



CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN BẮC MINH
BAC MINH DEVELOPMENT INVESTMENT JOINT STOCK COMPANY

Địa chỉ : No. 03 An Duong, Hong Ha Ward, Hanoi City

Điện thoại : 04.37764615 – 04.22161169

Website : <http://sbm.com.vn>

Fax : 04.37764614

Email: Bacminh.sbm@gmail.com

MID-YEAR FINANCIAL REPORT

2ST QUARTER 2026

Hanoi, July 13, 2026



STATEMENT OF FINANCIAL POSITION

(Full Version)

As at June 30, 2026

Currency: VND

ASSETS	Code	Note	Quarter ending	Year beginning
1	2	3	4	5
A - CURRENT ASSETS	100		79.480.141.681	129.199.109.190
I. Cash and cash equivalents	110	V.1	47.988.516.249	96.987.877.013
1. Cash	111		7.988.516.249	3.987.877.013
2. Cash equivalents	112		40.000.000.000	93.000.000.000
II. Short-term financial investments	120			
1. Trading securities	121	V.2(a)		
2. Allowance for impairment of trading securities (*)	122			
3. Short-term held-to-maturity investments	123	V.2(b)		
4. Allowance for impairment of short-term held-to-maturity investments (*)	124			
5. Other short-term investments	125			
6. Allowance for impairment of other short-term investments (*)	126			
III. Short-term receivables	130		30.958.731.243	32.035.194.512
1. Short-term trade receivables	131	V.3(a)	28.029.391.171	30.474.306.726
2. Short-term advances to suppliers	132		2.226.210.489	672.640.000
3. Short-term intra-group receivables	133			
4. Contract assets from construction contracts	134			
5. Other short-term receivables	135	V.4(a)	703.129.583	888.247.786
6. Allowance for impairment of short-term receivables (*)	136			
7. Assets pending resolution	137	V.5		
IV. Inventories	140	V.7	233.688.356	17.778.626
1. Inventories	141		233.688.356	17.778.626
2. Allowance for inventory write-downs (*)	142			
V. Short-term biological assets	150			
1. Short-term livestock held for single-cycle production	151	V.12.1.1		
2. Short-term seasonal crops or crops harvested once	152	V.12.1.2		
3. Allowance for impairment of short-term biological assets (*)	153			
VI. Other current assets	160		299.205.833	158.259.039
1. Short-term prepaid expenses	161	V.14(a)	67.809.833	38.228.275
2. VAT deductible	162			120.030.764
3. Taxes and other amounts receivable from the State	163	V.19(b)	231.396.000	
4. Repurchase agreements of Government bonds	164	V.23		
5. Other current assets	165	V.15(a)		
B - NON-CURRENT ASSETS	200		518.546.869.471	533.718.856.612
I. Long-term receivables	210			



ASSETS	Code	Note	Quarter ending	Year beginning
1	2	3	4	5
1. Long-term trade receivables	211			
2. Long-term advances to suppliers	212			
3. Business capital in dependent units	213			
4. Long-term intra-group receivables	214			
5. Other long-term receivables	215			
6. Allowance for impairment of long-term receivables (*)	216			
II. Fixed assets	220		502.311.789.715	516.731.315.114
1. Fixed assets	221	V.9	502.311.789.715	516.731.315.114
- Cost	222		1.319.530.146.406	1.317.047.369.153
- Accumulated depreciation (*)	223		(817.218.356.691)	(800.316.054.039)
2. Finance lease fixed assets	224	V.11		
- Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227	V.10		
- Cost	228			
- Accumulated depreciation (*)	229			
III. Long-term biological assets	230			
1. Livestock held for recurring production	231			
a) Livestock held for recurring production - not yet mature	232	V.12.1.3		
b) Livestock held for recurring production - mature	233	V.12.2		
- Cost	234			
- Accumulated depreciation (*)	235			
2. Livestock held for single-cycle production (long-term)	236			
3. Seasonal crops or crops harvested once (long-term)	237			
4. Allowance for impairment of long-term biological assets (*)	238			
IV. Investment properties	240	V.13		
- Cost	241			
- Accumulated depreciation (*)	242			
V. Long-term work in progress	250		5.291.593.941	7.453.256.569
1. Long-term production and business work in progress	251			
2. Construction in progress	252		5.291.593.941	7.453.256.569
VI. Long-term financial investments	260			
1. Investment in subsidiaries	261			
2. Investment in joint ventures and associates	262			
3. Equity investments in other entities	263			
4. Allowance for impairment of long-term investments in other entities (*)	264			
5. Long-term held-to-maturity investments	265			
6. Allowance for impairment of long-term held-to-maturity investments (*)	266			
VII. Other non-current assets	270		10.943.485.815	9.534.284.929
1. Long-term prepaid expenses	271	V.14(b)	7.520.704.350	6.266.836.464
2. Deferred tax assets	272	V.26(a)		

ASSETS	Code	Note	Quarter ending	Year beginning
1	2	3	4	5
3. Long-term spare parts, materials and replacement equipment	273		3.422.781.465	3.267.448.465
4. Other non-current assets	274	V.15(b)		
TOTAL ASSETS (280 = 100 + 200)	280		598.027.011.152	662.917.965.802
C. LIABILITIES	300		49.161.787.870	74.653.985.777
I. Current liabilities	310		46.164.321.083	71.656.518.990
1. Short-term trade payables	311	V.17(a)	2.979.465.383	4.272.473.188
2. Short-term advances from customers	312			
3. Dividends and profit payable	313		644.440.093	852.986.943
4. Short-term taxes and other amounts payable to the State	314	V.19(a)	12.597.348.343	20.104.428.002
5. Payables to employees	315		2.878.145.508	4.531.590.358
6. Short-term accrued expenses	316	V.20(a)	123.940.120	171.324.582
7. Short-term intra-group payables	317			
8. Short-term contract liabilities from construction contracts	318			
9. Short-term deferred revenue	319	V.22(a)		
10. Other short-term payables	320	V.21(a)	1.100.302.363	891.645.047
11. Short-term borrowings and finance lease liabilities	321	V.16(a)	23.190.681.442	38.132.073.802
12. Short-term provisions	322	V.25(a)		
13. Bonus and welfare funds	323		2.649.997.831	2.699.997.068
14. Price stabilization fund	324			
15. Repurchase agreements of Government bonds	325	V.23		
II. Non-current liabilities	330		2.997.466.787	2.997.466.787
1. Long-term trade payables	331	V.17(b)		
2. Long-term advances from customers	332			
3. Long-term taxes and other amounts payable to the State	333	V.19(b)		
4. Long-term accrued expenses	334	V.20(b)		
5. Intra-group payables for business capital	335			
6. Other long-term intra-group payables	336			
7. Long-term deferred revenue	337	V.22(b)		
8. Other long-term payables	338	V.21(b)		
9. Long-term borrowings and finance lease liabilities	339	V.16(b)	2.997.466.787	2.997.466.787
10. Convertible bonds	340			
11. Preference shares	341	V.24		
12. Deferred tax liabilities	342	V.26(b)		
13. Long-term provisions	343	V.25(b)		
14. Science and technology development fund	344			
D - EQUITY	400		548.865.223.282	588.263.980.025
1. Issued capital of owners	411	V.27(b)	450.449.530.000	450.449.530.000
- Ordinary shares with voting rights	411a	V.27(d)	450.449.530.000	450.449.530.000
- Preference shares	411b	V.27(d)		
2. Share premium	412	V.27(e)		
3. Convertible bond option rights	413	V.27(e)		
4. Other contributed capital	414			

