

**VINH PHUC INFRASTRUCTURE
DEVELOPMENT JOINT STOCK
COMPANY**

No: 155.../VPID/26

*" Explanation of the Consolidated Semi-
Annual Financial Statements for the period
ended March 31, 2026"*

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Phu Tho, May 08, 2026

To:

**State Securities Commission;
Hanoi Stock Exchange.**

Vinh Phuc Infrastructure Development Joint Stock Company (stock code: IDV) has completed its Consolidated Financial Statements for the first six months of the fiscal year ended March 31, 2026.

Based on the Company's Consolidated Financial Statements for the first six months of the fiscal year ended March 31, 2026, profit after tax decreased compared to the same period of the previous fiscal year, specifically as follows:

Profit after tax for the first six months of the previous fiscal year (from October 1, 2024 to March 31, 2025): VND 55,000,620,363.

Profit after tax for the first six months of the current fiscal year (from October 1, 2025 to March 31, 2026): VND 35,142,406,448.

Accordingly, consolidated profit after tax for the first six months of the current fiscal year decreased by VND 19,858,213,915 compared to the same period of the previous fiscal year, equivalent to a decrease of 36.1%.

The reasons for this decrease are explained as follows:

Consolidated financial income for the first six months of the previous fiscal year amounted to VND 20.1 billion, while consolidated financial income for the first six months of the current fiscal year amounted to VND 10.8 billion, representing a decrease of VND 9.3 billion compared to the same period last year. The main reason was the decrease in securities investment income, which amounted to VND 8.1 billion in the first six months of the previous fiscal year and VND 0.11 billion in the first six months of the current fiscal year.

The above are the main reasons for the decrease in consolidated profit for the first six months of the current fiscal year compared to the same period of the previous fiscal year. Therefore, Vinh Phuc Infrastructure Development Joint Stock Company respectfully provides this explanation for the information of the relevant authorities and shareholders.

Respectfully!

Recipients:

- As dear to you;
- Save internally.


GENERAL DIRECTOR


NGUYEN NGOC LAN

**REVIEWED INTERIM CONSOLIDATED
FINANCIAL STATEMENTS**

FOR THE PERIOD FROM 01 OCTOBER 2025 TO 31 MARCH 2026

**VINHPHUC INFRASTRUCTURE DEVELOPMENT JOINT
STOCK COMPANY**

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VINHPHUC INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY

REPORT OF THE BOARD OF MANAGEMENT

For the period from 01 October 2025 to 31 March 2026

The Board of Management has the honor of submitting this Report together with the reviewed interim Consolidated Financial Statements for the period from 01/10/2025 to 31/03/2026.

1. General information about the Company

Establishment

VinhPhuc Infrastructure Development Joint Stock Company (hereinafter referred to as "the Company") was established and operates under the Business Registration Certificate No. 1903000030 first issued by the Department of Planning and Investment of Vinh Phuc province on 16 June 2003, subsequently amended for the 31st time under Enterprise Registration Certificate No. 2500222004 dated 14 April 2026, issued by the Department of Finance of Phu Tho Province.

Form of ownership: Joint Stock Company

The Company's business activities:

The Company's main business activities are construction investment and industrial park infrastructure business.

English name: VINHPHUC INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY

Abbreviation: VPID - JSC

Securities code: IDV

Head office: Khai Quang Industrial Park, Vinh Phuc Ward, Phu Tho Province, Vietnam

2. Financial position and operating results

The Company's financial position and the results of its operation during the period are presented in the accompanying Interim consolidated financial statements.

3. Members of the Board of Directors, Audit Committee, Board of Management and Chief Accountant:

Members of the Board of Directors, Audit Committee, Board of Management and Chief Accountant during the period and up to the date of the financial statements are as follows:

Board of Directors

| | | |
|--------------------------|--------------------------|-------------------------|
| Mr. Trinh Viet Dung | Chairman | Appointed on 12/01/2026 |
| | Vice Chairman | Resigned on 12/01/2026 |
| Mr. Hoang Dinh Thang | Chairman | Resigned on 12/01/2026 |
| | Vice Chairman | Appointed on 12/01/2026 |
| Mr. Nguyen Manh Ha | Vice Chairman | Appointed on 11/01/2026 |
| Mr. Pham Trung Kien | Member | |
| Mr. Phung Van Quy | Member | Resigned on 11/01/2026 |
| Mr. Le Tung Son | Member | |
| Ms. Nguyen Ngoc Lan | Member | |
| Mr. Pham Huu Anh | Independent Board Member | |
| Ms. Nguyen Thuy Linh | Independent Board Member | |
| Ms. Phung Thi Lan Phuong | Independent Board Member | Appointed on 11/01/2026 |
| Mr. Ton Tich Quang Nam | Independent Board Member | Resigned on 11/01/2026 |

Audit Committee

| | |
|----------------------|------------------------------------|
| Mr. Pham Huu Anh | Head of the Audit Committee |
| Ms. Nguyen Thuy Linh | Deputy Head of the Audit Committee |

Board of Management

| | |
|---------------------|---|
| Ms. Nguyen Ngoc Lan | General Director - Legal Representative |
| Mr. Nguyen Anh De | Deputy General Director |

Chief Accountant

Ms. Nguyen Thi Hoan

VINHPHUC INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY
REPORT OF THE BOARD OF MANAGEMENT

For the period from 01 October 2025 to 31 March 2026

4. Independent Auditor

The Interim Consolidated Financial Statements for the period from 01 October 2025 to 31 March 2026 have been reviewed by the Branch of MOORE AISIC Auditing and Informatics Services Company Limited.

5. Commitment of the Board of Management

The Board of Management is responsible for the preparation of the Interim Consolidated Financial Statements, which give a true and fair view of the financial position of the Company as at 31 March 2026, the results of its operation and the cash flows for the period from 01 October 2025 to 31 March 2026. In order to prepare these Interim Consolidated Financial Statements, the Board of Management has considered and complied with the following matters:

- Selected appropriate accounting policies and applied them consistently;
- Made judgments and estimates that are reasonable and prudent;
- Prepared the Interim Consolidated Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that proper accounting records are kept and maintained, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the Interim Consolidated Financial Statements are prepared in compliance with the accounting regime stated in Notes to the Interim Consolidated Financial Statements for the period from 01/10/2025 to 31/3/2026. The Board of Management is also responsible for safeguarding the Company's assets and, hence, taking reasonable steps for the prevention and detection of fraud and other irregularities.

6. Confirmation

In the Board of Management's opinion, we confirms that the Interim Consolidated Financial Statements including the Interim Consolidated Statement of Financial Position as at 31 March 2026, the Interim Consolidated Income Statement, the Interim Consolidated Cash Flow Statement and accompanying Notes, which expressed a true and fair view of the financial position of the Company as well as the results of its operations and cash flows for the period from 01 October 2025 to 31 March 2026.

The Interim Consolidated Financial Statements are prepared in accordance with Vietnamese Accounting Standards and System.

Phu Tho, 08 May 2026

For and on behalf of the Board of Management,



Nguyen Ngoc Lan
General Director

No. A0325050-SXHN-2026/MOOREAISHN-TC

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION**To : Shareholders, Board of Directors and Board of Management****VinhPhuc Infrastructure Development Joint Stock Company**

We have reviewed the accompanying Interim Consolidated Financial Statements of VinhPhuc Infrastructure Development Joint Stock Company ("the Company") as prepared on 08 May 2026 from pages 05 to 49, which comprise the interim Consolidated Statement of Financial Position as at 31 March 2026, the Interim Consolidated Income Statement, the Interim Consolidated Cash Flow Statement for the period from 01 October 2025 to 31 March 2026 and Notes to the Interim Consolidated Financial Statements.

Responsibilities of the Board of Management

The Board of Management of VinhPhuc Infrastructure Development Joint Stock Company is responsible for the preparation and fair presentation of the Interim Consolidated Financial Statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and prevailing regulations applicable to the preparation and presentation of the Interim Consolidated Financial Statements and also for the internal control which the Board of Management considers necessary for the preparation and fair presentation of the Interim Consolidated Financial Statements that are free from material misstatement, whether due to fraud or error.

Responsibility of the Auditor

Our responsibility is to express a conclusion on the Interim Consolidated Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of Interim financial information performed by the Independent Auditor of the Entity.

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

Auditor's conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Consolidated Financial Statements do not give a true and fair view, in all material respects, of the financial position of the Company as at 31 March 2026, and of the results of its operation and its cash flows for the period from 01 October 2025 to 31 March 2026 in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the Interim Consolidated Financial Statements.

Other matters

The Report on Review of Interim Financial Information is prepared in Vietnamese and English. In the event of any discrepancies or inconsistencies between the Vietnamese and English versions, the Vietnamese version shall prevail.

Hanoi, 08 May 2026

Branch of MOORE AISC Auditing and Informatics Services Co., Ltd



Nguyen Thi Phuong

Deputy Director

Audit Practicing Registration Certificate No. 4945-2024-005-1

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Unit: VND

| ASSETS | | Code | Notes | 31/3/2026 | 01/10/2025 |
|-------------|--|------------|-------------|--------------------------|--------------------------|
| A. | CURRENT ASSETS | 100 | | 221,129,795,297 | 463,891,955,031 |
| I. | Cash and cash equivalents | 110 | V.1 | 18,265,333,164 | 22,254,795,059 |
| | 1. Cash | 111 | | 18,115,007,274 | 10,182,044,096 |
| | 2. Cash equivalents | 112 | | 150,325,890 | 12,072,750,963 |
| II. | Short-term financial investments | 120 | V.2 | 114,130,795,092 | 238,418,900,646 |
| | 1. Trading securities | 121 | | 15,922,617,885 | 1,958,627,885 |
| | 2. Provision for devaluation of trading securities | 122 | | (1,071,927,885) | (954,067,885) |
| | 3. Held-to-maturity investments | 123 | | 99,280,105,092 | 237,414,340,646 |
| III. | Short-term receivables | 130 | | 51,687,890,954 | 179,177,637,192 |
| | 1. Short-term trade receivables | 131 | V.3 | 12,536,590,881 | 6,797,856,232 |
| | 2. Short-term prepayments to suppliers | 132 | V.4 | 35,973,527,081 | 172,066,098,000 |
| | 3. Other short-term receivables | 135 | V.5 | 3,408,250,864 | 479,012,000 |
| | 4. Provision for short-term doubtful receivables | 136 | V.3 | (230,477,872) | (165,329,040) |
| IV. | Inventories | 140 | V.6 | 451,768,450 | 101,852,869 |
| | 1. Inventories | 141 | | 451,768,450 | 101,852,869 |
| V. | Other current assets | 160 | | 36,594,007,637 | 23,938,769,265 |
| | 1. Short-term deferred expenses | 161 | V.7a | 180,301,389 | 232,685,414 |
| | 2. Deductible value added tax | 162 | | 36,413,706,248 | 23,700,074,471 |
| | 3. Taxes and other receivables from the State | 163 | V.12b | - | 6,009,380 |
| B. | LONG-TERM ASSETS | 200 | | 1,898,550,921,875 | 1,537,286,048,483 |
| I. | Long-term receivables | 210 | | 599,489,804,456 | 598,795,347,746 |
| | 1. Other long-term receivables | 215 | V.5 | 599,489,804,456 | 598,795,347,746 |
| II. | Fixed assets | 220 | | 137,795,456,476 | 146,818,238,345 |
| | 1. Tangible fixed assets | 221 | V.9 | 137,795,456,476 | 146,818,238,345 |
| | - Cost | 222 | | 239,048,099,232 | 238,817,019,152 |
| | - Accumulated depreciation | 223 | | (101,252,642,756) | (91,998,780,807) |
| III. | Investment properties | 240 | V.10 | 76,749,728,203 | 75,934,468,619 |
| | - Cost | 241 | | 81,946,577,830 | 80,249,359,766 |
| | - Accumulated depreciation | 242 | | (5,196,849,627) | (4,314,891,147) |
| IV. | Long-term assets in progress | 250 | V.8 | 530,712,380,264 | 211,080,750,024 |
| | 1. Construction in progress | 252 | | 530,712,380,264 | 211,080,750,024 |
| V. | Long-term financial investments | 260 | V.2 | 377,992,773,591 | 326,718,784,643 |
| | 1. Investments in joint ventures and associates | 262 | | 1,992,306,129 | 1,993,226,456 |
| | 2. Equity investments in other entities | 263 | | 327,550,771,260 | 327,550,771,260 |
| | 3. Provision for long-term financial investments | 264 | | (4,193,173,060) | (2,825,213,073) |
| | 4. Long-term held-to-maturity investments | 265 | | 52,642,869,262 | - |
| VI. | Other long-term assets | 270 | | 175,810,778,885 | 177,938,459,106 |
| | 1. Long-term deferred expenses | 271 | V.7b | 174,078,060,273 | 176,907,173,977 |
| | 2. Deferred income tax assets | 272 | | 1,732,718,612 | 1,031,285,129 |
| | TOTAL ASSETS | 280 | | 2,119,680,717,172 | 2,001,178,003,514 |

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Unit: VND

| RESOURCES | Code | Notes | 31/3/2026 | 01/10/2025 |
|--|------------|-------|--------------------------|--------------------------|
| C. LIABILITIES | 300 | | 1,184,257,953,082 | 1,059,460,868,872 |
| I. Current liabilities | 310 | | 324,228,389,987 | 199,207,868,312 |
| 1. Short-term trade payables | 311 | V.11 | 66,269,646,412 | 5,279,597,057 |
| 2. Advances from customers | 312 | | 160,875 | - |
| 3. Dividends, profit payable | 313 | V.16 | 48,565,350 | 43,273,850 |
| 4. Taxes and payables to the State | 314 | V.12a | 9,420,814,451 | 4,952,028,597 |
| 5. Payables to employees | 315 | | 1,630,739,162 | 4,335,937,875 |
| 6. Short-term accrued expenses | 316 | V.13 | 35,368,920,582 | 47,744,901,917 |
| 7. Short-term unearned revenue | 319 | V.14a | 57,230,313,590 | 39,774,666,822 |
| 8. Other short-term payables | 320 | V.15a | 118,526,667,836 | 12,263,419,313 |
| 9. Short-term borrowings and finance lease liabilities | 321 | V.17a | 34,284,200,413 | 74,006,762,343 |
| 10. Bonus and welfare fund | 323 | | 1,448,361,316 | 10,807,280,538 |
| II. Long-term liabilities | 330 | | 860,029,563,095 | 860,253,000,560 |
| 1. Long-term unearned revenue | 337 | V.14b | 823,098,045,589 | 823,183,248,915 |
| 2. Other long-term payables | 338 | V.15b | 3,507,517,506 | 3,507,517,506 |
| 3. Long-term borrowings and finance lease liabilities | 339 | V.17b | 33,424,000,000 | 33,562,234,139 |
| D. OWNERS' EQUITY | 400 | | 935,422,764,090 | 941,717,134,642 |
| 1. Owners' contributed capital | 411 | | 412,367,770,000 | 412,367,770,000 |
| - Common shares with voting rights | 411a | | 412,367,770,000 | 412,367,770,000 |
| 2. Share premium | 412 | | (11,000,000) | (11,000,000) |
| 3. Other owners' equity | 414 | | 61,851,040,000 | - |
| 4. Investment and development fund | 418 | | 89,359,931,607 | 89,359,931,607 |
| 5. Undistributed profit after tax | 420 | | 367,607,822,346 | 435,797,393,134 |
| - Undistributed profit after tax accumulated to the end of the previous period | 420a | | 332,509,576,134 | 325,357,494,731 |
| - Undistributed profit after tax in the current period | 420b | | 35,098,246,212 | 110,439,898,403 |
| 6. Non-controlling interests | 429 | | 4,247,200,137 | 4,203,039,901 |
| TOTAL RESOURCES | 440 | | 2,119,680,717,172 | 2,001,178,003,514 |

