyen Huu Thuyet	Ha Noi	Member of The Board of Directors
Mr. Tran Viet Duc	Ninh Binh	General Director
Mr. Nguyen Quang Tri	Ninh Binh	Deputy General Director
Mr. Tran Duc Dung	Ninh Binh	Deputy General Director (from 15 April 2025)
Mr. Pham Van Ha	Ninh Binh	Head of the Supervisory Board
Mr. Nguyen Duc Du	Ninh Binh	Member of the Supervisory Board (until 18 April 2025)
Mr. Nguyen Dinh Thuan	Ninh Binh	Member of the Supervisory Board (from 18 April 2025)
Mrs. Nguyen Thi Thuy Van	Ninh Binh	Member of Supervisory Board
Mr. Vu Anh Tan	Ninh Binh	Deputy General Director of the subsidiary
Mrs. Nguyen Ngoc Lan	Ninh Binh	Deputy General Director of the subsidiary
Mrs. Nguyen Thi Thu Hien	Ninh Binh	Deputy General Director of the subsidiary
Mr. Vu Tuong Anh	Ninh Binh	Deputy General Director of the subsidiary
Quang Anh Company Limited	Ninh Binh	Key management personnel with close relationsh
Tan Cang - Dong Van Ha Nam Joint Stock Company	Ninh Binh	Subsidiary
Tri Dung Construction and Trading Joint Stock Company	Ninh Binh	Together with key members

In addition, related parties also include individuals related to members of the Board of Directors, the Board of Management and the Supervisory Board, such as spouses and children, in accordance with applicable laws.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)
For the period ended 31 March 2026

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Transactions with related parties:

Apart from the related party transactions mentioned above, the Company's significant transactions with related parties during the accounting period include:

Related party	Content	Current period	Prior period
Quang Anh Company Limited	Sale of goods and services	4.530.014	10.300.069
	Collection of proceeds from sales of goods and services	4.530.014	10.300.069

Salaries and allowances paid during the period to members of the Board of Directors and the Board of Management:

Name	Position	Current period (VND)	Prior period (VND)
Mr. Nguyen Huy Cuong	Chairman of the Board of Directors	126.084.714	101.190.827
Mr. Tran Viet Duc	General Director	59.562.669	26.241.849
Mr. Nguyen Quang Tri	Deputy General Director	39.772.004	22.404.645
Mr. Tran Duc Dung	Deputy General Director	52.142.158	-
Mr. Nguyen Manh Hai	Member of The Board of Directors	52.706.660	-
Mr. Tran Van Thang	Member of The Board of Directors	6.000.000	-
Mr. Nguyen Huu Thuyet	Member of The Board of Directors	48.885.513	-
Mr. Vu Anh Tan	Deputy General Director of the subsidiary	62.090.400	21.701.400
Mrs. Nguyen Ngoc Lan	Deputy General Director of the subsidiary	7.906.200	54.189.067
Mrs. Nguyen Thi Thu Hien	Deputy General Director of the subsidiary	62.090.400	-
Mrs. Nguyen Thanh Tam	Member of The Board of Directors	-	20.789.261
Mr. Nguyen Duc Du	Member of Supervisory Board	-	24.064.793
Mr. Pham Van Ha	Head of the Supervisory Board	54.465.286	23.832.094
Mr. Nguyen Dinh Thuan	Member of Supervisory Board	40.906.894	-
Mrs. Nguyen Thuy Van	Member of Supervisory Board	28.960.351	18.601.391
Mr. Vu Tuong Anh	Director of the subsidiary company	15.812.400	-
Total		657.385.649	313.015.327

7.6 Comparative information

Comparative figures are based on the audited consolidated financial statements for the financial year ended 31 December 2025 of Thanh Dat Investment and Development Joint Stock Company, audited by International Auditing and Valuation Co., Ltd. - Hanoi Branch, and the unaudited consolidated financial statements for the first quarter of 2025 prepared by Thanh Dat Investment and Development Joint Stock Company. These figures have been adjusted in accordance with Circular No. 43/2026/TT-BTC dated 20 April 2026 issued by the Minister of Finance.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (Continued)
For the period ended 31 March 2026

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Currency unit: VND

7.7 Going concern information

These consolidated financial statements have been prepared on a going concern basis.

7.8 Other information

Apart from the information presented above, no material events occurred during the year that require disclosure in the consolidated financial statements.

PREPARER



Dinh Thi Phuong Thao

CHIEF ACCOUNTANT



Duong Thi Thu Hien

LEGAL REPRESENTATIVE



Trần Việt Đức

Approved on 27 April 2026

**THANH DAT INVESTMENT
DEVELOPMENT JOINT STOCK COMPANY**

No:38/2026/CV-DTD

Re: Explanation for the fluctuation of profit
after tax in the Q1/2026 Financial Statement

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Ninh Binh, April 28th 2026

**To: - State Security Commission of Vietnam;
 - Hanoi Stock Exchange**

Pursuant to:

- *Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding disclosure of information in the securities market;*
- *The separate financial statements and consolidated financial statements for Q1/2026 of the Company.*

Thanh Dat Investment Development Joint Stock Company (“the company”) would like to explain the discrepancy in after-tax profit in the separate financial statements and consolidated financial statements for Q1/2026 compared to the same period last year, as follows:

For the Separate Financial Statements for Q1/2026:

Profit after corporate income tax on the financial statements is **VND 1,785,772,473**, compared to **VND 9,597,472,260** in the same period last year, a decrease of **VND 7,811,699,787**, equivalent to a decline of **81.4%**.

For the Consolidated Financial Statements for Q1/2026:

Profit after corporate income tax on the report is **VND 8,836,547,868**, a decrease of **VND 91,842,808,446** (equivalent to a decline of **91.2%**) compared to **VND 100,679,356,314** in the same period last year.

Reasons:

- **For the Separate Financial Statements for Q1/2026:**
- The decrease in profit after corporate income tax on the standalone financial statements for Q1/2026 compared to the same period last year is mainly due to a sharp decline in revenue from sales of goods and services, from **VND 75,407,213,469** (last year) to **VND 47,969,999,985** (this year).
- **For the Consolidated Financial Statements for Q1/2026:**

The decrease in profit after corporate income tax on the consolidated financial statements for Q1/2026, amounting to **VND 160,636,651,520** compared to the same period last year, is mainly due to a sharp decline in revenue from sales of goods and services. Specifically, revenue from infrastructure leasing and infrastructure management decreased by **VND 167,170,149,870** compared to the previous year.



The above is the explanation of Thanh Dat Investment Development Joint Stock Company regarding the fluctuation in after-tax profit in in the separate financial statements and consolidated financial statements for Q1/2026, where the difference exceeds 10% compared to the same period in 2025.

Sincerely!

Recipients:

- As stated above;
- Kept at Archive.

LEGAL REPRESENTATIVE DIRECTOR



TỔNG GIÁM ĐỐC
Trần Việt Đức