ASSETS	Code	Note	Quarter ending	Year beginning
1	2	3	4	5
5. Treasury shares (*)	415	V.27(e)		
6. Revaluation surplus	416	V.28		
7. Foreign exchange differences	417	V.29		
8. Development investment fund	418		8.069.702.570	8.069.702.570
9. Other equity funds	419			
10. Retained earnings	420		90.345.990.712	129.744.747.455
- Retained earnings carried forward from prior periods	420a		82.616.011.429	129.744.747.455
- Retained earnings for the current period	420b		7.729.979.283	
TOTAL LIABILITIES AND EQUITY (440=300+400)	440		598.027.011.152	662.917.965.802

Hanoi, July 13, 2026

Prepared by



Ta Thi Thanh Van

CHIEF ACCOUNTANT



Bui Tuyet Van



Le Duc Dan

INTERIM STATEMENT OF INCOME

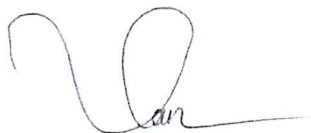
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For the Quarter Ended June 30, 2026

Currency: VND

ITEMS	Code	Note	Quarter 2, 2026		Year-to-Date (YTD)	
			This Year	Last Year	This Year	Last Year
1	2	3	4	5	6	7
1. Revenue from sale of goods and rendering of services	01	VI.1	64.118.400.960	64.223.013.075	115.920.999.298	108.043.556.654
2. Revenue deductions	02	VI.2				
3. Net revenue from sale of goods and rendering of services (10=01-02)	10		64.118.400.960	64.223.013.075	115.920.999.298	108.043.556.654
4. Cost of sales	11	VI.3	28.028.789.669	27.376.035.913	50.946.638.997	47.584.240.899
5. Gross profit from sale of goods and rendering of services (20=10-11)	20		36.089.611.291	36.846.977.162	64.974.360.301	60.459.315.755
6. Gain/(loss) from sale and disposal of investment property	21	VI.4				
7. Finance income	22	VI.5	308.900.051	324.026.742	772.431.504	808.964.270
8. Finance costs	23	VI.6	585.268.401	500.697.814	1.299.917.662	895.175.665
- Including: Interest expense	24		584.602.442	471.206.277	1.299.251.507	865.009.966
9. Selling expenses	25	VI.9				
10. General and administrative expenses	26	VI.9	2.383.689.939	1.594.876.957	3.739.779.797	3.038.430.625
11. Operating profit {30=20+21+(22-23)(25+26)}	30		33.429.553.002	35.075.429.133	60.707.094.346	57.334.673.735
12. Other income	31	VI.7	13.700.000		40.700.000	86.363.636
13. Other expenses	32	VI.8			27.000.000	
14. Other profit (40=31-32)	40		13.700.000		13.700.000	86.363.636
15. Total accounting profit before tax (50=30+40)	50		33.443.253.002	35.075.429.133	60.720.794.346	57.421.037.371
16. Current corporate income tax expense	51	VI.11	4.466.028.600	4.247.315.421	7.945.862.063	5.875.854.274
17. Deferred corporate income tax expense	52	VI.11				
18. Profit after corporate income tax (60=50-51-52)	60		28.977.224.402	30.828.113.712	52.774.932.283	51.545.183.097
19. Basic earnings per share	70		643	684	1.172	1.144
20. Diluted earnings per share	71		643	684	1.172	1.144

Prepared by



Ta Thi Thanh Van

CHIEF ACCOUNTANT



Bui Tuyet Van

Hanoi, July 13, 2026

DIRECTOR



Le Duc Dan

INTERIM CASH FLOW STATEMENT

(Indirect method)

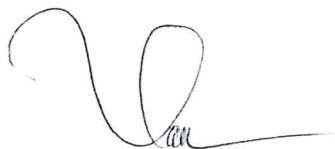
For the Quarter Ended June 30, 2026

Currency: VND

ITEMS	Code	Note	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
1	2	3	4	5
I. Cash flows from operating activities				
1. Profit before tax	01		60.720.794.346	57.421.037.371
2. Adjustments for				
- Depreciation of property, plant and equipment and investment property	02		18.897.533.262	18.644.467.929
- Provisions	03			
- Foreign exchange gains/(losses) arising from revaluation of monetary items denominated in foreign currencies	04		445.250	30.034.494
- Gains/(losses) from investing and financing activities	05		(754.960.276)	(29.885.372)
- Borrowing costs	06	VI.6	1.299.251.507	865.009.966
- Other adjustments	07			
3. Operating profit before changes in working capital	08		80.163.064.089	76.930.664.388
- Increase/(decrease) in receivables	09		965.098.033	(9.922.650.270)
- Increase/(decrease) in inventories	10		(215.909.730)	50.598.464
- Increase/(decrease) in payables (excluding interest payable and income tax payable)	11		(5.712.728.815)	15.016.159.524
- Increase/(decrease) in prepaid expenses	12		(1.283.449.444)	(5.356.908.669)
- Increase/(decrease) in trading securities	13			
- Interest paid	14		(1.346.635.969)	(841.096.940)
- Corporate income tax paid	15	V.19	(16.586.481.932)	(12.058.901.394)
- Other cash inflows from operating activities	16		14.376.738	
- Other cash outflows for operating activities	17		(325.000.000)	(389.600.000)
Net cash flows from operating activities	20		55.672.332.970	63.428.265.103
II. Cash flows from investing activities				
1. Payments for acquisition and construction of property, plant and equipment and other long-term assets	21	V.8	(237.351.871)	(355.982.600)
2. Proceeds from disposal of property, plant and equipment and other long-term assets	22			
3. Loans granted and purchases of debt instruments of other entities	23			
4. Collection of loans and proceeds from sale of debt instruments of other entities	24			
5. Payments for investments in equity of other entities	25			
6. Proceeds from disposal of investments in equity of other entities	26			
7. Interest received, dividends and profit received	27		805.395.893	624.882.386
Net cash flows from investing activities	30		568.044.022	268.899.786
III. Cash flows from financing activities				
1. Proceeds from issuance of shares and contributions from owners	31			
2. Payments to owners for return of capital and repurchase of shares	32			
3. Proceeds from borrowings	33		32.494.729.279	19.611.873.668

ITEMS	Code	Note	01/01/2026 to 30/06/2026	01/01/2025 to 30/06/2025
1	2	3	4	5
4. Repayment of borrowings (principal)	34		(47.436.121.639)	(25.771.221.733)
5. Repayment of finance lease liabilities (principal)	35			
6. Dividends and profit paid to owners	36		(90.298.452.850)	(86.720.802.400)
<i>Net cash flows from financing activities</i>	<i>40</i>		<i>(105.239.845.210)</i>	<i>(92.880.150.465)</i>
Net increase/(decrease) in cash and cash equivalents (50 = 20 + 30 + 40)	50		(48.999.468.218)	(29.182.985.576)
Cash and cash equivalents at the beginning of the period	60	V.1	96.987.877.013	76.884.185.640
Effect of foreign exchange rate changes on cash and cash equivalents	61		107.454	
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	70	VIII	47.988.516.249	47.701.200.064

Prepared by



Ta Thi Thanh Van

CHIEF ACCOUNTANT



Bui Tuyet Van

Hanoi, July 13, 2026

DIRECTOR



Le Duc Dan

NOTES TO FINANCIAL STATEMENTS

As at June 30, 2026

I. Nature of the Company's Operations

1. Form of ownership: Bac Minh Development Investment Joint Stock Company was established under Enterprise Registration Certificate No. 0102165522, with the 14th amendment dated May 12, 2026, issued by the Hanoi Department of Finance.