Phu Tho, 08 May 2026

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Phung Thi Chung Thuy



Nguyen Thi Hoan



Nguyen Ngoc Lan

CONSOLIDATED INCOME STATEMENT

For the period from 01 October 2025 to 31 March 2026

Unit: VND

| ITEMS | Code | Notes | Current period | Previous period |
|---|-----------|-------|-----------------------|-----------------------|
| 1. Revenue from goods sold and services rendered | 01 | VI.1 | 61,942,580,990 | 51,376,078,790 |
| 2. Net revenue from goods sold and services rendered | 10 | VI.2 | 61,942,580,990 | 51,376,078,790 |
| 3. Cost of goods sold | 11 | VI.3 | 19,686,771,391 | 18,493,575,682 |
| Gross profit from goods sold and services rendered | | | | |
| 4. rendered | 20 | | 42,255,809,599 | 32,882,503,108 |
| (20 = 10 - 11) | | | | |
| 5. Financial income | 22 | VI.4 | 10,870,838,400 | 20,132,882,126 |
| 6. Financial expenses | 23 | VI.5 | 2,011,525,886 | 89,245,999 |
| <i>In which: Interest expense</i> | 24 | | 498,905,596 | 426,673,334 |
| 7. Selling expenses | 25 | VI.6a | 163,602,282 | 166,698,282 |
| 8. General and administrative expenses | 26 | VI.6b | 10,415,965,953 | 10,371,031,105 |
| 9. Profit or loss in joint ventures and associates | 27 | | (920,327) | 19,222,411,756 |
| 10. Net profit from operating activities | 30 | | 40,534,633,551 | 61,610,821,604 |
| (30 = 20 + (22 - 23) - (25 + 26) + 27) | | | | |
| 11. Other income | 31 | VI.7 | 2,535,107,560 | 1,879,730,388 |
| 12. Other expenses | 32 | VI.8 | (155,222,367) | 139,432,142 |
| 13. Other profit (40 = 31 - 32) | 40 | | 2,690,329,927 | 1,740,298,246 |
| 14. Total accounting profit before tax | 50 | | 43,224,963,478 | 63,351,119,850 |
| (50 = 30 + 40) | | | | |
| 15. Current Corporate income tax expense | 51 | VI.10 | 8,783,990,512 | 8,355,512,668 |
| 16. Deferred Corporate income tax expense | 52 | VI.11 | (701,433,482) | (5,013,181) |
| 17. Profit after Corporate income tax | 60 | | 35,142,406,448 | 55,000,620,363 |
| (60 = 50 - 51 - 52) | | | | |
| 18. Profit after tax of parent company | 61 | | 35,098,246,212 | 54,963,249,747 |
| 19. Profit after tax of non-controlling shareholders | 62 | | 44,160,236 | 37,370,616 |
| 20. Basic earnings per share | 70 | VI.12 | 688 | 1,078 |

Phu Tho, 08 May 2026

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Phung Thi Chung Thuy



Nguyen Thi Hoan



Nguyen Ngoc Lan

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Under indirect method)

For the period from 01 October 2025 to 31 March 2026

Unit: VND

| Items | Code | Current period | Previous period |
|---|-----------|-------------------------|-------------------------|
| I. Cash flows from operating activities | | | |
| 1. Profit before tax | 01 | 43,224,963,478 | 63,351,119,850 |
| 2. Adjustments for: | | | |
| - Depreciation of fixed assets and investment properties | 02 | 10,135,820,429 | 8,735,364,544 |
| - Provisions | 03 | 1,550,968,819 | (357,427,335) |
| - Gains/losses from investing activities | 05 | (10,752,848,400) | (12,004,766,415) |
| - Interest expense | 06 | 498,905,596 | 426,673,334 |
| 3. Profit from operating activities before changes in working capital | 08 | 44,657,809,922 | 60,150,963,978 |
| - Increase, decrease in receivables | 09 | 112,059,087,189 | (63,358,930,923) |
| - Increase, decrease in inventories | 10 | (349,915,581) | 1,469,551 |
| - Increase, decrease in payables | 11 | 43,168,795,471 | 98,803,282,715 |
| (excluding interest payable, corporate income tax payable) | | | |
| - Increase, decrease in deferred expenses | 12 | 2,881,497,729 | 2,956,014,084 |
| - Increase, decrease in trading securities | 13 | (13,963,990,000) | 2,928,905,565 |
| - Interest expense paid | 14 | (483,394,772) | (1,974,666,120) |
| - Corporate income tax paid | 15 | (4,324,458,588) | (5,851,695,661) |
| - Other payments for operating activities | 17 | (9,358,919,222) | (9,908,424,756) |
| Net cash flows from operating activities | 20 | 174,286,512,148 | 83,746,918,433 |
| II. Cash flows from investing activities | | | |
| 1. Purchase and construction of fixed assets and other long-term assets | 21 | (193,427,907,166) | (170,597,904,496) |
| 2. Loans granted, purchases of debt instruments of other entities | 23 | (240,948,188,510) | (255,419,098,266) |
| 3. Collections from loans and proceeds from sales of debt instruments of other entities | 24 | 326,867,187,740 | 328,304,406,756 |
| 4. Proceeds from loan interest, dividends and profit received | 27 | 10,325,215,462 | 13,445,572,079 |
| Net cash flows from investing activities | 30 | (97,183,692,474) | (84,267,023,927) |

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(Under indirect method)

For the period from 01 October 2025 to 31 March 2026

Unit: VND

| Items | Code | Current period | Previous period |
|--|------|------------------|------------------|
| III. Cash flows from financing activities | | | |
| 1. Proceeds from borrowings | 33 | 30,999,923,146 | 26,911,148,439 |
| 2. Repayments of principal | 34 | (70,860,719,215) | (4,660,000,000) |
| 3. Dividends and profits paid to owners | 36 | (41,231,485,500) | (53,787,577,500) |
| Net cash flow from financing activities | 40 | (81,092,281,569) | (31,536,429,061) |
| Net cash flow during the period | 50 | (3,989,461,895) | (32,056,534,555) |
| Cash and cash equivalents at the beginning of the period | 60 | 22,254,795,059 | 57,387,452,252 |
| Cash and cash equivalents at the beginning of the period | 70 | 18,265,333,164 | 25,330,917,697 |

Phu Tho, 08 May 2026

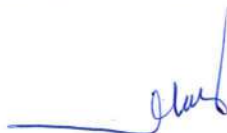
PREPARED

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Phung Thi Chung Thuy



Nguyen Thi Hoan



Nguyen Ngoc Lan

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

I. BUSINESS HIGHLIGHTS**1. Establishment**

VinhPhuc Infrastructure Development Joint Stock Company (hereinafter referred to as "the Company") was established and operates under the Business Registration Certificate No. 1903000030 first issued by the Department of Planning and Investment of Vinh Phuc province on 16 June 2003, subsequently amended for the 31st time under Enterprise Registration Certificate No. 2500222004 dated 14 April 2026, issued by the Department of Finance of Phu Tho Province.

Form of ownership: Joint Stock Company

2. Business sector

The Company's main business activities are construction investment and industrial park infrastructure business.

3. Business lines

- Trading in real estate, land use rights belonging to the owner, user or tenant;
- Galvanizing of mechanical products and galvanizing services;
- Construction of civil, industrial, transport and irrigation works;
- Technology transfer services, commercial brokerage;
- Providing tourism services, domestic travel agency business
- Agency for buying, selling, and consigning goods; postal and telecommunications services agency; airline ticket agency; insurance agency; water and electricity services agency; retail agency for petroleum and lubricant products;
- Road freight transport by car
- Trading in foodstuffs, liquor, beer, tobacco, and beverages
- Trading in materials, machinery, and equipment for various industries;
- Design of civil and industrial structures;
- Construction supervision consultancy for traffic works;
- Collection and treatment of wastewater and industrial solid waste.

English name: VINHPHUC INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY

Abbreviation: VPID - JSC

Securities code: IDV

Head office: Khai Quang Industrial Park, Vinh Phuc Ward, Phu Tho Province, Vietnam

4. Normal operating cycle

The company's operating cycle lasts no more than 12 months.

5. The Company's operations in the financial year affecting the Financial Statements:

None.

6. Total employees as at 31 March 2026: 112 employees.

(As at 30/9/2025: 113 employees)

7. Enterprise structure**7.1. List of subsidiaries to be consolidated**

As at 31 March 2026, the Company has three (03) directly owned subsidiaries as follows:

| Company name | Main business activity | Ownership ratio | Voting rights ratio |
|--|---|-----------------|---------------------|
| Company Limited Ha Nam VPID | Construction investment and industrial park infrastructure business | 100% | 100% |
| Song Lo Construction MTV Company Limited | Construction and completion of construction works | 100% | 100% |
| VPID Vinh Phuc Joint Stock Company | Power transmission and distribution | 51.22% | 51.22% |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

7. Enterprise structure (continued)**7.2. List of joint ventures and associates to be reflected in the financial statements**

As at 31 March 2026, the Company has one (01) associates as follows:

| Company name and address | Main business activity | Capital contribution ratio | Ownership ratio | Voting rights ratio |
|---|---|----------------------------|-----------------|---------------------|
| VL Investment Development Joint Stock Company | Construction investment and industrial park infrastructure business | 20% | 20% | 20% |

8. Disclosure on the comparability of information in the Financial Statements:

The selection of figures and information needs to be presented in the Consolidated Financial Statements based on the principles of comparability among corresponding accounting periods.

II. FINANCIAL YEAR AND REPORTING CURRENCY**1. Financial year**

The Company's financial year begins on 01 October and ends on 30 September of the following year.

2. Currency unit used in accounting

Vietnamese Dong (VND) is used as a currency unit for accounting records.

III. APPLIED ACCOUNTING STANDARDS AND REGIME**1. Applied accounting regime**

The Company applies the Vietnamese Accounting Standards, Vietnamese Corporate Accounting Regime as guided in Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC of the Ministry of Finance. These consolidated financial statements are prepared in accordance with the provisions of Circular 202/2014/TT-BTC ("Circular 202") issued by the Vietnam Ministry of Finance on 22 December 2014 guiding the method of preparing and presenting the Consolidated Financial Statements; Circular No. 43/2026/TT-BTC dated 20 April 2026, of the Ministry of Finance on amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated 22 December 2014, of the Ministry of Finance, guiding the method of preparing and presenting the Consolidated Financial Statements.

2. Disclosure of compliance with Vietnamese Accounting Standards and Regime

We conducted our accounting, preparation, and presentation of the Financial Statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting Regime and other relevant statutory regulations. The Financial Statements give a true and fair view of the financial position of the Company and the results of its operations as well as its cash flows.

The selection of figures and information presented in the notes to the Financial Statements complies with the material principles in Vietnamese Accounting Standard No. 21 - "Presentation of the financial statements".

IV. APPLIED ACCOUNTING POLICIES**1. Basis for preparing consolidated financial statements**

The accompanying consolidated financial statements of VinhPhuc Infrastructure Development Joint Stock Company are prepared in accordance with Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance guiding the method of preparing and presenting consolidated financial statements; Circular No. 43/2026/TT-BTC dated 20 April 2026, of the Ministry of Finance on amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated 22 December 2014, of the Ministry of Finance, guiding the method of preparing and presenting the Consolidated Financial Statements.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the period from 01 October 2025 to 31 March 2026**Unit: VND***1. Basis for preparing consolidated financial statements (continued)**

The accompanying Consolidated Financial Statements are presented in Vietnamese Dong (VND), under the historical cost principle and in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting Regime and statutory regulations relevant to the preparation and presentation of the Consolidated Financial Statements.

The Consolidated Financial Statements include the financial statements of VinhPhuc Infrastructure Development Joint Stock Company (Parent Company) and 03 (three) subsidiaries, namely Company Limited Ha Nam VPID; Song Lo Construction MTV Company Limited and VPID Vinh Phuc Joint Stock Company. A subsidiary is an entity controlled by a parent company. Control exists when the parent company has the power, directly or indirectly, to govern the financial and operating policies of the subsidiary to obtain economic benefits from its activities. When assessing control, potential voting rights that are currently exercisable or convertible are taken into account.

Intercompany balances, transactions, and unrealized gains between the parent company and its subsidiaries are eliminated in the consolidated financial statements. Unrealized losses from intra-entity transactions are also eliminated, unless the costs that generated those losses are not recoverable.

The non-controlling interest in the net assets of consolidated subsidiaries is presented as a separate item from the equity of the parent company's shareholders. Non-controlling interest includes the amount of non-controlling interest at the date of the original business combination and the non-controlling interest's share of changes in equity since the business combination date. Losses corresponding to the non-controlling shareholders' share that exceed their share in the company's total equity are deducted from the non-controlling interest, unless the non-controlling shareholders have a binding obligation and are able to cover such losses.

2. Principles for recording cash and cash equivalents

Cash includes cash on hand, demand deposits.

Cash equivalents comprise term deposits, short-term investments with an original maturity of three months or less since investment date, high liquidity and are able to convert to a known amount of cash and subject to an insignificant risk of changes in value.

3. Accounting principles for financial investments**Accounting principles for trading securities**

Trading securities include stocks and bonds listed on the stock market; securities and other financial instruments held for trading purposes (including securities with a maturity of more than 12 months purchased and sold for profit).

Trading securities are initially recognized at the fair value of the consideration paid at the transaction date. Transaction costs (if any), such as brokerage fees, transaction fees, information service fees, taxes, and bank charges, are recognized as financial expenses in the period. Trading securities are recognized when the investor obtains ownership rights, as follows:

- Listed securities are recorded at the time of order matching (T+0);
- Unlisted securities are recognized at the time of official ownership acquired in accordance with the law.

Provision for devaluation of trading securities is made for a possible loss in value when there is firm evidence that the market value of securities held by the Company for trading purposes is impaired from book value. Provision is made based on the market value of trading securities at the time of preparation of the financial statements.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the period from 01 October 2025 to 31 March 2026**Unit: VND***3. Accounting principles for financial investments (continued)****Accounting principles for held-to-maturity investments**

Held-to-maturity investments include term deposits.

Held-to-maturity investments are initially recognized at cost, including the purchase price and costs associated with the acquisition of the investments. After initial recognition, if provisions for doubtful debts have not been made as required by law, these investments are evaluated at their recoverable values. When there is firm evidence that part or all of the investment may not be recovered, the loss is recognized as financial expenses during the year and a decrease in the investment value.

Accounting principles for loans

Loans comprise amounts under contracts, or loan agreements between two parties with the purpose of earning periodic interest and are recognized at cost, net of any provisions for doubtful receivables. Provisions for doubtful receivables on loans are made based on the estimated loss value that is overdue or not overdue but may not be recoverable due to the insolvency of debtors.

4. Principles of recording financial investments in subsidiaries, joint ventures, associates

The investments in subsidiaries are recognized when the Company holds more than 50% of voting rights and has the power to govern the financial and operating policies in order to obtain economic benefits from the subsidiaries' operation. When the Company ceases to control the subsidiaries, the investment in the subsidiaries will be written down.

The investment in joint ventures is recorded when the Company holds joint control over these companies' financial and operating policies. When the Company no longer has joint control, the investment in the joint venture is derecognized.

The investments in associates are recognized when the Company holds from 20% to less than 50% of the voting rights of those companies and has considerable influence over their decisions on financial and operating policies.

Investments in joint ventures and associates are initially recognized at cost, and the book value of the investment is thereafter adjusted to increase or decrease corresponding to the investor's share of the investee's profit or loss after the investment date. The investor's share of the investee's results of operations is recognized in the investor's income statement. Distributions received from the investee reduce the carrying amount of the investment. The book value is also adjusted for changes in the investor's interest arising from items recognized directly in the investee's equity, including revaluations of property, plant, and equipment and foreign exchange differences due to conversion of financial statements.

Principles for recording equity investments in other entities

Equity investments in other entities are the investments in other entities' equity instruments but the Company has no control or joint control or has significant influence over the investee.

The investments are stated at the cost including the purchase price and costs directly attributable to the investment. In case of the investments in non-monetary assets, the investment fee should be recorded at the fair value of the non-monetary assets at the date of occurrence.

Regarding the investments the Company holds for a long time (not trading securities) and has insignificant influences over the investees, provision for the loss will be made as follows:

+ If an investment in listed shares or the fair value of the investment is determined reliably, the provision shall be made according to the market values of the shares.

+ If it is impossible to determine the investments' fair value at the reporting date, the provision will be made based on the loss that the investee suffers. The basis for making provision for loss of investments is the consolidated financial statements of the investee (if it is a parent company), and the investee's financial statements (if it is an independent enterprise without a subsidiary).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the period from 01 October 2025 to 31 March 2026**Unit: VND***5. Principle for recording trade receivables and other receivables****Principle for recording receivables:** At cost less provision for doubtful receivables.

The classification of the receivables as trade receivables and other receivables depends on the nature of the transaction or relationship between the company and the debtor.

Method of making provision for doubtful receivables: Method of making provision for doubtful receivables: Provision for doubtful debts is estimated for the loss value of the receivables, other held-to-maturity investments similar to doubtful debts that are overdue and undue, but are likely to become possibly irrecoverable due to insolvency of debtors who are bankrupt, undergoing dissolution procedures, missing, or absconding, etc.

6. Principle of recording inventories**Principle of recording inventories:** Inventories are stated at cost less the provision for the devaluation and provision for obsolete or deteriorated inventories.**Cost of inventories is determined as follows:**

- Raw materials and merchandise consists of purchase cost, transportation cost, and other directly attributable costs incurred in bringing the inventories to their present location and condition.
- Finished goods: include costs of raw materials, direct labor, and related manufacturing overhead costs, which are allocated based on direct labor cost.
- Work-in-progress includes costs of materials, labor, asset depreciation, and other expenses incurred during the production and business process.

Method of calculating value of inventories: monthly weighted average cost.**Method of accounting for the inventories:** Perpetual inventory method

Method of making provision for the devaluation of inventories: Provision for the devaluation of inventories is made when the net realizable value of inventories is lower than their original cost. Net realizable value is the estimated selling price less the estimated costs of completion and selling expenses. Provision for the devaluation of inventories is the difference between the cost of inventories greater than their net realizable value. Provision for the devaluation of inventories is made for each inventory with the cost greater than the net realizable value.

7. Principles for recording and depreciating fixed assets**7.1 Principles for recording tangible fixed assets**

Tangible fixed assets are stated at the original cost less accumulated depreciation. The original cost of a tangible fixed asset comprises all expenditures of bringing the asset to its working condition and location for its intended use. The expenses incurred after initial recognition are capitalized when they have resulted in an increase in the future economic benefits from the use of those tangible fixed assets. The expenses which do not meet the above conditions are expensed in the period.

When the assets are sold or disposed of, their original costs and the accumulated depreciation which have been written off, and any gain or loss from the disposal of assets are recorded as income or expense during the period.

Determination of original cost in each case:

Tangible fixed assets purchased

The original cost of purchased tangible fixed assets shall consist of the actual purchase price (less trade discounts or reduction) plus taxes (excluding taxes to be refunded) and relevant expenses calculated to the time when such fixed assets are put into operation such as fees for installation and trial operation of fixed assets; specialists and other direct costs.

The original cost of a tangible fixed asset formed from capital construction under the mode of tendering shall be the finalization price of the construction project, other relevant fees plus registration fee (if any).

Fixed assets are buildings, and structures attached to land use rights, the value of land use rights is computed separately and recorded as intangible fixed assets.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the period from 01 October 2025 to 31 March 2026**Unit: VND***7. Principles for recording and depreciating fixed assets (continued)***Tangible fixed assets constructed or produced by the Company itself:*

The original cost of a tangible fixed asset that is constructed or produced by the Company itself shall include the actual production cost of the fixed asset plus expenses for installation and trial operation. In the case where the Company transfers its self-produced products to fixed assets, the original costs will be the production costs plus other relevant expenses calculated to the time when such fixed asset is put into operation. In such cases, all internal gains will not be recorded in the original costs of those fixed assets.

7.2 Method of depreciating fixed assets

Fixed assets are depreciated on straight line basis over their estimated useful lives. Useful life means the duration in which the tangible fixed assets produce their effect on production and business.

Estimated useful lives of the fixed assets are as follows:

| | |
|------------------------------------|---------------------|
| <i>Buildings and structures</i> | <i>6 - 35 years</i> |
| <i>Machinery and equipment</i> | <i>6 - 10 years</i> |
| <i>Means of transportation</i> | <i>7 - 10 years</i> |
| <i>Management equipment, tools</i> | <i>3 - 10 years</i> |
| <i>Other tangible fixed assets</i> | <i>4 years</i> |

8. Principles for recording construction in progress

Construction in progress is recorded at cost. This cost includes all costs necessary to newly purchase fixed assets, build or repair, renovate, expand or re-equip technical works such as construction costs; equipment costs; compensation, support and resettlement costs; project management costs; construction investment consulting costs and other costs.

These costs are capitalized to increase asset value when the project is completed, the overall acceptance is finished and the assets are handed over and put into a ready-to-use state.

9. Principles for recording and depreciating investment property

Principle for recognizing investment property: Investment property are recorded at cost less accumulated depreciation.

The original cost of investment property: Includes all costs in cash or cash equivalents incurred by the company, or the fair value of the consideration given to acquire the investment property, up to the purchase date or completion of construction of the investment property.

The original cost of investment property acquired includes purchase price and directly attributable costs, such as Legal consulting service fees, registration tax, and other related costs.

The original cost of self-constructed investment property is the actual construction cost and directly attributable costs of the investment property up to the date of completion.

The cost relating to the property investment after initial recognition shall be recognized in the operating expense in the period unless these expenses can be attributed to future economic benefits over their originally assessed standard of performance, these expenses are capitalized as an additional cost of investment property.

When an investment property is sold, its original cost and accumulated depreciation are written off, and any gain or loss arising from the disposal is recognized as income or expense in the period.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

9. Principles for recording and depreciating investment property (continued)

The method of depreciating investment property: Depreciation is recognized on the straight-line method over its estimated useful life of that investment property.

When there is firm evidence that an investment property's value declined below their market value and impairment loss can be measured reliably, the Company reduces the original cost of the investment property and recognizes a loss in cost of goods sold. When the Investment Property's value increases again, the Company reverses the previously recognized impairment loss, but not exceeding the amount previously written down.

The estimated useful lives of investment properties are as follows:

Buildings, structures

10 -15 years

10. Principles for recording deferred expenses

The Company's deferred expenses include actual expenses incurred but related to the operating results of multiple accounting periods. The company's deferred expenses include investment attraction costs in industrial parks, infrastructure investment costs, tools and supplies used and other deferred expenses.

Method of allocating deferred expenses: The determination and allocation of deferred expenses into operating expenses for each period is based on the straight-line method. Based on the nature and extent of each type of expense, the term of allocation is defined as follows: short-term deferred expenses are allocated within 12 months; long-term deferred expenses are allocated from over 12 months.

Land leveling and infrastructure construction costs are amortized over the project's duration.

11. Principles for recording liabilities

Liabilities are recorded at the original cost and not lower than the payment obligation.

The Company classifies liabilities into trade payables and other payables depending on the nature of transactions and the relationship between the Company and debtors.

Liabilities must be recorded in detail according to the payment schedule, creditor, original currency (including the revaluation of liabilities that meet the definition of monetary items denominated in foreign currencies) and other factors as per the Company's management.

At the reporting date, if it is evident that there is an unavoidable loss, an amount payable will be immediately recorded under prudent principles.

12. Principles for recording borrowings and finance lease liabilities

Borrowings are the total amounts the Company owes to banks, institutions, financial companies and other entities (excluding borrowings under the form of bonds or preferred stock issuance which require the issuer to repurchase at a certain time in the future).

Borrowings are monitored in detail according to creditor, agreement and borrowed asset.

13. Principles for recording and capitalizing borrowing costs

Principles for recording borrowing costs: Loan interest and other costs incurred in direct relation to borrowings of an enterprise are recognized as a business and production cost in the period, except where these costs incurred from the borrowings directly related to the construction investment or production of uncompleted assets are computed in these assets' value (capitalized) when they satisfy conditions stipulated in the VAS No. 16 "Borrowing costs".

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

13. Principles for recording and capitalizing borrowing costs (continued)

The capitalization rate is used to determine the borrowing costs capitalized during the period: In the case of joint borrowings involving construction investment purposes or the production of an unfinished asset, the amount of borrowing costs eligible for capitalization in each accounting period is determined based on the capitalization rate for the weighted average accumulated costs incurred for the construction investment or production of that asset. The capitalization rate is calculated based on the weighted average interest rate of the loans outstanding during the period. Borrowing costs capitalized must not exceed the total borrowing costs incurred during that period.

14. Principles for recording accrued expenses

Accrued expenses are amounts that have to be paid for goods and services that the Company has received from the suppliers or provided to customers during the reporting period, but have not yet been paid out due to pending invoices or insufficient accounting documents, and are recorded in operating costs of the reporting period, such as loan interest expense; accrued expenses for works,...

15. Principles for recording provision for payables

Provisions for payables are only recognized when the following conditions are met: the Company has a present obligation (legal or constructive) as a result of past events; it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; And value of the obligation can be estimated reliably.

The amount recognized as a provision for payables should be the best estimate of the expenditure required to settle the present obligation at the balance sheet date.

The Company's provisions for payables include provisions for business restructuring, product warranties, construction warranty, severance allowances as required by law, provisions for periodic repair and maintenance of fixed assets (as required by technical standards) and provisions for payables for high-risk contracts in which the costs required to be paid for obligations related to the contract exceed the economic benefits expected to be obtained from that contract.

16. Principle for recording unearned revenue

Unearned revenue refers to revenue that will be recognized in proportion to the obligations that the Company will fulfill in one or more subsequent accounting periods.

Unearned revenue consists of amounts received from customers in advance of one or more accounting periods for the rental of property, land leveling fees, infrastructure usage fees, and wastewater treatment fees.

The method of allocating unearned revenue is based on the matching principle, which corresponds to the obligations that the Company will fulfill in one or more subsequent accounting periods.

17. Principles for recording owners' equity**Principle for recording owners' contributed capital**

The owners' capital is the amount initially contributed by members and supplemented by shareholders. Owner's capital is recorded at the contributed capital by cash or assets calculated at the par value of shares issued in the early establishment period or additional mobilization to expand the operation.

Share premium: recognized as the difference (positive or negative) between the actual issuance price and the par value of shares when issuing shares for the first time, additional issuance, or re-issuance of treasury shares.

Principles for recording undistributed profit:

Undistributed profit after tax is recorded at the profit (loss) from the Company's result of operation after deducting the current corporate income tax expense and the adjusted items due to the retroactive application of changes in accounting policy and adjustments for material misstatement of the previous years.

The distribution of profits is based on the Company's charter and approved by the Annual General Meeting of Shareholders.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the period from 01 October 2025 to 31 March 2026**Unit: VND***18. Accounting principles for treasury shares**

Equity instruments repurchased by the Company (treasury shares) are recognized at cost and deducted from owners' equity. The Company does not recognize any gain or loss on the purchase, sale, issuance, or cancellation of its own equity instruments. Upon reissuance, the difference between the reissue price and the carrying amount of treasury shares is recognized in "Share premium."

19. Principles and methods for recording revenues and other income**Principles and methods for recording revenue from services rendered**

Revenue from the rendering of services is recognized when the outcome of the transaction can be measured reliably. Where services are rendered over multiple periods, revenue is recognized based on the stage of completion at the reporting date. Revenue from services rendered is recognized when all four (4) of the following conditions are satisfied simultaneously: 1. The revenue is determined firmly. When the contract specifies that buyers are entitled to return the service they have bought under specific conditions, the enterprise will record the revenue only when those conditions no longer exist and the buyers do not have the right to return the service; 2. The economic benefits associated with the transaction have flown or will flow from the supply of the service; 3. The stage of completion of the transaction at the reporting date can be measured reliably; 4. The costs incurred or to be incurred in respect of the transaction can be measured reliably.

If the outcome of the contract cannot be determined reliably, revenue will only be recognized at the recoverable amount of the recognized costs.

Principles and methods of recording revenue from leasing properties

For revenue from land and infrastructure subleasing at Khai Quang Industrial Zone, the Company recognizes revenue within the secondary enterprise fence (including site clearance compensation and ground leveling) once upon handover, based on the proportion of fees within the fence and infrastructure usage fees outside the fence as specified in each signed contract. Infrastructure usage fees outside the fence are amortized evenly over the entire lease term.