2. Business field: Electricity generation from hydropower plants

3. Business lines: According to the Enterprise Registration Certificate, the Company's business lines include investment, construction, generation, operation and trading of electricity; construction and installation of civil, industrial, electrical, telecommunications, irrigation and hydropower works; construction and installation of transmission lines and substations up to 500kV; geological drilling and site investigation; consultancy on bidding, appraisal of investment projects and management of construction projects for residential areas and urban developments, including transmission lines and substations up to 220kV; investment in the construction of small- and medium-sized hydropower plants and wind power projects; operation of restaurants, hotels, ecotourism services and entertainment areas; manufacture and trading of machinery, materials, equipment and products serving the construction industry; stone exploitation and production of construction materials; design of civil works (Grade IV) and transmission lines and substations (Grade III); appraisal of technical designs and total cost estimates for power transmission lines and substations; and geological and topographical surveying services.

4. Normal operating cycle: The Company's normal operating cycle is 12 months.

5. Characteristics of the Company's operations during the financial year affecting the financial statements:

6. Corporate structure:

- List of subsidiaries: None

- List of joint ventures and associates: None

- List of dependent units without legal status: None

7. As at the end of the fiscal year or on average during the year, the Company had 109 employees.

8. Statement on comparability of financial information: In cases where financial information is not comparable, the Company shall provide explanations and disclose the reasons for such non-comparability between the current reporting period and the comparative period in the Notes to the Financial Statements.

9. The Company's Financial Statements are prepared in compliance with relevant laws and regulations, including corporate law and securities law, and ensure comparability of information.

II. Accounting period and currency used in accounting

1- The Company's annual accounting period begins on January 1 and ends on December 31 each year.

2. The accounting currency is the Vietnamese Dong ("VND"). Any changes in accounting currency compared to the previous year shall be clearly explained, including the reasons and impacts of such changes.

III. Accounting standards and accounting regime applied

1. The Company applies the Accounting Regime for Enterprises issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance.

2. The Company has complied with Vietnamese Accounting Standards and relevant guidance issued by competent authorities. The Financial Statements are prepared and presented in accordance with all applicable standards and regulations.

IV. Accounting policies, accounting estimates and relevant applicable regulations

1. Foreign currency translation: Transactions arising in foreign currencies are translated into Vietnamese Dong at the actual exchange rates at the transaction dates. Monetary items denominated in foreign currencies at the reporting date are translated at the exchange rates prevailing at that date. Exchange differences arising are recognized in the Statement of Profit or Loss. The exchange rate applied is the average transfer buying and selling rate of the commercial bank where the Company regularly transacts.

2. Exchange rates applied in accounting: Transactions denominated in foreign currencies are translated at the exchange rates prevailing at the transaction dates. Monetary items denominated in foreign currencies at the end of the accounting period are translated at the exchange rates at that date. Exchange differences arising are recognized in the Statement of Profit or Loss.

- Exchange rates applied for recognizing exchange differences during the period and for remeasurement of monetary items denominated in foreign currencies:

- Cross exchange rates applied in cases where the bank does not publish exchange rates for the foreign currency concerned:

- The gold buying price announced by the State Bank of Vietnam or the reference buying price of licensed gold trading entities, used for the remeasurement of monetary gold at the end of the accounting period.

3. Principles for determining the effective interest rate used to discount cash flows:

4. Principles for recognition of cash and cash equivalents: Cash and cash equivalents comprise cash on hand, bank deposits and short-term investments with original maturities of not more than three (3) months, which are highly liquid, readily convertible into known amounts of cash and subject to an insignificant risk of changes in value.

5. Accounting policies for financial investments:

a) Trading securities:

b) Held-to-maturity investments: Held-to-maturity investments are those that the Company has the intention and ability to hold until maturity. These include term deposits (including treasury bills and promissory notes), bonds, redeemable preference shares that the issuer is obliged to repurchase at a specified future date, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are recognized from the date of purchase and are initially measured at cost, including purchase price and directly attributable transaction costs. Interest income arising after the acquisition date is recognized in the Statement of Profit or Loss on an accrual basis. Interest earned prior to acquisition is deducted from the cost of the investment at the time of purchase.

Held-to-maturity investments are measured at cost less allowance for doubtful debts.

The allowance for doubtful debts relating to held-to-maturity investments is recognized in accordance with prevailing accounting regulations.

c) Investments in subsidiaries, joint ventures and associates:

d) Investments in equity instruments of other entities:

d) Accounting methods for other transactions related to financial investments:

6. Accounting policies for receivables: Receivables represent amounts recoverable from customers or other parties and are presented at their carrying amount less allowance for doubtful debts. Allowance for doubtful debts is recognized for receivables that are overdue for six (6) months or more, or for receivables where the debtor is unlikely to settle the debt due to liquidation, bankruptcy or similar financial difficulties.

The Company shall disclose the accounting policies related to receivables and the key estimation bases used in determining the allowance for doubtful debts.

7. Accounting policies for inventories:

- Principles for inventory recognition: Inventories are measured at cost. Where net realizable value is lower than cost, inventories are measured at net realizable value. The cost of inventories comprises purchase costs, conversion costs and other directly attributable costs incurred in bringing the inventories to their present location and condition

- Inventory valuation method: Inventory is measured using the first-in, first-out (FIFO) method.

- Inventory accounting method: Inventories are accounted for using the perpetual inventory method.

- Provision for inventory devaluation: The provision for inventory devaluation is recognized at the end of the period as the excess of cost of inventories over their net realizable value.

- Allocation basis for raw materials and supplies.

- Accounting policies related to inventories for contracts with significant risks.

8. Accounting principles and depreciation of property, plant and equipment (including perennial crops for periodic yield, working livestock), intangible assets, finance lease assets, and investment properties: Property, plant and equipment and intangible assets are initially recognized at cost. During use, property, plant and equipment and intangible assets are carried at cost less accumulated depreciation/amortization and impairment. Property, plant and equipment are depreciated on a straight-line basis over their estimated useful lives. The depreciation periods for each class of property, plant and equipment are as follows: Buildings and structures: 03–30 years; Machinery and equipment: 06–10 years; Transportation vehicles: 06–10 years; Office equipment and other assets: 03–05 years.

9. Accounting principles for biological assets:

10. Accounting principles for business cooperation contracts (BCC – Business Cooperation Contracts).

11. Accounting principles for deferred expenses: Deferred expenses that relate only to production and business activities within one financial year or one business cycle are recognized as short-term prepaid expenses and are fully charged to expenses within that financial year. Expenses incurred during a financial year but relating to the results of operations of multiple accounting periods are recorded as long-term prepaid expenses and allocated gradually to expenses of subsequent periods. The allocation of long-term prepaid expenses to each accounting period is based on the nature and extent of each type of expense, applying appropriate allocation methods and bases. Deferred expenses are amortized on a straight-line basis over time.

12. Accounting principles for trade payables:

13. Accounting principles for dividends and profit payables.

14. Accounting principles for accrued expenses: Payables for goods and services received from suppliers or provided to customers during the reporting period but not yet actually paid due to the absence of invoices or sufficient accounting documents and records are recognized as expenses of production and business activities in the reporting period. The recognition of accrued expenses in production and business costs for the period is based on the matching principle between revenues and expenses incurred in the same period. Accrued expenses are subject to final settlement against actual incurred costs. Any difference between the accrued amount and the actual expenses shall be reversed.

15. Accounting principles for deferred revenue: Provisions are recognized when the Company has a present obligation as a result of a past event, and it is probable that an outflow of resources will be required to settle the obligation. Provisions are measured based on the Management's best estimate of the expenditures required to settle the obligation at the reporting date.

16. Accounting principles for provisions.

17. Accounting principles for deferred tax on corporate income tax.

18. Accounting principles for borrowings and finance lease liabilities. Borrowings and finance lease liabilities with a repayment term of more than 12 months from the reporting date are presented as long-term borrowings and finance lease liabilities. Amounts due within 12 months from the reporting date are presented as short-term borrowings and finance lease liabilities for repayment planning purposes.

19. Accounting principles for recognition and capitalization of borrowing costs. Borrowing costs are recognized as expenses in the period in which they are incurred, except for borrowing costs that are directly attributable to the acquisition, construction, or production of a qualifying asset, which are capitalized as part of the cost of that asset when the criteria specified in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met. Borrowing costs directly attributable to the investment in construction or production of qualifying assets that require a substantial period of time (over 12 months) to be ready for their intended use or sale are capitalized as part of the cost of such assets, including interest expenses, amortization of discounts or premiums on bond issuance, and ancillary costs incurred in connection with borrowing procedures.

20. Accounting principles for convertible bonds.

21. Accounting principles for equity.

- Accounting principles for contributed capital, share premium, convertible bond options, and other equity. Contributed capital is recognized at the amount actually contributed by the owners. Share premium is recognized as the difference, either positive or negative, between the actual issuance price and the par value of shares upon initial issuance, additional issuance, or re-issuance of treasury shares. Direct costs related to the issuance of additional shares or re-issuance of treasury shares are deducted from share premium.

- Accounting principles for asset revaluation surplus.

- Accounting principles for foreign exchange differences.

- Accounting principles for retained earnings. Retained earnings represent after-tax profit from the Company's operations after deducting adjustments arising from retrospective application of changes in accounting policies and corrections of material prior-period errors. Retained earnings may be distributed to investors in proportion to their capital contributions after approval by the Board of Directors and after appropriations to reserve funds in accordance with the Company's Charter and applicable Vietnamese laws and regulations.

22. Principles and methods for revenue and other income recognition.

Revenue from sale of goods and rendering of services.

+ Revenue from sale of goods: Revenue from sale of goods is recognized when all five (5) of the following conditions are simultaneously satisfied:

- (a) The Company has transferred substantially all risks and rewards associated with ownership of the products or goods to the buyer;
- (b) The Company no longer retains managerial involvement over the goods as an owner or control over the goods;
- (c) Revenue can be determined with reasonable certainty;
- (d) The Company will obtain economic benefits from the sales transaction; and
- (e) The costs related to the sales transaction can be determined.

+ Revenue from rendering of services: Revenue from service transactions is recognized when the outcome of such transactions can be determined reliably. Where a service transaction relates to multiple periods, revenue is recognized in each period based on the stage of completion at the date of the Balance Sheet of that period. The outcome of a service transaction is determined when all four (4) of the following conditions are satisfied:

- (a) Revenue can be determined with reasonable certainty;
- (b) It is probable that economic benefits will be obtained from the service transaction;
- (c) The stage of completion at the date of the Balance Sheet can be determined; and
- (d) The costs incurred for the transaction and the costs to complete the provision of such services can be determined.

+ Revenue from construction contracts: Interest income from deposits is recognized on an accrual basis, determined based on the balances of deposit accounts and applicable interest rates (if any and when such interest income is considered material).

Income from investments is recognized when the Company has the right to receive such income (if any and when such income from investments is considered material).

+ Revenue from sale of real estate includes condotel units, officetel units or similar products. Revenue from construction contracts of the Company is recognized in accordance with the Company's accounting policies for construction contracts.

When the outcome of a construction contract can be estimated reliably, revenue and costs relating to the contract are recognized by reference to the stage of completion at the end of the accounting period, measured as the percentage of costs incurred for work performed to date over the total estimated costs of the contract, except where such costs are not representative of the proportion of work completed. Such costs may include additional costs, claims and incentive payments in accordance with agreements with customers. When the outcome of a construction contract cannot be estimated reliably, revenue is recognized only to the extent of contract costs incurred that are likely to be recoverable.

Revenue from sale of investment property.

- Financial income;

- Other income:

23. Accounting principles for revenue deductions:

24. Accounting principles for cost of goods sold:

25. Accounting principles for financial expenses: Reflects financial operating expenses including expenses or losses related to financial investment activities, costs of lending and borrowing, expenses for contributions to joint ventures and associates, losses from disposal of short-term securities, transaction costs for sale of securities; provision for diminution in value of trading securities, provision for losses on investments in other entities, losses arising from foreign currency sales, foreign exchange losses, etc. Financial expenses that are not considered deductible expenses for corporate income tax purposes in accordance with the Tax Law but have sufficient invoices and supporting documents and have been properly accounted for in accordance with the Company's accounting regime are not reduced from accounting expenses but are only adjusted in the corporate income tax finalization to increase the corporate income tax payable.

26. Accounting principles for selling expenses and general and administrative expenses: Expenses recognized as general and administrative expenses include: salaries of administrative staff (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees, unemployment insurance of administrative staff; office materials, tools, depreciation of fixed assets used for administrative purposes; land rental, business license tax; provision for doubtful receivables; purchased services (electricity, water, telephone, fax, asset insurance, fire and explosion, etc.); other cash expenses (entertainment, customer conferences, etc.). General and administrative expenses that are not considered deductible expenses for corporate income tax purposes in accordance with the Tax Law but have sufficient invoices and supporting documents and have been properly accounted for in accordance with the Company's accounting regime are not reduced from accounting expenses but are only adjusted in the corporate income tax finalization to increase the corporate income tax expense arising from the disposal and liquidation of fixed assets and investment property comprises the aggregate amount of current tax payable and deferred tax.