Revenue from infrastructure management fees is recognized based on the customer's land usage area and unit price specified in the contract signed between the Company and the customer.

Principles and methods for recording financial income

Financial income is recognized when two conditions for revenue recognition are simultaneously met, as specified in Accounting Standard No. 14 - Revenue and Other Income, including: interest on bank deposits is recognized based on monthly interest notifications from banks, dividends, profits, interest earned from securities trading, and other financial income.

When an amount that has been recorded as an income becomes irrecoverable, such irrecoverable or uncertainly recoverable amount must be recorded as an expense incurred in the period, but not recorded as an income decrease.

20. Principles and methods of recording cost of goods sold

The cost of goods sold reflects the costs of goods and services; Production cost of construction products accepted during the period. The cost of goods sold is recorded at the date the transaction incurs or is likely to incur in the future regardless of whether payment has been made or not. The cost of goods sold and revenue shall be recorded simultaneously on the matching principle.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the period from 01 October 2025 to 31 March 2026**Unit: VND***21. Principles and methods for recording financial expenses**

Financial expenses include expenses or losses related to the financial investment, lending and borrowing cost, equity investments in joint ventures, associates, loss from the transfer of short-term securities, expenses for selling securities; and expenses for acquiring trading securities, including brokerage fees, transaction fees, information service fees, taxes, and bank charges...; Provision for the devaluation of financial investment, loss from selling foreign currencies, foreign exchange loss, and other financial expenses.

Financial expenses are recorded in detail for each expense incurred in the period and determined reliably when there is reliable evidence of these expenses.

22. Accounting principles for Selling expenses and General and Administrative expense

Selling expenses are actual expenses incurred in the process of selling products and goods and rendering services including expenses relating to price offer, product launching, and advertisement, sales commission, product and warranty of goods (except for construction activity), reservation expense, packing, transportation, ...

General and Administrative expenses are general overhead costs including salary expenses of management staff (salary, wages, subsidies,...); social insurance, health insurance, union fee, unemployment insurance for management staff; expenses for office materials, labor instruments, fixed asset depreciation used for business management, land rental fee, license tax, provisions for doubtful debt, external services (electricity, water, telephone,...); Other costs in cash (meal expenses for guests, customer workshop,).

Selling expenses and General and Administrative expenses that are recognized but not considered deductible expenses when calculating corporate income tax under Tax Law. They are not deducted from accounting expenses when having sufficient invoices and documents, but are instead adjusted in the corporate income tax finalization to increase the corporate income tax payable.

23. Principles and methods for recording current Corporate income tax expense

Current Corporate tax expense is the tax payable on the taxable income and tax rate enacted in the current year.

Deferred income tax expense is the amount of income tax payable in the future arising from the recognition of deferred tax liabilities in the current year and the reversal of deferred tax assets recognized in previous years. The Company does not record deferred tax assets or deferred tax liabilities arising from transactions recorded directly in the owner's equity.

Deferred corporate income tax income is a reduction in deferred corporate income tax expense arising from the recognition of deferred income tax assets in the year and the reversal of deferred income tax liabilities recognized from previous years.

Taxes payable to the state budget will be finalized with the tax authority. Any differences between the tax payable as recorded in the Company's books and the amounts determined in the final tax inspection will be adjusted upon official settlement with the tax authority.

Other taxes are implemented according to current regulations of the State.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the period from 01 October 2025 to 31 March 2026**Unit: VND***24. Principles for recording earnings per share**

Basic earnings per share (EPS) is calculated by dividing profit or loss attributable to the common shareholders after subtracting the bonus and welfare fund created in the period and dividing it by the weighted average number of common shares outstanding during the period.

Diluted EPS is calculated by dividing profit or loss after tax attributable to common shareholders (after adjusting dividends of preferred convertible shares) by the weighted average number of the common shares circulating in the period and the weighted-average number of the common shares will be issued in the case where all dilutive potential common shares are converted into common shares.

25. Financial instruments**Initial recognition:****Financial assets**

According to Circular No. 210/2009/TT-BTC dated November 06, 2009 (Circular No. 210) by the Ministry of Finance; financial assets are classified properly, for the purpose of presentation in the financial statements, into the financial assets which are stated at fair value through the Income Statement, loans and receivables, held-to-maturity investments and available-for-sale financial assets. The Company decides to classify these assets at the date of initial recognition.

At the date of initial recognition, the financial assets are recognized at cost plus directly related transaction costs. Financial assets of the Company comprise cash, short-term deposits, trade receivables, loan receivables, other receivables and financial investments.

Financial liabilities

According to Circular 210/2009/TT-BTC dated November 06, 2009, financial liabilities are classified properly, for the purpose of presentation in the financial statements, into the financial liabilities which are stated through the Income Statement, financial liabilities determined on an allocated cost basis. The Company decides to classify these liabilities at the date of initial recognition.

At the date of initial recognition, all the financial liabilities are recognized at cost plus directly related transaction costs. Financial liabilities of the Company comprise trade payables, other payables, borrowings and liabilities and accrued expenses.

Value after initial recognition

Currently, there are no requirements for the re-measurement of the financial instruments after initial recognition.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the report on financial position if, and only if, there is a currently enforceable legal right to offset the financial assets against financial liabilities or vice-versa and there is an intention to settle on a net basis or to realize the assets and settle the liability simultaneously.

26. Related parties

Related parties include enterprises and individuals that directly or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Company. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the company, key management personnel, including the Board of Directors, Board of Management, and close members of the family of these individuals and companies associated with these individuals also constitute related parties. In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

27. Principles for presenting assets, revenue and operating results by segment

A reportable segment includes business segment and a geographical segment.

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

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

The Company presents a segment report in the Consolidated Financial Statements by geographical area.

28. Other accounting principles and methods

Other taxes and fees are implemented under regulations on current taxes, and fees by the State.

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

Unit: VND

1. Cash and cash equivalents

| | 31/3/2026 | 01/10/2025 |
|---|-----------------------|-----------------------|
| Cash | 18,115,007,274 | 10,182,044,096 |
| Cash on hand | 472,450,511 | 736,857,377 |
| Demand deposits | 17,642,556,763 | 9,445,186,719 |
| <i>Techcom Securities Joint Stock Company</i> | <i>14,585,489,860</i> | <i>837,229,293</i> |
| <i>Other banks</i> | <i>3,057,066,903</i> | <i>8,607,957,426</i> |
| Cash equivalents | 150,325,890 | 12,072,750,963 |
| Term deposits of less than 3 months (*) | 150,325,890 | 12,072,750,963 |
| Total | 18,265,333,164 | 22,254,795,059 |

(*) 3-month term deposit certificate at Military Commercial Joint Stock Bank (MB), interest rate of 6.1%/year.

VINHPHUC INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Form B 09 - DN/HN

For the period from 01 October 2025 to 31 March 2026

Unit: VND

2. Financial investments

a. Trading securities

| | 31/3/2026 | | | 01/10/2025 | | |
|--|-----------------------|-----------------------|------------------------|----------------------|----------------------|----------------------|
| | Cost | Fair value | Provision | Cost | Fair value | Provision |
| Shares | 15,922,617,885 | 15,111,700,000 | (1,071,927,885) | 1,958,627,885 | 1,004,560,000 | (954,067,885) |
| Thanh Dat Investment and Development Joint Stock Company | 1,065,000,000 | 1,148,000,000 | - | - | - | - |
| Lilama 45.3 Joint Stock Company | 1,958,627,885 | 1,039,200,000 | (919,427,885) | 1,958,627,885 | 1,004,560,000 | (954,067,885) |
| Saigon - Hanoi Commercial Joint Stock Bank | 5,309,000,000 | 5,442,500,000 | - | - | - | - |
| Vietnam Maritime Commercial Joint Stock Bank | 6,043,000,000 | 5,890,500,000 | (152,500,000) | - | - | - |
| Orient Commercial Joint Stock Bank | 1,425,500,000 | 1,449,500,000 | - | - | - | - |
| Viet Nam Medical Materials Joint Stock Company | 121,490,000 | 142,000,000 | - | - | - | - |
| Total | 15,922,617,885 | 15,111,700,000 | (1,071,927,885) | 1,958,627,885 | 1,004,560,000 | (954,067,885) |

The fair value of investments in shares is determined based on the closing prices of the shares listed on the UPCOM, HNX, and HOSE exchanges as at 31 March 2026. Details are as follows:

| Shares | Securities code | Closing price as at 31/3/2026 | Number of shares | Fair value | Exchange |
|---|-----------------|----------------------------------|------------------|----------------|----------|
| Thanh Dat Investment and Development Joint Stock Company | DTD | 16,400 | 70,000 | 1,148,000,000 | HNX |
| Lilama 45.3 Joint Stock Company | L43 | 3,000 | 346,400 | 1,039,200,000 | UPCOM |
| Saigon - Hanoi Commercial Joint Stock Bank | SHB | 15,550 | 350,000 | 5,442,500,000 | HOSE |
| Vietnam Maritime Commercial Joint Stock Bank | MSB | 11,550 | 510,000 | 5,890,500,000 | HOSE |
| Orient Commercial Joint Stock Bank | OCB | 11,150 | 130,000 | 1,449,500,000 | HOSE |
| Company | DVM | 7,100 | 20,000 | 142,000,000 | HNX |
| Total | | | | 15,111,700,000 | |

These notes are an integral part of the consolidated financial statements

VINHPHUC INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Form B 09 - DN/HN

For the period from 01 October 2025 to 31 March 2026

Unit: VND

2. Financial investments (continued)

b. Held-to-maturity investments

| | 31/3/2026 | | 01/10/2025 | |
|-----------------------------------|-----------------------|-----------------------|-----------------|-----------------|
| | Cost | Book value | Cost | Book value |
| Short-term | | | | |
| Term deposits (*) | 99,280,105,092 | 99,280,105,092 | 237,414,340,646 | 237,414,340,646 |
| Accrued interest on bank deposits | 95,953,549,654 | 95,953,549,654 | 234,515,418,146 | 234,515,418,146 |
| Long-term | | | | |
| Certificates of deposit (**) | 3,326,555,438 | 3,326,555,438 | 2,898,922,500 | 2,898,922,500 |
| Total | 52,642,869,262 | 52,642,869,262 | - | - |
| | 52,642,869,262 | 52,642,869,262 | - | - |
| | 151,922,974,354 | 151,922,974,354 | 237,414,340,646 | 237,414,340,646 |

(*) Term deposits at Military Commercial Joint Stock Bank, Saigon-Hanoi Commercial Joint Stock Bank – Ha Nam Branch, Vietnam Prosperity Joint Stock Commercial Bank – Ha Nam Branch, and Tien Phong Commercial Joint Stock Bank, with maturities ranging from 06 to 09 months and interest rates ranging from 6.3% to 8.5% per annum.

(**) Certificates of deposit at Vietnam Technological and Commercial Joint Stock Bank (Techcombank) with a term of 48 months and interest rates ranging from 5.0% to 6.7% per annum.

c. Equity investments in other entities

| | 31/3/2026 | | 01/10/2025 | |
|--|----------------------|-------------------------------|----------------------|-------------------------------|
| | Cost | Value under the equity method | Cost | Value under the equity method |
| Investment in joint ventures and associates | | | | |
| VL Investment Development JSC | 2,000,000,000 | 1,992,306,129 | 2,000,000,000 | 1,993,226,456 |
| | 2,000,000,000 | 1,992,306,129 | 2,000,000,000 | 1,993,226,456 |
| Total | 2,000,000,000 | 1,992,306,129 | 2,000,000,000 | 1,993,226,456 |

| | 31/3/2026 | | 01/10/2025 | |
|--|------------------------|------------------------|------------------------|------------------------|
| | Cost | Provision | Cost | Provision |
| Investments in other entities | | | | |
| Dong Van III - Ha Nam Industrial Zone | 327,550,771,260 | (4,193,173,060) | 327,550,771,260 | (2,825,213,073) |
| Infrastructure Development Investment Joint Stock Company | 174,421,950,000 | - | 174,421,950,000 | - |
| Trung Thu Hydropower Joint Stock Company | 38,128,350,000 | - | 38,128,350,000 | - |
| Construction and Investment Joint Stock Company No. 18 (**) | 30,300,471,260 | - | 30,300,471,260 | - |
| Hoang Thanh Du Long Industrial Park Investment Joint Stock Company | 36,700,000,000 | - | 36,700,000,000 | - |
| Trung Anh Joint Stock Company | 48,000,000,000 | (4,193,173,060) | 48,000,000,000 | (2,825,213,073) |
| Total | 327,550,771,260 | (4,193,173,060) | 327,550,771,260 | (2,825,213,073) |

These notes are an integral part of the consolidated financial statements

VINHPHUC INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Form B 09 - DN/HN

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Unit: VND

2. Financial investments (continued)

(**) The Company has not determined the fair value of these investments because there is no listed price on the market and the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting Regime currently do not provide guidance on determining fair value using valuation techniques. The fair value of these investments may differ from their book value.

(**) The fair value of the investment in Construction and Investment Joint Stock Company No. 18 as at 31 March 2026 is determined based on the closing price of VND 23,900 per share on the HNX exchange at that date. The Company holds 4,141,668 shares.