- Current tax payable is determined based on taxable income for the year. Taxable income differs from profit before tax as reported in the Statement of Profit or Loss, as it excludes income or expenses that are taxable or deductible in other periods (including tax loss carryforwards, if any), and further excludes items that are not subject to tax or are non-deductible.
- Deferred income tax is calculated on the differences between the carrying amounts and the tax bases of assets and liabilities as presented in the financial statements, and is recognized using the balance sheet method. Deferred income tax liabilities are recognized for all taxable temporary differences, while deferred income tax assets are recognized only to the extent that it is probable that sufficient future taxable profits will be available to utilize such temporary differences.
- Deferred income tax is determined based on the tax rates expected to apply in the year in which the asset is recovered or the liability is settled. Deferred income tax is recognized in the statement of profit or loss, and is recognized directly in equity only when it relates to items that are recorded directly in equity.
- Deferred tax assets and deferred tax liabilities are offset when the Company has a legally enforceable right to offset current tax assets against current tax liabilities, and when the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority. In addition, the Company must intend to settle current tax balances on a net basis.
- The determination of the Company's income tax is based on current tax regulations. However, these regulations are subject to change from time to time, and the final determination of corporate income tax depends on the results of inspections by the competent tax authorities.

28. Accounting principles and methods for recognition of current corporate income tax expense (including additional corporate income tax expenses under global minimum tax regulations) and deferred corporate income tax expense. Current corporate income tax expense is the amount of corporate income tax payable calculated based on taxable income for the year and the applicable corporate income tax rate. Current tax assets and tax liabilities for the current year and prior years are determined based on the amount expected to be paid to (or recovered from) the tax authorities, using tax rates and tax laws enacted up to the end of the financial year. As of 31 December 2025, Bac Minh Investment and Development Joint Stock Company operates and exploits five hydropower plants: Suoi Sap 3 Hydropower Plant, Ta Co Hydropower Plant, Thoong Got Hydropower Plant, Na Tau Hydropower Plant, and Nam Cong 3 Hydropower Plant. Some of the Company's hydropower plants are still within the period of corporate income tax incentives and exemptions, specifically as follows: Suoi Sap 3 Hydropower Plant is subject to a 10% tax rate for 15 years, exempt from corporate income tax for 4 years, and entitled to a 50% reduction of corporate income tax for the following 9 years. The corporate income tax rate for 2025 is 10%; Ta Co Hydropower Plant is subject to a 10% tax rate for 15 years, exempt from corporate income tax for 4 years, and entitled to a 50% reduction of corporate income tax for the following 9 years. The corporate income tax rate for 2025 is 10%; Nam Cong 3 Hydropower Plant is exempt from corporate income tax for 4 years and entitled to a 50% reduction of corporate income tax for the following 9 years. The corporate income tax rate for 2025 is 20% with 50% reduction; Na Tau Hydropower Plant is exempt from corporate income tax for 4 years and entitled to a 50% reduction of corporate income tax for the following 9 years. The corporate income tax rate for 2025 is 20% with 50% reduction.

29. Other accounting principles and methods. Enterprises and individuals, whether directly or indirectly through one or more intermediaries, that control the Company, are controlled by the Company, or are under common control with the Company, including parent companies, subsidiaries, and associates, are considered related parties. Related parties also include individuals who, directly or indirectly, hold voting rights in the Company and have significant influence over the Company, key management personnel including the Director and officers of the Company, close family members of such individuals or related parties, and entities that are associates of such individuals, are also considered related parties.

V. Descriptive information in addition to items presented in the Balance sheet

1. Cash and cash equivalents

Currency: VND

Cash and cash equivalents held by the Company that are not restricted in use	Quarter ending	Year beginning
- Cash on hand	239.211.795	225.665.810
- Demand deposits	7.749.304.454	3.762.211.203
- Cash at banks		
- Cash equivalents	40.000.000.000	93.000.000.000
Total	47.988.516.249	96.987.877.013

- Detailed disclosure of demand deposit balances by bank, for banks individually accounting for 10% or more of the total demand deposit balance;
- Detailed disclosure of the nature, maturity, and balances of each item classified as cash equivalents of the Company, for items individually accounting for 10% or more of the total cash equivalents.

2. Financial investments

a) Trading securities

Items	Quarter ending			Year beginning		
	Original cost	Fair value	Provisions	Original cost	Fair value	Provisions
- Total value of shares (with details provided for each class of shares representing 10% or						
- Total value of bonds (with details provided for each class of bonds representing 10% or more of the total value of						
- Other investments.						
Total						

- Reasons for changes in each investment item / class of shares and bonds.

+ In terms of quantity:

+ In terms of value:

- Basis for determining the fair value of trading securities.

b) Investments held to maturity

Items	Quarter ending			Quarter ending		
	Original cost	Fair value	Provisions	Original cost	Fair value	Provisions
- Short-term						
+ Term deposits (with details provided for each short-term term deposit representing 10% or more of the total value of short-term term deposits)						
+ Bonds (with details provided for each short-term bond investment representing 10% or more of the total value of short-term bond investments).						
+ Short-term loans (with details provided for each short-term loan representing 10% or more of the total value of short-term loans).						
+ Other investments						
- Long-term (similar to short-term)						
+ Term deposits						
+ Bonds						
+ Loans						
+ Other investments						
Total						

- Disclosure of interest income on held-to-maturity investments that is not recognized as revenue due to uncertainty of collectability.

- Reasons for additional provisioning or reversal of impairment losses on held-to-maturity investments.

c) Equity investments in other entities (Details of investments by ownership percentage and voting rights percentage)

Items	Quarter ending			Year beginning		
	Original cost	Fair value	Provisions	Original cost	Fair value	Provisions
- Investments in subsidiaries						
- Investments in associates;						
- Investments in other entities;						
+ Of which: Investments						

Of which, investments in Business Cooperation Contracts (BCCs) where the Company does not have joint control but is entitled to benefits dependent on the post-tax profits of the BCC					
Total					

- Summary of the operating performance of subsidiaries, joint ventures, and associates, and the status of Business Cooperation Contracts (BCCs) during the period;
- Significant transactions between the Company and its subsidiaries, joint ventures, associates, and BCCs during the period.
- Where the fair value or recoverable amount of investments cannot be determined, the reasons shall be clearly explained.
- Basis for determining the value of intangible fixed assets, such as intellectual property rights, when contributing capital to subsidiaries, joint ventures, and associates.

3. Receivables

Items	Quarter ending		Year beginning	
	Amount	Provisions	Amount	Provisions
a) Short-term trade receivables	28.029.391.171		30.474.306.726	
- Details of short-term trade receivables from customers representing 10% or more of the total short-term trade receivables from customers				
- Other receivables from customers				
b) Long-term trade receivables				
- Details of long-term trade receivables from customers representing 10% or more of the total long-term trade receivables from customers				
- Other receivables from customers				
c) Related parties				
Total				

- Reasons for additional provisioning or reversal of allowance for doubtful receivables.

4. Other receivables

Items	Quarter ending		Year beginning	
	Amount	Provisions	Amount	Provisions
a) Short-term				
- Receivables from dividends and distributed profits;				
- Receivables from employees (Advances);				
- Deposits, mortgages and collateral;	20.000.000		10.000.000	
- Lending of non-monetary assets;				
- Payments made on behalf of others;				
- Other	683.129.583		878.247.786	
b) Long-term				
- Receivables from dividends and distributed profits;				
- Receivables from employees (Advances);				
- Deposits, mortgages and collateral;				
- Lending of non-monetary assets;				
- Payments made on behalf of others;				
- Other				
c) Receivables from business cooperation contracts under joint control				
Total	703.129.583		888.247.786	

- The Company is required to provide detailed disclosures on the nature, content, value, advance period, settlement period, expected recovery period, and overdue recovery period (if any), as well as other relevant information relating to amounts of cash or assets advanced to individuals or departments within the Company for deposits, escrow, or collateral purposes, in the form of advances or other receivables representing 10% or more of total other receivables.