Details of capital investments in subsidiaries, associates and other entities

| Company name | 31/3/2026 | | | 01/10/2025 | | |
|---|--------------------|-----------------|--------------|--------------------|-----------------|--------------|
| | Cost of investment | Ownership ratio | Voting ratio | Cost of investment | Ownership ratio | Voting ratio |
| Investments in joint ventures and associates | | | | | | |
| VL Investment Development Joint Stock Company | 2,000,000,000 | 20.00% | 20.00% | 2,000,000,000 | 20.00% | 20.00% |
| Investments in other entities | | | | | | |
| Dong Van III - Ha Nam Industrial Zone Infrastructure Development Investment Joint Stock Company | 174,421,950,000 | 19.85% | 19.85% | 174,421,950,000 | 19.85% | 19.85% |
| Trung Anh Joint Stock Company | 48,000,000,000 | 15.00% | 15.00% | 48,000,000,000 | 15.00% | 15.00% |
| Trung Thu Hydropower Joint Stock Company | 38,128,350,000 | 13.78% | 13.78% | 38,128,350,000 | 13.78% | 13.78% |
| Construction and Investment Joint Stock Company No. 18 | 29,981,375,560 | 9.06% | 9.06% | 29,981,375,560 | 9.06% | 9.06% |
| Hoang Thanh Du Long Industrial Park Investment Joint Stock Company | 36,700,000,000 | 9.50% | 9.50% | 36,700,000,000 | 9.50% | 9.50% |

These notes are an integral part of the consolidated financial statements

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

| 3. Trade receivables | 31/3/2026 | | 01/10/2025 | |
|--|-----------------------|----------------------|------------------------|----------------------|
| | Value | Provision | Value | Provision |
| a. Short-term | 12,536,590,881 | (230,477,872) | 6,797,856,232 | (165,329,040) |
| BHFlex Vina Company Limited | 2,616,431,593 | - | 2,861,647,639 | - |
| Northeast Asia Industrial Joint Stock Company | 3,108,535,353 | - | - | - |
| Ha Nam Smart Materials Joint Stock Company | 2,492,429,247 | - | - | - |
| Partron Vina Company Limited | 222,771,699 | - | 220,183,449 | - |
| Thien My Vinh Phuc One Member Company Limited | 83,462,400 | - | 107,321,760 | - |
| Others | 4,012,960,589 | (230,477,872) | 3,608,703,384 | (165,329,040) |
| Total | 12,536,590,881 | (230,477,872) | 6,797,856,232 | (165,329,040) |
| b. Trade receivables from related parties | | | | |
| Construction and Investment Joint Stock Company No. 18 | - | - | 22,140,000 | - |
| Total | - | - | 22,140,000 | - |
| 4. Prepayments to suppliers | 31/3/2026 | | 01/10/2025 | |
| | Value | Provision | Value | Provision |
| a. Short-term | 35,973,527,081 | - | 172,066,098,000 | - |
| Construction and Investment Joint Stock Company No. 18 (*) | 3,973,949,000 | - | 133,291,567,399 | - |
| Thanh Dat Investment and Construction Co., Ltd. | 7,569,874,511 | - | - | - |
| Hiep Thanh Company Limited | - | - | 7,759,188,422 | - |
| KOASTAL ECO INDUSTRIES CO., LTD. | - | - | 7,940,980,734 | - |
| Construction Joint Stock Company | 2,938,867,785 | - | 7,141,247,529 | - |
| Vinh Phuc Urban Development Construction | - | - | 972,550,000 | - |
| Hanoi Civil Industrial Construction Joint Stock Company | 1,631,622,282 | - | 1,796,218,346 | - |
| Others | 19,859,213,503 | - | 13,164,345,570 | - |
| Total | 35,973,527,081 | - | 172,066,098,000 | - |
| b. Prepayments to related parties | | | | |
| Construction and Investment Joint Stock Company No. 18 | 3,973,949,000 | - | 133,291,567,399 | - |
| Total | 3,973,949,000 | - | 133,291,567,399 | - |

(*) Advance payment to Construction and Investment Joint Stock Company No. 18 relating to:

- Construction contract No. XL02/2023/HDXD-SLII/VPID-L18 on the construction of the technical infrastructure of Song Lo Industrial Park, Song Lo District, Vinh Phuc Province, dated 27 November 2023.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

| 5. Other receivables | 31/3/2026 | | 01/10/2025 | |
|--|------------------------|-----------|------------------------|-----------|
| | Value | Provision | Value | Provision |
| a. Short-term | | | | |
| Employee advances | 2,527,076,490 | - | 462,012,000 | - |
| Personal income tax receivable | 864,174,374 | - | - | - |
| Others | 17,000,000 | - | 17,000,000 | - |
| Total | 3,408,250,864 | - | 479,012,000 | - |
| b. Long-term | | | | |
| Land rent deduction - Khai Quang Industrial Park expansion (*) | 4,629,001,266 | - | 4,776,187,089 | - |
| Site clearance compensation | 514,910,796,313 | - | 514,686,922,030 | - |
| Site clearance compensation of the Investment project for the construction and business of technical infrastructure in Song Lo II Industrial park (**) | 478,447,438,890 | - | 478,447,438,890 | - |
| Works to be refunded (***) | 4,655,856,125 | - | 4,870,427,546 | - |
| Others (****) | 31,807,501,298 | - | 31,369,055,594 | - |
| Site clearance costs for Chau Son Industrial Park (5*) | 3,768,156,000 | - | 3,150,387,750 | - |
| Land rental fee deduction – Chau Son Industrial Park expansion (6*) | 76,181,850,877 | - | 76,181,850,877 | - |
| Total | 599,489,804,456 | - | 598,795,347,746 | - |
| c. Other receivables from related parties | | | | |
| Mr. Hoang Dinh Thang - personal income tax receivable | 190,169,862 | - | - | - |
| Mr. Le Tung Son - personal income tax receivable | 155,983,645 | - | - | - |
| Mr. Nguyen Anh De - personal income tax receivable | 179,569,791 | - | - | - |
| Mr. Pham Trung Kien - personal income tax receivable | 338,451,076 | - | - | - |
| Total | 864,174,374 | - | - | - |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

5. Other receivables (continued)

(*) The site clearance compensation cost of the Khai Quang industrial Park Expansion Project was advanced by the Company for compensation and land support. This amount will be gradually deducted from the land rental fees payable to the State from the time the Company incurs the obligation to pay land rental fees, with the deduction not exceeding the advanced amount.

(**) Compensation amounts for households according to approved plans by Song Lo District People's Committee for the investment project for construction and business of technical infrastructure in Song Lo II Industrial park, Song Lo District, of which 475,223,997,823 VND is deducted from land rent.

(***) Payment to the Compensation and Site Clearance Board of Song Lo District, Vinh Phuc Province, for the reimbursement for works on the for land clearance to implement the projects. This amount will be settled and offset against the land rental fees payable for the Song Lo II Industrial park project.

(4*) Support and compensation payments to households awaiting approval of compensation and site clearance plans for the implementation of the projects "Investment in Construction and Business of Technical Infrastructure of Khai Quang Industrial Park, Vinh Phuc Ward, Phu Tho Province" and "Investment in Construction and Business of Technical Infrastructure of Song Lo II Industrial Park, Song Lo Commune, Phu Tho Province.

(5*) site clearance costs for Chau Son Industrial Park, which were advanced by the Company for land compensation and support purposes. The amount will be gradually offset against land rental fees payable to the State from the date the Company becomes liable for land rental payments (from 01 October 2018), and the offset amount shall not exceed the advance payment, in accordance with Official Letter No. 807/UBND-DN&XTĐT dated 25 June 2007 of the People's Committee of Ha Nam Province (now Ninh Binh Province). The site clearance costs to be offset against land rental fees were confirmed under Official Letter No. 1665/BQL KCN-QLDT dated 28 December 2018 of the Industrial Zones Management Board under the Ha Nam Provincial People's Committee (former) and Official Letter No. 25/CV-TCKH dated 24 January 2019 of the Finance and Planning Division under the People's Committee of Phu Ly City (former) regarding the confirmation of land clearance compensation to be offset against land rental fees for Chau Son Industrial Park. The offset amounts were determined based on Notices on land rental payment schedules No. 55, 56, and 57/TB-CTHNA dated 16 January 2023 issued by the Ha Nam Tax Department (former) for each land lease contract.

(6*) Site clearance costs for the Chau Son Industrial Park expansion, which were advanced by the Company for land compensation and support purposes. The amount will be gradually offset against land rental fees payable to the State from the date the Company becomes liable for land rental payments, and the offset amount shall not exceed the advance payment, in accordance with decisions of the People's Committee of Phu Ly City (former). The above amount is reconciled with Decision No. 5956/QD-UBND dated 05 December 2019 of the People's Committee of Phu Ly City (former) approving the final settlement of investment capital for compensation and site clearance costs of the project "Investment in Construction and Business of Technical Infrastructure of Chau Son Industrial Park Expansion" in Le Hong Phong Ward, Phu Ly City (former), and Decision No. 5362/QD-UBND dated 17 August 2020 of the People's Committee of Kim Bang District (former) approving the final settlement of site clearance compensation costs for the project "Investment in Construction and Business of Technical Infrastructure of Chau Son Industrial Park Expansion (Location 1)" in Thanh Son Commune, Kim Bang District, Ha Nam (former). The site clearance costs to be offset against land rental fees were confirmed under Official Letter No. 369/CV-TCKH dated 19 July 2023 of the Finance and Planning Division – Phu Ly City People's Committee (former) and Official Letter No. 38/CV-TCKH dated 29 May 2023 of the Finance and Planning Division – Kim Bang District People's Committee (former) regarding confirmation of land clearance compensation to be offset against land rental fees for the Chau Son Industrial Park expansion.

6. Inventories

| | 31/3/2026 | | 01/10/2025 | |
|-----------------------|--------------------|-----------|--------------------|-----------|
| | Cost | Provision | Cost | Provision |
| Raw materials | 109,250,453 | - | 79,109,289 | - |
| Tools and instruments | 7,665,300 | - | 22,743,580 | - |
| Work in progress | 334,852,697 | - | - | - |
| Total | 451,768,450 | - | 101,852,869 | - |

- Value of inventory that is stagnant, deteriorated, or damaged and unsalable at the end of the period: None.
- Value of inventory used as collateral or security for payables at the end of the period: none.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

| 7. Deferred expenses | 31/3/2026 | | 01/10/2025 | |
|--|------------------------|------------------|------------------------|------------------|
| a. Short-term deferred expenses | | | | |
| Insurance premium pending allocation | 68,053,564 | | 51,368,016 | |
| Loan guarantee fee | 66,304,180 | | 134,788,185 | |
| Tools and instruments used | 45,943,645 | | 46,529,213 | |
| Total | 180,301,389 | | 232,685,414 | |
| b. Long-term deferred expenses | | | | |
| Tools and instruments used | 418,300,648 | | 361,416,361 | |
| Industrial park investment attraction costs | 8,274,001,036 | | 8,100,859,429 | |
| Ground leveling and site clearance costs pending allocation | 95,936,132,900 | | 89,903,575,206 | |
| Infrastructure investment costs pending allocation | 63,105,669,241 | | 64,086,635,876 | |
| Consulting costs pending allocation | 5,668,274,951 | | 5,743,240,415 | |
| Others | 675,681,497 | | 8,711,446,690 | |
| Total | 174,078,060,273 | | 176,907,173,977 | |
| 8. Long-term assets in progress | 31/3/2026 | | 01/10/2025 | |
| | Value | Provision | Value | Provision |
| Construction in progress | 530,712,380,264 | - | 211,080,750,024 | - |
| <i>Construction</i> | <i>528,422,161,237</i> | <i>-</i> | <i>208,790,530,997</i> | <i>-</i> |
| <i>Investment project for the construction and operation of technical infrastructure in Song Lo II Industrial park</i> | <i>294,012,130,393</i> | <i>-</i> | <i>163,482,352,486</i> | <i>-</i> |
| <i>Land use rights and houses under the Bac Cau Han New Urban Area Project (Phase 1)</i> | <i>159,049,641,631</i> | <i>-</i> | <i>-</i> | <i>-</i> |
| <i>Construction of factories for lease</i> | <i>62,451,787,309</i> | <i>-</i> | <i>42,821,144,219</i> | <i>-</i> |
| <i>Other constructions in progress</i> | <i>12,908,601,904</i> | <i>-</i> | <i>2,487,034,292</i> | <i>-</i> |
| <i>Site clearance compensation</i> | <i>2,290,219,027</i> | <i>-</i> | <i>2,290,219,027</i> | <i>-</i> |
| <i>Site clearance compensation for Khai Quang Project</i> | <i>801,017,238</i> | <i>-</i> | <i>801,017,238</i> | <i>-</i> |
| <i>Site clearance compensation for Quat Luu Project</i> | <i>1,489,201,789</i> | <i>-</i> | <i>1,489,201,789</i> | <i>-</i> |
| Total | 530,712,380,264 | - | 211,080,750,024 | - |

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9. Tangible fixed assets

| Items | Buildings and structures | Machinery, equipment | Means of transportation | Management equipment, tools | Other tangible fixed assets | Total |
|------------------------------------|--------------------------|----------------------|-------------------------|-----------------------------|-----------------------------|-----------------|
| Original cost | | | | | | |
| Opening balance | 152,858,714,837 | 65,777,543,904 | 19,198,471,792 | 677,227,983 | 305,060,636 | 238,817,019,152 |
| <i>Purchased during the period</i> | - | 231,080,080 | - | - | - | 231,080,080 |
| Closing balance | 152,858,714,837 | 66,008,623,984 | 19,198,471,792 | 677,227,983 | 305,060,636 | 239,048,099,232 |
| Accumulated depreciation | | | | | | |
| Opening balance | 59,630,219,000 | 19,361,709,468 | 12,371,610,886 | 466,780,821 | 168,460,632 | 91,998,780,807 |
| <i>Depreciated for the period</i> | 5,470,787,314 | 2,958,618,631 | 764,785,505 | 46,914,079 | 12,756,420 | 9,253,861,949 |
| Closing balance | 65,101,006,314 | 22,320,328,099 | 13,136,396,391 | 513,694,900 | 181,217,052 | 101,252,642,756 |
| Net book value | | | | | | |
| Opening balance | 93,228,495,837 | 46,415,834,436 | 6,826,860,906 | 210,447,162 | 136,600,004 | 146,818,238,345 |
| Closing balance | 87,757,708,523 | 43,688,295,885 | 6,062,075,401 | 163,533,083 | 123,843,584 | 137,795,456,476 |

- Net book value of tangible fixed assets used as mortgage or pledge to secure loans: VND 0.

- Original cost of tangible fixed assets at the end of the period fully depreciated but still in use: VND 28,192,197,815.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

10. Investment properties

a. Investment property for lease

| Items | Buildings and structures | Total |
|---------------------------------|--------------------------|----------------|
| Original cost | | |
| Opening balance | 26,246,643,872 | 26,246,643,872 |
| Closing balance | 26,246,643,872 | 26,246,643,872 |
| Accumulated depreciation | | |
| Opening balance | 4,314,891,147 | 4,314,891,147 |
| Depreciated for the period | 881,958,480 | 881,958,480 |
| Closing balance | 5,196,849,627 | 5,196,849,627 |
| Net book value | | |
| Opening balance | 21,931,752,725 | 21,931,752,725 |
| Closing balance | 21,049,794,245 | 21,049,794,245 |

* Net book value of investment properties used as mortgage or pledge to secure loans: VND 0.

* Original cost of investment properties fully depreciated but still used for leasing: VND 0.

b. Investment property held for appreciation

| Items | Houses and land use rights | Total |
|--------------------------|----------------------------|----------------|
| Original cost | | |
| Opening balance (*) | 54,002,715,894 | 54,002,715,894 |
| Purchased for the period | 1,697,218,064 | 1,697,218,064 |
| Closing balance | 55,699,933,958 | 55,699,933,958 |
| Impairment losses | | |
| Opening balance | - | - |
| Closing balance | - | - |
| Net book value | | |
| Opening balance | 54,002,715,894 | 54,002,715,894 |
| Closing balance | 55,699,933,958 | 55,699,933,958 |

(*) The Company received the transfer of land use rights of the Bac Cau Han New Urban Area Project (Phase 1) in Minh Tan Commune, Nam Sach District and An Thuong Commune, Hai Duong City (now known as Thai Tan commune and Thanh Dong ward, Hai Phong city) from Construction and Investment Joint Stock Company No. 18 according to land use rights transfer contracts. The Company has completed procedures to transfer land use rights for these land lots.