Where agreements stipulate that the receiving party is obligated to return the cash or assets to the Company, the Company must disclose in detail the applicable interest rate, interest payment terms, method of interest payment, and the basis for determining the term and interest of the transaction, in order to ensure appropriate recognition and accounting treatment.

- Disclosure of information on Business Cooperation Contracts (BCCs) representing 10% or more of the total value of the Company's BCCs / material contracts:
- + Contract number / name of the BCC
- + Nature of the BCC (description of the nature of the relationships between the participating parties, the terms and conditions of the BCC, and the Company's rights and obligations in relation to the BCC, etc.)
- + Status and progress of the BCC.
- + Other necessary information, such as the basis for determining the value of jointly controlled assets received from the BCC (if any), etc.

5. Assets in shortage awaiting resolution

Items	Quarter ending		Year beginning	
	Quantity	Amount	Quantity	Amount
a) Cash;				
b) Inventories;				
c) Fixed assets;				
d) Other assets.				

The Company must further disclose the timeframe within which it will determine the causes of each category of assets pending resolution, the results of the resolution of such assets as reported in the previous period's Statement of Financial Position (including those resolved during the current period and those not yet resolved), and the reasons why assets pending resolution recognized in the previous period's Statement of Financial Position have not yet been resolved in the current period, etc.

6. Bad debts

Items	Quarter ending			Year beginning		
	Original cost	Recoverable amount	Subjects	Original cost	Recoverable amount	Subjects
- Total value of receivables and loans that are overdue or not yet due but considered doubtful of recovery (including detailed disclosures of overdue periods and the value of overdue receivables and loans by counterparty where such balances represent 10% or more of the total overdue balance)						
- Recoverability of overdue receivables:						
Total						

- Disclosure of penalties, receivables for late payment interest, etc. arising from receivables that are not recoverable; therefore, the Company does not recognize revenue

7. Inventories

Items	Quarter ending		Year beginning	
	Original cost	Recoverable amount	Original cost	Recoverable amount
- Goods in transit;				
- Raw material;	233.688.356		17.778.626	
- Tools and supplies;	3.422.781.465		3.267.448.465	
- Work in progress costs				
- Finished goods;				
- Merchandise goods;				
- Outward goods on consignment;				
- Goods in bonded warehouse.				
Total	3.656.469.821		3.285.227.091	

- Basis for allocation of raw materials and materials;
- Value of inventories that are slow-moving, obsolete, deteriorated, or unsellable as at the end of the period; causes and measures for handling inventories that are slow-moving, obsolete, deteriorated, or technologically outdated...;
- Value of inventories pledged or used as collateral to secure liabilities as at the end of the period;
- Reasons for additional provisioning or reversal of allowance for inventory write-down.

8. Long-term assets in progress

Quarter ending	Year beginning
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Items	Original cost	Recoverable amount	Original cost	Recoverable amount
a) Long-term work in progress (detailed by each category, stating the reasons for not being completed within a normal operating cycle)				
.....				
Total				
Items	Quarter ending		Year beginning	
b) Construction in progress (detailed disclosures for projects representing 10% or more of the total construction in progress balance)				
- Fixed assets acquisition;				
- Construction in progress;				
- Major repairs of fixed assets.				
- Upgrading and renovation of fixed assets				
Total				

9. Tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Means of transportation and transmission	Office equipment	Bearer plants and bearer animals	Infrastructure constructed by the State	Other	Total
Original cost								
Opening balance	951.242.667.782	358.885.959.955	6.567.208.980	351.532.436				1.317.047.369.153
- Purchase in the period				33.611.111				33.611.111
- Finished construction investment		4.444.396.752						4.444.396.752
- Other increase								
- Transferring into investment properties								
- Liquidating, disposed								
- Other decrease								
Closing balance	951.242.667.782	361.335.126.097	6.567.208.980	385.143.547				1.319.530.146.406
Accumulated depreciation								
Opening balance	461.395.432.300	333.976.949.404	4.675.117.722	268.554.613				800.316.054.039
- Depreciation in period	17.030.475.396	1.559.184.557	295.043.022	12.830.287				18.897.533.262
- Other increase								
- Transferring into investment properties								
- Liquidating, disposed		1.995.230.610						1.995.230.610
- Other decrease								
Closing balance	478.425.907.696	333.540.903.351	4.970.160.744	281.384.900				817.218.356.691
Net carrying amount								
- Opening balance	489.847.235.482	249.090.010.551	1.892.091.258	82.977.823				516.731.315.114
- Closing balance	472.816.760.086	27.794.222.746	1.597.048.236	103.758.647				502.311.789.715

- Carrying amount of tangible fixed assets pledged or used as collateral to secure borrowings as at the year-end;
- Disclosure of bearer plants producing periodic yields and working livestock (if any);
- Detailed disclosure of tangible fixed assets currently in use and those disposed of/liquidated/transferred during the period, each representing 10% or more of the total value of tangible fixed assets;
- Fully depreciated tangible fixed assets that are still in use at the year-end;
- Tangible fixed assets held for disposal at the year-end;
- Commitments for the purchase or sale of significant tangible fixed assets in the future;
- Other changes in tangible fixed assets:

10. Intangible fixed assets

Items	Land use rights	Copyrights	Patents and inventions	Trademarks and brand name	Computer software	Licenses and franchises	Other intangible fixed assets	Total
Original cost								

Opening balance								
- Purchase in the period								
- Internally generated assets								
- Increase due to mergers								
- Other increase								

- Liquidating, disposed								
- Other decrease								
Closing balance								
Accumulated depreciation								
Opening balance								
- Depreciation in period								
- Other increase								
- Liquidating, disposed								
- Other decrease								
Closing balance								
Net carrying amount								
- Opening balance								
- Closing balance								

- Detailed disclosure of intangible fixed assets currently in use and those disposed of/liquidated/transferred during the period, each representing 10% or more of the total value of intangible fixed assets
- Carrying amount of intangible fixed assets pledged or used as collateral to secure borrowings as at the end of the period;
- Fully amortized intangible fixed assets that are still in use;
- Change in depreciation method;
- Disclosure of figures and other explanations;

11. Finance lease fixed assets

Items	Buildings and structures	Machinery and equipment	Means of transportation and	Office equipment	Other tangible fixed assets	Other intangible fixed assets	Total
Original cost							
Original cost							
- Finance lease in the period							
- Repurchase of finance lease fixed assets							
- Other increase							
- Return of finance lease fixed assets							
- Other decrease							
Closing balance							
Accumulated depreciation							
Opening balance							
- Depreciation in period							
- Repurchase of finance lease fixed assets							
- Other increase							
- Return of finance lease fixed assets							
- Other decrease							
Closing balance							
Net carrying amount							
- Opening balance							
- Closing balance							

- Additional lease payments recognized as expenses during the year:
- Basis for determining additional lease payments:
- Lease renewal terms or purchase options:
- Detailed disclosure of finance lease fixed assets currently in use with values representing 10% or more of the total finance lease fixed assets:

12. Biological assets

12.1. Other biological assets, except for bearer animals that have reached maturity and produce periodic yields

Items	Quarter ending		Year beginning	
	Original cost	Recoverable amount	Original cost	Recoverable amount
1. Animals raised for single harvest production				
a) Short-term Animals raised for single harvest production				
b) Long-term Animals raised for single harvest production				
2. Seasonal or single-harvest crops				
a) Short-term Seasonal or single-harvest crops				
b) Long-term Seasonal or single-harvest crops. Bearer biological livestock assets that have not yet reached maturity				
3. Bearer biological livestock assets that have not yet reached maturity				

- Description of biological asset categories representing 10% or more of the total biological assets: including the nature and characteristics of each category and the accounting policies applied to each type of biological asset;
- Method of allocating cultivation and husbandry costs incurred during the period to bearer biological assets, newly generated biological assets, and agricultural produce;
- Depreciation method for biological assets;
- Useful lives / depreciation rates of biological assets;
- Gross carrying amount and accumulated depreciation at the beginning and end of the accounting period;
- Provisions for impairment of biological assets (if any);
- Carrying value of biological assets pledged or mortgaged as collateral for liabilities at the end of the period;
- Commitments for the acquisition or development of biological assets;
- Changes in fair value less costs to sell of biological assets that are observable and measurable by the entity (if any);
- Other disclosures relating to biological assets.

12.2. Bearer livestock that have reached maturity

Items	Total
Original cost	
Original cost	
- Purchase in the period	
- Liquidating, disposed	
- Other decrease	
Closing balance	
Accumulated depreciation	
Opening balance	
- Depreciation in period	
- Other increase	
- Liquidating, disposed	
- Other decrease	
Closing balance	
Net carrying amount	
- Opening balance	
- Closing balance	

13. Investment properties-

Items	Year beginning	Increase	Decrease	Quarter ending
a) Investment property for rent				
Original cost				
- Land use rights				
- House				
- House and Land use rights				
- Infrastructure				
Accumulated depreciation				
- Land use rights				
- House				
- House and Land use rights				
- Infrastructure				
Net carrying amount				
- Land use rights				

- House			
- House and Land use rights			
- Infrastructure			
b) Investment properties holding waiting for price increase			
Original cost			
- Land use rights			
- House			
- House and Land use rights			
- Infrastructure			
Loss due to devaluation			
- Land use rights			
- House			
- House and Land use rights			
- Infrastructure			
Net carrying amount			
- Land use rights			
- House			
- House and Land use rights			
- Infrastructure			

- Carrying amount at the end of the period of investment properties pledged or mortgaged as collateral for borrowings;
- Cost of fully depreciated investment properties that are still being leased out or held for capital appreciation;
- Detailed disclosure of investment properties currently held and those disposed of during the period with values representing 10% or more of the total investment properties;
- Other disclosures and explanations.

14. Deferred expenses

Items	Quarter ending	Year beginning
a) Short-term		
- Prepaid expenses for operating lease of fixed assets;		
- Tools and supplies issued for use;		
- Interest expenses;		
- Other (provide details if possible).	67.809.833	38.228.275
b) Long-term		
- Incorporation costs		
- Insurance expenses;		
- Other (provide details if possible).	7.520.704.350	6.266.836.464
Total	7.588.514.183	6.305.064.739

15. Other assets

Items	Cuối quý	Đầu năm
a) Short-term (detailed by individual items)		
b) Long-term (detailed by individual items)		
Total		

16. Borrowings and finance lease liabilities

Items	Quarter ending		For the period		Đầu quý	
	Amount	Amount able to be paid off	Increase	Decrease	Amount	Amount able to be paid off
a) Short-term borrowings (detailed disclosures by counterparty are provided for balances representing 10% or more of the total	23.190.681.442		32.494.729.279	47.436.121.639	38.132.073.802	
.....						
b) Long-term borrowings (detailed disclosures by counterparty are provided for balances representing 10% or more of the total						
.....	2.997.466.787				2.997.466.787	
c) Borrowings from related parties						

Total						
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d) Finance lease liabilities (detailed disclosures by counterparty are provided for balances representing 10% or more of the total outstanding finance lease liabilities, if any).

Term	This year			Last year		
	Total financial lease payment	Lease interest payment	Principal repayment	Total financial lease payment	Lease interest payment	Principal repayment
- One year or less						
- From 1 year to 5 years						
- Over 5 years						
Finance lease liabilities with related						

d) Overdue borrowings and finance lease liabilities not yet settled (detailed disclosures by counterparty are provided for balances representing 10% or more of the total outstanding overdue borrowings and finance lease liabilities, if any)

Items	Quarter ending		Year beginning	
	Principal debt	Interest amount	Principal debt	Interest amount
- Borrowings;				
- Finance lease liabilities;				
- Reason for overdue payment				
Total				

e) Detailed explanation of borrowings and finance lease liabilities with related parties

Items	Quarter ending		Year beginning	
	Principal debt	Interest amount	Principal debt	Interest amount
- Borrowings;				
- Finance lease liabilities;				
- Reason for overdue payment				
Total				

17. Payables to suppliers

Items	Quarter ending		Year beginning	
		2,979,465,383		4,272,473,188
- Detailed breakdown of each counterparty representing 10% or more of total payables.				
- Other				
b) Long-term Payables to suppliers				
- Detailed breakdown of each counterparty representing 10% or more of total payables.				
- Other				
Total		2,979,465,383		4,272,473,188
c) Overdue debts unpaid				
- Detailed disclosures for each counterparty accounting for 10% or more of total overdue				
- Other				
Total				
d) Payables to related parties				

18. Dividend, Profit payables;

Items	Quarter ending	Year beginning
Dividend, Profit payables;	644,440,093	852,986,943

- Disclosure of the timing for payment of dividends or profit distributions in cash or non-cash assets to shareholders/owners;
- Dividends or profit distributions that have been committed but remain unpaid past their due dates to shareholders/owners.

19. Taxes and payables to the state budget

Items	Year beginning	Payable during the period	Paid during the period	Quarter ending
a) Payables				
- Short-Term				
+ Value-added tax	2,025,792,622	9,270,795,611	9,443,389,993	1,853,198,240
+ Special sale tax				
+ Export, import duties				
+ Corporate income tax	16,540,341,028	7,945,862,063	16,586,481,932	7,899,721,159
+ Personal income tax	85,816,510	3,061,191,738	1,711,342,482	1,435,665,766
+ Natural resource tax	1,452,477,842	5,905,549,845	5,949,264,509	1,408,763,178
+ Land and housing tax, and rental charges		91,324,710	91,324,710	

+ Environmental protection tax and Other taxes				
+ Fees, charges and other payables				
- Long-term				
Total	20.104.428.002	26.274.723.967	33.781.803.626	12.597.348.343
b) Receivables				
- Short-Term				
+ Value-added tax				
+ Special sale tax				
+ Export, import duties				
+ Corporate income tax				
+ Personal income tax				
+ Natural resource tax				
+ Land and housing tax, and rental charges				
+ Environmental protection tax and Other taxes		1.459.345.240	1.690.741.240	231.396.000
+ Fees, charges and other payables				
- Long-term				
Total		1.459.345.240	1.690.741.240	231.396.000

In cases where the entity is subject to the application of top-up corporate income tax under the global minimum tax regulations, the entity shall disclose the basis or criteria for recognizing the additional corporate income tax payable in the reporting year, as well as any adjustments to tax obligations arising from differences between the tax filing year and the year in which the additional corporate income tax expense is recognized in accordance with the global minimum tax rules.