* The net book value of investment properties held for appreciation at the end of the period used as mortgage or pledge to secure loans: VND 0.

* Original cost of investment properties held for appreciation fully depreciated: VND 0.

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Unit: VND

| 11. Trade payables | | 31/3/2026 | | 01/10/2025 | |
|---|--|-----------------------|-------------------------------|---------------------------|----------------------|
| | | Value | Repayable amount | Value | Repayable amount |
| a. Short-term | | 66,269,646,412 | 66,269,646,412 | 5,279,597,057 | 5,279,597,057 |
| Hiep Thanh Company Limited | | 1,449,954,375 | 1,449,954,375 | 4,023,466,671 | 4,023,466,671 |
| Construction and Investment Joint Stock Company No. 18 | | 51,758,182,601 | 51,758,182,601 | - | - |
| Huan Thu Company Limited | | 325,317,226 | 325,317,226 | 325,317,226 | 325,317,226 |
| Koastal Eco Industries Co., Ltd. | | 5,720,916,697 | 5,720,916,697 | - | - |
| Hong Ha SK Investment Joint Stock Company | | 2,088,798,440 | 2,088,798,440 | - | - |
| Vinh Phuc Power Company - Branch of Northern Power Corporation | | 132,623,276 | 132,623,276 | 167,937,043 | 167,937,043 |
| Others | | 4,793,853,797 | 4,793,853,797 | 762,876,117 | 762,876,117 |
| Total | | 66,269,646,412 | 66,269,646,412 | 5,279,597,057 | 5,279,597,057 |
| b. Trade payables to related parties | | | | | |
| Construction and Investment Joint Stock Company No. 18 | | 51,758,182,601 | 51,758,182,601 | - | - |
| Total | | 51,758,182,601 | 51,758,182,601 | - | - |
| 12. Taxes and payables to the State | | 01/10/2025 | Payables in the period | Paid in the period | 31/3/2026 |
| a. Payables | | | | | |
| Value added tax | | - | 578,631,218 | - | 578,631,218 |
| Corporate income tax | | 4,275,682,794 | 8,777,981,132 | 4,324,458,588 | 8,729,205,338 |
| Personal income tax | | 254,610,591 | 3,798,308,328 | 3,939,941,024 | 112,977,895 |
| Housing tax and land rental | | 421,735,212 | 872,163,820 | 1,293,899,032 | - |
| Fees, charges and other payables | | - | 27,378,000 | 27,378,000 | - |
| Total | | 4,952,028,597 | 14,054,462,498 | 9,585,676,644 | 9,420,814,451 |
| b. Receivables | | | | | |
| Corporate income tax | | 6,009,380 | 6,009,380 | - | - |
| Total | | 6,009,380 | 6,009,380 | - | - |
| 13. Accrued expenses | | 31/3/2026 | 01/10/2025 | | |
| a. Short-term | | 35,368,920,582 | 47,744,901,917 | | |
| Interest expense | | 86,176,552 | 70,665,728 | | |
| Ground leveling costs | | - | 16,448,034 | | |
| Ground leveling cost and construction of industrial infrastructure for Chau Son Industrial Park Expansion Project | | 35,000,999,298 | 47,504,383,355 | | |
| Others | | 281,744,732 | 153,404,800 | | |
| Total | | 35,368,920,582 | 47,744,901,917 | | |
| b. Accrued interest expenses payable for related parties | | | | | |
| Trung Anh Joint Stock Company | | 53,780,515 | 38,827,923 | | |
| Total | | 53,780,515 | 38,827,923 | | |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

14. Unearned revenue

| | 31/3/2026 | 01/10/2025 |
|--|------------------------|------------------------|
| a. Short-term | | |
| Multi-year prepayments from infrastructure leasing | 57,230,313,590 | 39,774,666,822 |
| Total | 57,230,313,590 | 39,774,666,822 |
| b. Long-term | | |
| Multi-year prepayments from infrastructure leasing | 823,098,045,589 | 823,183,248,915 |
| Total | 823,098,045,589 | 823,183,248,915 |

15. Other payables

| | 31/3/2026 | 01/10/2025 |
|--|------------------------|-----------------------|
| a. Short-term | | |
| Trade union fees | 71,413,315 | 70,863,285 |
| Input VAT on invoices for transferred land use rights and housing when paid in progress-based installments | - | 9,497,332,195 |
| Short-term deposits, collaterals (*) | 116,720,030,688 | - |
| Deposit for construction (*) | 200,000,000 | 300,000,000 |
| Other payables | 1,535,223,833 | 2,395,223,833 |
| <i>Yen Lac Construction Company</i> | - | 1,000,000,000 |
| <i>People's Committee of Phu Tho province (**)</i> | 414,640,008 | 414,640,008 |
| <i>Others</i> | 1,120,583,825 | 980,583,825 |
| Total | 118,526,667,836 | 12,263,419,313 |
| b. Long-term | | |
| Land rental deposit (***) | 3,507,517,506 | 3,507,517,506 |
| Total | 3,507,517,506 | 3,507,517,506 |

(*) Deposit made under Memorandum of Agreement No. 01/BBTT-VPID dated 28 October 2025 between VinhPhuc Infrastructure Development Joint Stock Company and Geotech Vietnam Joint Stock Company, in connection with the signing and implementation of the official sublease contract for 57,647.2 m² of land at Lot CN17, Khai Quang Industrial Park. The entire deposit will be converted into part of the land rental payment upon execution of the official contract by both parties. The land lease term extends to September 2052.

(**) Deposit for construction from construction contractors

(***) Site leveling costs collected by VinhPhuc Infrastructure Development Joint Stock Company from companies within the project and payable to the People's Committee of Vinh Phuc Province (now Phu Tho Province). The total amount to be recovered is VND 11,352,569,000. The Company has collected and remitted VND 10,937,928,992 to the People's Committee of Phu Tho Province, with the remaining VND 414,640,008 payable to the People's Committee of Phu Tho Province.

(****) Customer deposits for factory rental agreements, ranging from 10-20% of the contract value as agreed upon by both parties. The deposit will be refunded to the tenant upon expiration of the rental period.

16. Dividends, profit payable

| | 31/3/2026 | 01/10/2025 |
|--|-------------------|-------------------|
| Dividends and profit payable to owners | 48,565,350 | 43,273,850 |
| Total | 48,565,350 | 43,273,850 |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

17. Borrowings and finance lease liabilities

| | 01/10/2025 | | During the period | | 31/3/2026 | |
|---|------------------------|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | Value | Repayable amount | Increase | Decrease | Value | Repayable amount |
| a. Short-term | | | | | | |
| Short-term borrowings | | | | | | |
| Trung Anh Joint Stock Company (*) | 74,006,762,343 | 74,006,762,343 | 30,859,923,146 | 70,582,485,076 | 34,284,200,413 | 34,284,200,413 |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch (4*) | 62,037,371,343 | 62,037,371,343 | 26,599,923,146 | 64,422,485,076 | 24,214,809,413 | 24,214,809,413 |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch (4*) | 18,846,000,000 | 18,846,000,000 | - | 8,250,000,000 | 10,596,000,000 | 10,596,000,000 |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch (4*) | - | - | 4,151,351,176 | - | 4,151,351,176 | 4,151,351,176 |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch (4*) | 43,191,371,343 | 43,191,371,343 | 22,448,571,970 | 56,172,485,076 | 9,467,458,237 | 9,467,458,237 |
| Long-term borrowings due | | | | | | |
| Vietnam Environment Protection Fund (***) | 11,969,391,000 | 11,969,391,000 | 4,260,000,000 | 6,160,000,000 | 10,069,391,000 | 10,069,391,000 |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch (4*) | 9,769,391,000 | 9,769,391,000 | 2,360,000,000 | 4,660,000,000 | 7,469,391,000 | 7,469,391,000 |
| Environment Protection Fund of Vinh Phuc Province (5*) | - | - | 100,000,000 | - | 100,000,000 | 100,000,000 |
| | 2,200,000,000 | 2,200,000,000 | 1,800,000,000 | 1,500,000,000 | 2,500,000,000 | 2,500,000,000 |
| b. Long-term | | | | | | |
| Vietnam Environment Protection Fund (***) | 33,562,234,139 | 33,562,234,139 | 4,300,000,000 | 4,438,234,139 | 33,424,000,000 | 33,424,000,000 |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch (4*) | 10,584,000,000 | 10,584,000,000 | - | 2,360,000,000 | 8,224,000,000 | 8,224,000,000 |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch (4*) | 8,478,234,139 | 8,478,234,139 | - | 278,234,139 | 8,200,000,000 | 8,200,000,000 |
| Environment Protection Fund of Vinh Phuc Province (5*) | 14,500,000,000 | 14,500,000,000 | 4,300,000,000 | 1,800,000,000 | 17,000,000,000 | 17,000,000,000 |
| Total | 107,568,996,482 | 107,568,996,482 | 35,159,923,146 | 75,020,719,215 | 67,708,200,413 | 67,708,200,413 |

(*) Short-term loan according to contract and appendix No. 06/2025/HDVV/TA-VPID dated 12 August 2025, with Trung Anh Joint Stock Company, for the purpose of serving the company's operating activities. The principal loan term is 2 months with automatic renewal, the loan interest rate is 1.6%/year; The loan amount is secured by all shares of VinhPhuc Infrastructure Development Joint Stock Company currently held at Trung Anh Joint Stock Company.

(**) Loan Agreement No. 02/2025/TL/VCBTX-HVPID between Ha Nam VPID Co., Ltd. and Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch, with a maximum credit limit of VND 55,000,000,000. The loan is used to finance costs incurred for the completion of infrastructure and factory buildings for lease. The interest rate is determined for each promissory note.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

17. Borrowings and finance lease liabilities (continued)

(***) Borrowings from Vietnam Environment Protection Fund:

- Long-term borrowings under Credit Agreement No. 03-19/TDĐT-QMT/NP dated 8 May 2019, for the purpose of constructing the wastewater treatment module (phase 3) with a capacity of 4,000 m³/day-night at the Centralized Wastewater Treatment Plant in Khai Quang Industrial Park, Vinh Yen City, Vinh Phuc Province. The contract limit is VND 32 billion, with a 7-year loan term, 12-month principal repayment grace period, and a lending interest rate of 2.6% per annum. Principal repayments are made every 3 months, and interest payments are made every month. The loan is guaranteed by Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch.

- Long-term borrowings under Credit Agreement No. 09-21/TDĐT-QMT/NP dated 7 December 2021, for the purpose of construction of a wastewater treatment module with a capacity of 7,000 m³/day-night at the Centralized Wastewater Treatment Plant in Khai Quang Industrial Park, Vinh Yen City, Vinh Phuc Province. The contract limit is VND 30 billion, with a 7-year loan term, 12-month principal repayment grace period, and a lending interest rate of 2.6% per annum. Principal repayments are made every 3 months, and interest payments are made every month. The loan is guaranteed by the Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch.

(4*) Borrowings with Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch

Short-term borrowing under Loan Agreement No. 01/2025/HMCV/VCBTX-HTVP dated 12 December 2025 with Vietcombank - Thanh Xuan Branch, with a credit limit of VND 50,000,000,000. The loan is used to finance lawful and reasonable short-term credit needs serving the Company's business operations (excluding financing for fixed asset investment purposes). The term of each loan tranche is up to 06 months from the day following the disbursement date. The interest rate is determined for each promissory note at the time of disbursement. The borrowing is secured by assets specified in Credit Granting Agreement No. 01/2021/CTD/VCBTX-HTVP dated 03 November 2021 and its amendments, including: ownership rights over houses and other assets attached to land in Khai Quang Industrial Park, Vinh Phuc Ward, Phu Tho Province under Certificate No. CQ002016; ownership rights over houses and other assets attached to land in Chau Son Industrial Park, Chau Son Ward, Ninh Binh Province, owned by Company Limited Ha Nam VPID under Certificate No. DO575463; and all movable assets and rights to assets formed or to be formed in the future of Song Lo II Industrial Park project (including insurance benefits, project income, and rental receivables under land lease contracts, etc.).

Long-term borrowings under Loan Agreement No. 01/2021/DADT/VCB-HTVP dated 03 November 2021 with Vietcombank - Thanh Xuan Branch, with a credit limit of VND 835,103,800,000 and a maximum outstanding credit limit at any time of VND 685,103,800,000. The loan is used for advance payments to the Land Clearance Compensation Fund of the project "Investment in Construction and Business of Technical Infrastructure of Song Lo II Industrial Park." The loan term is 80 months, with interest rates determined for each promissory note. The borrowing are secured by a 4.3-hectare leasable factory at Chau Son Industrial Park located on land plot covered by Land Use Rights Certificate No. BD 634304 owned by VPID Ha Nam One-Member Co., Ltd.; all real estate assets and rights formed or to be formed in the future of Song Lo II Industrial Park project; and land use rights under Mortgage Agreement No. 01/2025/HDTG-HTVP/VCBTX-HTVP dated 18 December 2025, including land use rights of 10 land plots (including LK 3-27, LK 3-28, LK 2-42, LK 2-43, LK 2-45, LK 2-46, LK 2-47, LK 2-48, LK 2-49, and LK 2-50) at Bac Cau Han New Urban Area, Thai Tan Commune, Hai Phong City (formerly Nam Sach District, Hai Duong.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

17. Borrowings and finance lease liabilities (continued)

(5*) Loans with Environment Protection Fund of Vinh Phuc Province:

- Long-term borrowings under Credit Agreement No. 01.2024/HĐTD-QBVT dated 19 December 2024 with the Environment Protection Fund of Vinh Phuc Province, with a credit limit of VND 12,000,000,000, a loan term of 60 months, a 12-month grace period, and a lending interest rate of 2% per annum. The loan is for the purpose of "Invest in environmental components of the project to upgrade the wastewater treatment capacity of Module 2 from 4,000 m³/day-night to 14,000 m³/day-night at the Centralized Wastewater Treatment Plant in Khai Quang Industrial Park, Vinh Yen City, Vinh Phuc Province". The loan is secured by a guarantee letter from the Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch.

- Long-term loan under Credit Agreement No. 01.2025/HĐTD-QBVT dated 27 June 2025, with the Environment Protection Fund of Vinh Phuc Province, with a credit limit of VND 9,000,000,000, a loan term of 60 months, including a 12-month grace period, and an interest rate of 2% per annum. The loan purpose is to "Investment in construction and equipment installation for Song Lo II Industrial Park Wastewater Treatment Plant, Module I, capacity of 3,000 m³/day-night (Phase 1) under the project: "Invest in construction and operation of technical infrastructure of Song Lo II Industrial Park, Song Lo District, Vinh Phuc Province". The loan is secured by a guarantee letter from the Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch.

c. Borrowings and finance lease liabilities from related parties

Trung Anh Joint Stock Company

| | 31/3/2026 | 01/10/2025 |
|-------|----------------|----------------|
| | 10,596,000,000 | 18,846,000,000 |
| Total | 10,596,000,000 | 18,846,000,000 |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

18. Owners' equity

a. Comparison table for changes in owner's equity

| Items | Owner's contributed capital | Other owners' equity | Share premium | Investment and Development Fund | Undistributed profit after tax | Non-controlling interest | Total |
|--|-----------------------------------|-------------------------|---------------|---------------------------------------|-----------------------------------|-----------------------------|-------------------|
| Period from 01/10/2024 to 30/9/2025 | | | | | | | |
| As at 01/10/2024 | 358,583,850,000 | - | (11,000,000) | 78,949,441,652 | 432,977,719,294 | 4,148,267,438 | 874,648,278,384 |
| Gain during the year | - | - | - | - | 130,076,351,978 | 54,772,463 | 130,131,124,441 |
| Other increases | - | - | - | - | 70,604,014 | - | 70,604,014 |
| Profit distribution | - | - | - | 10,410,489,955 | (19,519,668,666) | - | (9,109,178,711) |
| Dividend payment | - | - | - | - | (107,571,497,500) | - | (107,571,497,500) |
| - Cash | - | - | - | - | (53,787,577,500) | - | (53,787,577,500) |
| - Common shares | 53,783,920,000 | - | - | - | (53,783,920,000) | - | - |
| Other decreases | - | - | - | - | (236,115,986) | - | (236,115,986) |
| As at 30/9/2025 | 412,367,770,000 | - | (11,000,000) | 89,359,931,607 | 435,797,393,134 | 4,203,039,901 | 941,717,134,642 |
| Period from 01/10/2025 to 31/3/2026 | | | | | | | |
| As at 01/10/2025 | 412,367,770,000 | - | (11,000,000) | 89,359,931,607 | 435,797,393,134 | 4,203,039,901 | 941,717,134,642 |
| Gain during the period | - | - | - | - | 35,098,246,212 | 44,160,236 | 35,142,406,448 |
| Dividend payment (*) | - | 61,851,040,000 | - | - | (103,087,817,000) | - | (41,236,777,000) |
| - Cash | - | - | - | - | (41,236,777,000) | - | (41,236,777,000) |
| - Common shares | - | 61,851,040,000 | - | - | (61,851,040,000) | - | - |
| Appropriation of funds (**) | - | - | - | - | (200,000,000) | - | (200,000,000) |
| As at 31/3/2026 | 412,367,770,000 | 61,851,040,000 | (11,000,000) | 89,359,931,607 | 367,607,822,346 | 4,247,200,137 | 935,422,764,090 |

VINHPHUC INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Form B 09 - DN/HN

For the period from 01 October 2025 to 31 March 2026

Unit: VND

18. Owners' equity (continued)

(*) In accordance with Resolution No. 1101/2026/NQ-DHDCD/IDV dated 11 January 2026 of the Company's General Meeting of Shareholders, Resolution No. 2801.1/2026/NQ-HDQT/IDV dated 28 January 2026, Resolution No. 1202.1/2026/NQ-HDQT/IDV dated 12 February 2026, and Resolution No. 2611.2/2025/NQ-HDQT/IDV dated 26 November 2025 of the Board of Directors regarding the 2025 dividend distribution:

- Cash dividend payment ratio is 10%, equivalent to VND 41,236,777,000.
- Stock dividend ratio is 15%, with a total of 6,185,516 shares expected to be issued to existing shareholders for the 2025 dividend distribution, equivalent to VND 61,855,160,000; total shares actually distributed are 6,185,104 shares, equivalent to VND 61,851,040,000; fractional shares of 412 shares have been cancelled.

(**) Appropriation to the welfare fund in accordance with Board of Directors Resolution No. 2201.10/2026/NQ-HDQT/IDV dated 22 January 2026.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

18. Owners' equity (continued)

b. Owners' equity in detail

| | 31/3/2026 | | 01/10/2025 | |
|----------------------|------------------------|----------------|------------------------|----------------|
| | VND | Proportion | VND | Proportion |
| Mr. Hoang Dinh Thang | 52,138,850,000 | 12.64% | 52,138,850,000 | 12.64% |
| America LLC | 72,096,190,000 | 17.48% | 72,096,190,000 | 17.48% |
| Mr. Trinh Viet Dung | 32,811,150,000 | 7.96% | 32,811,150,000 | 7.96% |
| Ms. Nguyen Thi Kien | 28,557,700,000 | 6.93% | 28,557,700,000 | 6.93% |
| Other shareholders | 226,763,880,000 | 54.99% | 226,763,880,000 | 54.99% |
| Total | 412,367,770,000 | 100.00% | 412,367,770,000 | 100.00% |

c. Capital transactions with owners and distribution of dividends, profit

| | From 01/10/2025 to 31/3/2026 | From 01/10/2024 to 30/9/2025 |
|-----------------------------------|---------------------------------|---------------------------------|
| Contributed capital of owners | 412,367,770,000 | 412,367,770,000 |
| At the beginning of the period | 412,367,770,000 | 358,583,850,000 |
| Increase during the period | - | 53,783,920,000 |
| At the end of the period | 412,367,770,000 | 412,367,770,000 |
| Dividends and profits distributed | (103,087,817,000) | (107,571,497,500) |

d. Shares

| | 31/3/2026 | 01/10/2025 |
|--|------------|------------|
| | Share | Share |
| Number of shares registered for issuance | 41,236,777 | 41,236,777 |
| Number of shares sold to the public | 41,236,777 | 41,236,777 |
| Common shares | 41,236,777 | 41,236,777 |
| Number of shares in circulation (*) | 41,236,777 | 41,236,777 |
| Common shares | 41,236,777 | 41,236,777 |
| Par value of share in circulation: VND per share | 10,000 | 10,000 |

(*) As at 31 March 2026, the number of outstanding shares excludes 6,185,104 shares issued as stock dividends during the period in accordance with Resolution No. 1101/2026/NQ-ĐHĐCĐ/IDV dated 11 January 2026. These shares have not yet been credited to shareholders' securities accounts and are awaiting the amended Business Registration Certificate.

e. Enterprise's funds

| | 31/3/2026 | 01/10/2025 |
|---------------------------------|-----------------------|-----------------------|
| Investment and Development Fund | 89,359,931,607 | 89,359,931,607 |
| Total | 89,359,931,607 | 89,359,931,607 |

* Purpose of creating and utilizing funds

Investment and development fund is appropriated from the Company's profit after tax and used for expanding scale of production and business activities or in-depth investment of the Company.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

VI. ADDITIONAL INFORMATION FOR ITEMS IN THE CONSOLIDATED INCOME STATEMENT

1. Revenue from goods sold and services rendered

| | Current period | Previous period |
|---|-----------------------|-----------------------|
| a. Revenue | | |
| Revenue from services rendered | | |
| <i>Revenue from infrastructure usage, management, and raw land rental</i> | 30,693,058,319 | 24,270,734,732 |
| <i>Revenue from wastewater treatment fees</i> | 26,658,206,995 | 22,878,193,333 |
| <i>Revenue from leasing factories</i> | 4,591,315,676 | 4,227,150,725 |
| Total | 61,942,580,990 | 51,376,078,790 |

2. Net revenue from goods sold and services rendered

| | Current period | Previous period |
|---|-----------------------|-----------------------|
| Net revenue from services rendered | | |
| <i>Revenue from infrastructure usage, management, and raw land rental</i> | 30,693,058,319 | 24,270,734,732 |
| <i>Revenue from wastewater treatment fees</i> | 26,658,206,995 | 22,878,193,333 |
| <i>Revenue from leasing factories</i> | 4,591,315,676 | 4,227,150,725 |
| Total | 61,942,580,990 | 51,376,078,790 |

3. Cost of goods sold

| | Current period | Previous period |
|--|-----------------------|-----------------------|
| Cost of services rendered | | |
| <i>Cost of infrastructure usage, management, and raw land rental</i> | 6,087,083,639 | 7,040,664,735 |
| <i>Cost of wastewater treatment</i> | 11,859,488,875 | 11,250,304,154 |
| <i>Cost of leasing factories</i> | 1,740,198,877 | 202,606,793 |
| Total | 19,686,771,391 | 18,493,575,682 |

4. Financial income

| | Current period | Previous period |
|--------------------------------|-----------------------|-----------------------|
| Interest from loans, deposits | 5,929,654,016 | 7,870,599,800 |
| Dividends and profits received | 4,823,194,384 | 4,134,166,615 |
| Profit from selling shares | 117,990,000 | 8,128,115,711 |
| Total | 10,870,838,400 | 20,132,882,126 |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

5. Financial expenses

| | Current period | Previous period |
|---|----------------------|-------------------|
| Loan interest expense | 498,905,596 | 426,673,334 |
| Reversal of/Provision for trading securities | 117,860,000 | (475,237,020) |
| Reversal of/Provision for devaluation of investments | 1,367,959,987 | 117,809,685 |
| Foreign exchange loss due to revaluation of closing balance | 26,103 | - |
| Others | 26,774,200 | 20,000,000 |
| Total | 2,011,525,886 | 89,245,999 |

6. Selling expenses and General and administrative expenses

| | Current period | Previous period |
|----------------------------|--------------------|--------------------|
| a. Selling expenses | | |
| External services | 163,602,282 | 166,698,282 |
| Total | 163,602,282 | 166,698,282 |

b. General and administrative expenses

| | | |
|---|-----------------------|-----------------------|
| Management staff costs | 7,314,940,237 | 7,110,793,116 |
| Cost of materials and tools and instruments | 553,274,746 | 463,974,694 |
| Fixed asset depreciation | 678,143,742 | 735,471,556 |
| Taxes, fees, charges | 48,215,745 | 22,356,493 |
| Provision for doubtful receivables | 65,148,832 | - |
| External services | 967,284,399 | 1,017,339,783 |
| Other costs in cash | 788,958,252 | 1,021,095,463 |
| Total | 10,415,965,953 | 10,371,031,105 |

7. Other income

| | Current period | Previous period |
|--|----------------------|----------------------|
| Land transfer fees for industrial zone plots | 630,758,250 | 630,758,250 |
| Deposit under contract liquidation minutes for factory lease | 1,355,171,000 | |
| Income from leasing offices, warehouses, and transmission stations | 505,928,415 | 813,513,646 |
| Income from disposal/sale of tools and instruments | - | 423,952,729 |
| Others | 43,249,895 | 11,505,763 |
| Total | 2,535,107,560 | 1,879,730,388 |

8. Other expenses

| | Current period | Previous period |
|--------------|---------------------|--------------------|
| Others | -155,222,367 | 139,432,142 |
| Total | -155,222,367 | 139,432,142 |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

9. Business costs by factor

| | Current period | Previous period |
|--------------------------|-----------------------|-----------------------|
| Raw material cost | 1,201,655,635 | 1,407,072,964 |
| Labor cost | 10,833,704,397 | 10,681,404,070 |
| Fixed asset depreciation | 10,135,820,429 | 8,735,364,544 |
| External services | 7,212,639,655 | 6,904,117,267 |
| Other costs in cash | 1,152,223,375 | 1,303,346,224 |
| Total | 30,536,043,491 | 29,031,305,069 |

10. Current Corporate income tax expense

| | Current period | Previous period |
|--|----------------------|----------------------|
| - Corporate income tax expense calculated on current year taxable income | 8,783,990,512 | 8,355,512,668 |
| Total current corporate income tax expense | 8,783,990,512 | 8,355,512,668 |

11. Deferred corporate income tax expense

| | Current period | Previous period |
|---|----------------------|--------------------|
| - Corporate income tax expense reversed from deferred corporate income tax assets | 4,151,271 | 6,329,403 |
| - Reversal costs from deferred corporate income tax payables | - | (11,342,584) |
| - Deferred corporate income tax income arising from temporary differences | (705,584,753) | - |
| Total deferred corporate income tax expense | (701,433,482) | (5,013,181) |

12. Basic earnings per share

| | Current period | Previous period |
|---|-----------------------|-----------------------|
| Accounting profit after Corporate income tax | 35,098,246,212 | 54,963,249,747 |
| Adjustments to decrease | | |
| <i>Temporarily appropriated to the Bonus and Welfare Fund</i> | (2,456,877,235) | (3,847,427,482) |
| Profit or loss attributable to common shareholders | 32,641,368,977 | 51,115,822,265 |
| Average common shares outstanding during the period (*) | 47,421,881 | 47,421,881 |
| Basic earnings per share | 688 | 1,078 |

(*) In 2026, the Company distributed stock dividends from undistributed profit after tax of 2025 in accordance with Resolution No. 1101/2026/NQ-ĐHĐCĐ/IDV dated 11 January 2026 of the Company's General Meeting of Shareholders. Accordingly, basic earnings per share for the prior comparative period have been restated to reflect the additional shares issued. This adjustment resulted in a decrease in basic earnings per share for the period from 01 October 2024 to 31 March 2025 from VND 1,240 to VND 1,078.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

13. Financial risk management policies and objectives

The risks from financial instruments include market risk, credit risk and liquidity risk.

The Board of Management considers the application of management policies for the above risks as follows:

13.1 Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in market prices. There are three market risks: interest rate risk, foreign exchange risk and other price risks, for example, risk of stock price. Financial instruments affected by the market risks include borrowings and liabilities, deposits, and available-for-sale investments.

The following sensitivity analysis relates to the financial position of the Company as at 30 September 2025 and 31 March 2026.

The sensitivity analysis has been prepared on the basis that the amount of net debt, the ratio of fixed to floating interest rates of the debt and the proportion of the financial instruments in foreign currencies are all constant.

When calculating the sensibility analysis, the Board of Management assumes that the sensibility of available-for-sale liability in the statement of financial position and related items in the income statement is affected by changes in the assumption of corresponding market risks. This analysis is based on the financial assets and liabilities that the Company held at 30 September 2025 and 31 March 2026.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. Market risks due to change in the interest rate of the Company mainly relate to the borrowings and liabilities, cash and short-term deposits.

The Company manages the interest rate risk by analyzing the competition status in the market in order to apply the interest rate that brings benefits to the Company and still within the limit of its risk management.

Sensitivity to interest rates

The sensitivity of the Company's (loans and liabilities, cash and short-term deposits) to a reasonably possible change in interest rates is presented as follows.

Assuming all other variables remain unchanged, fluctuations in interest rates on loans with floating rates would impact the company's pre-tax profit as follows:

| | <i>Increase/decrease basis points</i> | <i>Impact on pre-tax profit</i> |
|------------------------|---|-------------------------------------|
| Current period | | |
| VND | +100 | (494,428,672) |
| VND | -100 | 494,428,672 |
| Previous period | | |
| VND | +100 | (853,142,014) |
| VND | -100 | 853,142,014 |

The basis point increase/decrease used to analyze interest rate sensitivity is assumed based on current observable market conditions, which indicate higher volatility compared to previous periods.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the period from 01 October 2025 to 31 March 2026**Unit: VND***13.1 Market risk (continued)*****Foreign exchange risk***

Foreign exchange risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in the exchange rate. The Company bears risks due to changes in the exchange rate of currencies other than VND related directly to the Company's operating activities.

The Company manages foreign currency risk by considering current and expected market conditions when planning future transactions in foreign currencies. The Company does not use any derivative financial instruments to hedge its foreign currency risks.

Sensitivity to foreign currencies

The Company did not perform a sensibility analysis to foreign currencies, as the risk of changes in foreign currencies at the balance sheet date is not significant.

Stock price risk

Listed and unlisted shares held by the Company are exposed to market risks due to the uncertainty of their future value. The company manages stock price risk by setting investment limits. The Company's Board of Directors also reviews and approves decisions to invest in stocks.

At the reporting date, the fair value of the Company's investments in listed shares is VND 114,097,565,200.

13.2 Credit risk

Credit risk is the risk due to the uncertainty in the counterparty's ability to meet its obligations causing financial loss. The Company bears credit risks from production and doing business activities (mainly trade receivables) and from its financial activities including deposits, foreign exchange transactions and other financial instruments.

Trade receivables

The Company minimizes the credit risk by only doing business with entities that have a good financial capacity and closely keeping track of the liabilities to speed up the recovery of debts. On the basis of this method and receivables related to different customers, the credit risk does not concentrate on a certain customer.

Bank deposits

The company mainly maintains deposits at large and prestigious banks in Vietnam. The Company finds that the concentration of credit risk on bank deposits is low.

The Company's Board of Management assesses that all financial assets are current and not impaired because these financial assets are related to reputable and solvent customers.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

13.3 Liquidity risk

Liquidity risk is the risk that arises from difficulty in fulfilling financial obligations due to a lack of capital. The liquidity risk of the Company mainly arises from the difference in the maturity of the financial assets and liabilities.

The Company supervises liquidity risk by maintaining an amount of cash, cash equivalents and borrowings from banks at the level that the Board of Management considers sufficient to satisfy the Company's activities and minimize influences of changes in cash flows.

The following table summarizes liquidity deadline of the Company's financial liabilities on the basis of estimated payments in accordance with contract which are not discounted:

| As at 31/3/2026 | Less than 1 year | From 1 to 5 years | Total |
|-------------------------------|------------------------|-----------------------|------------------------|
| Borrowings and liabilities | 34,284,200,413 | 33,424,000,000 | 67,708,200,413 |
| Trade payables | 66,269,646,412 | - | 66,269,646,412 |
| Accrued expenses | 35,368,920,582 | - | 35,368,920,582 |
| Dividends and profit payables | 48,565,350 | - | 48,565,350 |
| Other payables | 118,040,614,513 | 3,507,517,506 | 121,548,132,019 |
| Total | 254,011,947,270 | 36,931,517,506 | 290,943,464,776 |
| As at 01/10/2025 | Less than 1 year | From 1 to 5 years | Total |
| Borrowings and liabilities | 74,006,762,343 | 33,562,234,139 | 107,568,996,482 |
| Trade payables | 5,279,597,057 | - | 5,279,597,057 |
| Accrued expenses | 47,744,901,917 | - | 47,744,901,917 |
| Dividends and profit payables | 43,273,850 | - | 43,273,850 |
| Other payables | 11,777,916,020 | 3,507,517,506 | 15,285,433,526 |
| Total | 138,852,451,187 | 37,069,751,645 | 175,922,202,832 |

The Company can access to sufficient funding and loans maturing within 12 months can be rolled over with existing lenders.

14. Financial assets and liabilities

The fair value of financial assets and financial liabilities is stated at the value that the financial instruments are convertible in present transaction among partners, except for compulsory sale or disposal.

The Company uses the following methods and assumptions to estimate the fair value:

The fair value of cash on hand and short-term deposits, trade receivables, trade payables and other short-term liabilities is equivalent to the book value of these items because these instruments are in short-term.

The fair value of securities and listed financial liabilities is determined at market value.

For unlisted securities investments with frequent transactions, fair value is determined as the average price provided by three independent securities companies at the end of the financial year.

Except for the items mentioned above, the fair value of long-term financial assets and financial liabilities has not been formally assessed and determined as at 30 September 2025 and 31 March 2026. However, the Board of Management of the Company assesses that the fair value of these financial assets and financial liabilities is not materially different from the book value at the end of the period.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

14. Financial assets and liabilities (continued)

The following table presents the book value and fair value of financial instruments presented in the Company's Financial Statements:

| | Book value | | | Fair value | |
|----------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | 31/3/2026 | | 01/10/2025 | 31/3/2026 | 01/10/2025 |
| | Value | Provision | Value | Value | Value |
| Financial assets | | | | | |
| Cash and cash equivalents | 18,265,333,164 | - | 22,254,795,059 | 18,265,333,164 | 22,254,795,059 |
| Short-term financial investments | 115,202,722,977 | (1,071,927,885) | 239,372,968,531 | 167,034,674,354 | 238,418,900,646 |
| Trade receivables | 12,536,590,881 | (230,477,872) | 6,797,856,232 | 12,306,113,009 | 6,632,527,192 |
| Other receivables | 17,000,000 | - | 17,000,000 | 17,000,000 | 17,000,000 |
| Long-term investments (*) | 380,193,640,522 | (4,193,173,060) | 327,550,771,260 | (2,825,213,073) | |
| TOTAL | 526,215,287,544 | (5,495,578,817) | 595,993,391,082 | 197,623,120,527 | 267,323,222,897 |
| Financial liabilities | | | | | |
| Borrowings and liabilities | 67,708,200,413 | - | 107,568,996,482 | 67,708,200,413 | 107,568,996,482 |
| Trade payables | 66,269,646,412 | - | 5,279,597,057 | 66,269,646,412 | 5,279,597,057 |
| Accrued expenses | 35,368,920,582 | - | 47,744,901,917 | 35,368,920,582 | 47,744,901,917 |
| Dividends, profit payable | 48,565,350 | - | 43,273,850 | 48,565,350 | 43,273,850 |
| Other payables | 121,548,132,019 | - | 15,285,433,526 | 121,548,132,019 | 15,285,433,526 |
| TOTAL | 290,943,464,776 | - | 175,922,202,832 | 290,943,464,776 | 175,922,202,832 |

(*) As at 31 March 2026, out of total long-term investments of VND 380,193,640,522, the Company has determined the fair value of its investment in Construction and Investment Joint Stock Company No. 18 to be VND 98,985,865,200. The Company has not determined the fair value of the remaining investments as there are no quoted market prices, and Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System currently do not provide guidance on determining fair value using valuation techniques.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the period from 01 October 2025 to 31 March 2026**Unit: VND***VII. ADDITIONAL INFORMATION FOR ITEMS IN THE CONSOLIDATED CASH FLOW STATEMENT**

| 1. Borrowings received during the period | Current period | Previous period |
|---|-----------------------|------------------------|
| Proceeds from borrowings under normal agreements | 30,999,923,146 | 26,911,148,439 |
| 2. Amount of principal paid in the period | Current period | Previous period |
| Repayment of loan principal under normal agreements | 70,860,719,215 | 4,660,000,000 |

VIII. OTHER INFORMATION**1. Contingent liabilities, commitments and other financial information**

There are no significant events occurring after the end of the accounting period that require adjustment and presentation in the financial statements.

2. Transaction with related parties

Significant transactions and balances with related parties during the period are as follows:

Transactions with related parties: The Company has transactions with related parties as follows:

| Related parties | Relationship | Content | Incurred (Exclusive of VAT) |
|---|---|---|--|
| <i>Sales of goods and services</i> | | | |
| Construction and Investment Joint Stock Company No. 18 | Same Board member | Recover 50% of the construction guarantee | 6,807,349,000 |
| | | Purchasing Property | 49,412,110,554 |
| <i>Dividends and profits received during the period</i> | | | |
| Trung Thu Hydropower JSC | Board member is major shareholder of Trung Thu Hydropower JSC | Profit received | 4,823,194,384 |
| <i>Interest expense, loan principal</i> | | | |
| | | Interest expense | 111,679,299 |
| Trung Anh Joint Stock Company | Same Board member | Interest payment on loans | 96,726,707 |
| | | Repayment of principal | 8,250,000,000 |

Balances with related party

Balances with related parties are presented in the receivables and payables section in Notes V.3b; V.4b; V.5c; V.13b, V.17c.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

2. Transaction with related parties (continued)

Remuneration of the Board of Directors, income of the Audit Committee and the Board of Management during the period:

| Full name | Position | Current period | Previous period |
|---|--|----------------------|----------------------|
| Board of Directors' Remuneration | | 1,359,000,000 | 1,332,000,000 |
| Mr. Trinh Viet Dung | Chairman of the Board of Directors | 174,000,000 | 162,000,000 |
| Mr. Hoang Dinh Thang | Vice Chairman of Board of Directors | 174,000,000 | 168,000,000 |
| Mr. Phung Van Quy | Member of the Board of Directors - resigned on 11/01/2026 | 69,000,000 | 138,000,000 |
| Mr. Nguyen Manh Ha | Vice Chairman-Appointed on 11/01/2026 | 84,000,000 | - |
| Mr. Le Tung Son | Member of the Board of Directors | 150,000,000 | 150,000,000 |
| Mr. Pham Trung Kien | Member of the Board of Directors | 138,000,000 | 138,000,000 |
| Ms. Nguyen Ngoc Lan | Member of the Board of Directors | 138,000,000 | 138,000,000 |
| Ms. Nguyen Thuy Linh | Independent Board Member - Deputy Head of the Audit Committee | 138,000,000 | 138,000,000 |
| Mr. Pham Huu Anh | Independent Board Member - Head of the Audit Committee | 150,000,000 | 150,000,000 |
| Mr. Ton Tich Quang Nam | Independent Board Member | 75,000,000 | 150,000,000 |
| Ms. Phung Thi Lan Phuong | Independent Board Member -appointed on 11/01/2026 | 69,000,000 | - |
| Salary for Construction Subcommittee and Internal Audit Department | | 532,800,000 | 272,800,000 |
| Mr. Le Tung Son | Head of the Construction Subcommittee | 240,000,000 | 190,000,000 |
| Mr. Ton Tich Quang Nam | Head of Internal Audit Department | 82,800,000 | 82,800,000 |
| Mr. Nguyen Manh Ha | Deputy Head of the Construction Subcommittee | 210,000,000 | - |
| Board of Management | | 931,741,188 | 1,346,318,151 |
| Mr. Pham Trung Kien | General Director Resigned on 09/8/2025 | | 554,388,768 |
| Ms. Nguyen Ngoc Lan | General Director Appointed on 09/08/2025 | 505,642,284 | 372,930,351 |
| Mr. Nguyen Anh De | Deputy General Director | 426,098,904 | 418,999,032 |
| Total | | 2,823,541,188 | 2,951,118,151 |

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

3. Presentation of assets, revenue, and operating results by segment

The Company reports its operating results during the period by geographical areas: Vinh Phuc and Ha Nam (now Phu Tho Province and Ninh Binh Province, respectively). The Company provides a detailed analysis of items by geographical areas as follows:

| Items | Vinh Phuc (now part of Phu Tho Province) | | Ha Nam (now part of Ninh Binh Province) | | Total | Eliminated | Total |
|---|--|--|---|--|-------------------|-------------------|-------------------|
| | | | | | | | |
| 1. Net revenue | 41,788,667,991 | | 20,989,198,015 | | 62,777,866,006 | (835,285,016) | 61,942,580,990 |
| - Net revenue from goods sold and services rendered | 41,788,667,991 | | 20,989,198,015 | | 62,777,866,006 | (835,285,016) | 61,942,580,990 |
| 2. Expenses | 23,071,902,369 | | 8,140,478,629 | | 31,212,380,998 | (946,041,372) | 30,266,339,626 |
| - Cost of goods sold | 14,613,595,937 | | 5,929,216,826 | | 20,542,812,763 | (856,041,372) | 19,686,771,391 |
| - Allocation cost | 8,458,306,432 | | 2,211,261,803 | | 10,669,568,235 | (90,000,000) | 10,579,568,235 |
| 3. Profits from operating activities | 18,716,765,622 | | 12,848,719,386 | | 31,565,485,008 | 110,756,356 | 31,676,241,364 |
| 4. Total costs incurred to acquire fixed assets | 231,080,080 | | - | | 231,080,080 | - | 231,080,080 |
| 5. Segment assets | 1,711,932,935,579 | | 696,779,161,392 | | 2,408,712,096,971 | (289,031,379,799) | 2,119,680,717,172 |
| Total assets | 1,711,932,935,579 | | 696,779,161,392 | | 2,408,712,096,971 | (289,031,379,799) | 2,119,680,717,172 |
| 6. Segment liabilities | 850,855,395,628 | | 630,379,940,910 | | 1,481,235,336,538 | (296,977,383,456) | 1,184,257,953,082 |
| Total liabilities | 850,855,395,628 | | 630,379,940,910 | | 1,481,235,336,538 | (296,977,383,456) | 1,184,257,953,082 |

These notes are an integral part of the consolidated financial statements



NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period from 01 October 2025 to 31 March 2026

Unit: VND

4. Comparative information

The comparative figures as at 1 October 2025 in the interim consolidated statement of financial position are derived from the Company's audited consolidated financial statements for the year ended 30 September 2025, which were audited by the Branch of Moore AISC Auditing and Informatics Services Co., Ltd. The comparative figures for the prior period in the interim consolidated income statement and the interim consolidated cash flow statement are derived from the Company's consolidated financial statements for the period from 1 October 2024 to 31 March 2025, which were reviewed by the Branch of Moore AISC Auditing and Informatics Services Co., Ltd.

Certain items in the statement of financial position have been restated to comply with the current accounting regime, as this is the first accounting period in which the Company applies the Vietnamese Enterprise Accounting System under Circular No. 43/2026/TT-BTC dated 20 April 2026 issued by the Ministry of Finance, amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated 22 December 2014, as follows:

| Items | Code under Circular No. 43/2026/TT-BTC | 01/10/2025 Restated amount | Code under Circular No. 202/2014/TT-BTC | 01/10/2025 Previously presented amount |
|------------------------------|--|-------------------------------|---|--|
| Held-to-maturity investments | 123 | 237,414,340,646 | 123 | 234,515,418,146 |
| Other short-term receivables | 135 | 479,012,000 | 136 | 3,377,934,500 |
| Dividends, profit payable | 313 | 43,273,850 | | - |
| Other short-term payables | 320 | 12,263,419,313 | 319 | 12,306,693,163 |

5. Information on the going-concern operation: The Company will continue to operate in the future.

PREPARER



Phung Thi Chung Thuy

CHIEF ACCOUNTANT



Nguyen Thi Hoan

Phu Tho, 08 May 2026

GENERAL DIRECTOR



Nguyen Ngoc Lan