20. Accrued expenses

Items	Quarter ending	Year beginning
a) Short-term		
- Accrued salary expenses during leave periods		
- Expenses during business suspension periods		
- Accrued provisional expenses for the cost of goods sold and real estate products sold		
- Other	123.940.120	171.324.582
b) Long-term		
- Interest expenses		
- Other		
.....		
Total	123.940.120	171.324.582

21. Other payables

Items	Quarter ending	Year beginning
a) Short-term		
- Surplus of assets awaiting resolution;	17.642.073	
- Trade union fees;	65.115.208	64.438.200
- Social insurance;	220.640.860	
- Health insurance;	37.015.758	
- Unemployment insurance;	17.143.090	
- Short-term deposits received;		
- Other	742.745.374	827.206.847
Total	1.100.302.363	891.645.047
b) Long-term		
- Long-term deposits received;		
- Other		
c) Overdue debts unpaid (Details of each item, reasons for overdue debts not paid)		
Total		

22. Deferred revenue

Items	Quarter ending	Year beginning
a) Short-term		
- Deferred revenue;		
- Revenue from traditional customer programs;		
- Other		
b) Long-term		
- Deferred revenue;		
- Revenue from traditional customer programs;		
- Other		

c) Inability to fulfill contracts with customers (detailed by item, reasons for inability to perform).		
Total		

23. Bonds issued

23.1. Common bonds (detailed by item)

Items	Quarter ending	Year beginning
a) Bonds issued'		
- Bonds issued at par value		
- Bonds issued at a discount		
- Bonds issued at a premium		
Total		
b) Detailed disclosures about bonds held by related parties		
c) Bond issuance costs		
Total		

The entity shall provide detailed disclosures on the issuance date; the quantity of each type of bonds issued; the interest rates of the bonds issued; the original maturities of the bonds by category (issued at par, at a discount, or at a premium); and the methods used to amortize any discounts or premiums and bond issuance costs.

23.2. Convertible bonds

The Company shall disclose information on:

a. Convertible bonds at the beginning of the period:

- Issuance date, original term, and remaining term of each type of convertible bonds
- Number of each type of convertible bonds
- Par value and interest rate of each type of convertible bonds
- Conversion ratio to shares for each type of convertible bonds
- Discount rate used to determine the value of the principal debt of each type of convertible bond
- Value of the principal debt and the equity option of each type of convertible bond

b. Convertible bonds issued during the period:

- Issuance date, original term of each type of convertible bonds
- Number of each type of convertible bonds
- Par value and interest rate of each type of convertible bonds
- Conversion ratio to shares for each type of convertible bonds
- Discount rate used to determine the value of the principal debt of each type of convertible bond
- Value of the principal debt and the equity option of each type of convertible bond

c. Convertible bonds converted into shares during the period:

- The number of each type of bonds converted into shares during the period; the number of additional shares issued during the period for bond conversion

- The value of the principal debt of the convertible bonds is recorded as an increase in equity

d. Convertible bonds that have matured without being converted into shares during the period:

- The quantity of each type of bonds that matured without converting into shares during the period
- The principal amount of the convertible bonds repaid to the investors

đ. Convertible bonds at the end of the period:

- The original term and the remaining term of each class of convertible bonds;
- The number, par value and interest rate of each class of convertible bonds;
- The conversion ratio of each class of convertible bonds into ordinary shares;
- The discount rate used to determine the value of the liability component of each class of convertible bonds;
- The value of the liability component and the equity component (share option) of each class of convertible bonds.

e. Detailed disclosure of the bonds held by related parties (by type of bond)

24. Preference shares are classified as liabilities

- Par value
- Issuance subjects (management, staff, employees, other parties)
- Repurchase terms (Duration, repurchase price, and other provisions in the issuance contract)

- Value repurchased during the period

- Other disclosures

25. Provision for payables

Items	Year beginning	Increase	Decrease	Quarter ending
a) Short-term				

- Provision for warranty of products and goods;				
- Provision for warranty of construction works;				
- Provision for restructuring;				
- Provision for other payables (periodic fixed asset repair costs, environmental restoration costs...)				
Total				
b) Long-term				
- Provision for warranty of products and goods;				
- Provision for warranty of construction works;				
- Provision for restructuring;				
- Provision for other payables (periodic fixed asset repair costs, environmental restoration costs...)				
Total				

- The entity shall disclose information on legal or constructive obligations, the basis for estimating the amount (if any), in relation to environmental restoration, dismantling, site remediation, and site reinstatement obligations;

- Detailed disclosure of the total estimated costs that the entity is required to incur for severance allowances payable to employees in accordance with labor laws.

26. Deferred tax assets and Deferred income tax payables

Items	Quarter ending	Year beginning
a) Deferred tax assets:		
- Corporate income tax rate used to determine the value of deferred tax assets		
- Deferred tax assets related to deductible temporary differences		
- Deferred tax assets related to unused tax losses		
- Deferred tax assets related to unused tax incentives		
- Offset against deferred income tax liabilities		
b) Deferred income tax payables		
- Corporate income tax rate used to determine the value of deferred income tax liabilities		
- Deferred income tax liabilities arising from taxable temporary differences		
- Offset against deferred tax assets		

27. Owner's equity

a) Increase and decrease in owner's equity

Items	Owner's Equity	Share capital surplus	Conversion options on convertible bonds	Other owner's equity	Differences upon asset revaluation	Foreign exchange differences	Undistributed profit after tax	Other	Total
A	1	2	3	4	5	6	7	8	9
Prior year's opening balance	450.449.530.000						73.334.354.264		450.449.530.000
- Increased capital in the prior year									
- Profit for the prior year							146.500.299.191		146.500.299.191
- Other increase									
- Decrease capital in the prior year									
- Loss in the prior year									
- Other decrease							137.218.642.026		185.280.119.142
Current year's opening balance	450.449.530.000						82.616.011.429	8.069.702.570	541.135.243.999
- Increased capital in the prior year									
- Profit for the prior year							52.774.932.283		52.774.932.283
- Other increase									

- Decrease capital in the prior year									
- Loss in the prior year									
- Other decrease							45,044,953.000		45,044,953.000
Current year's closing balance	450,449,530.000						90,345,990.712	8,069,702.570	548,865,223.282

b) The details of the owner's equity

Items	Quarter ending	Year beginning
- Capital contributed by the parent company		
- Other		
Total		

c) Capital transactions with owners and distribution of dividends and profits

Items	Quarter ending	Year beginning
- Owner's Equity		
+ Opening balance		
+ Increase in the period		
+ Decrease in the period		
+ Closing balance		
- Dividends, profits shared		

d) Shares

Items	Quarter ending	Year beginning
- Number of shares registered for issuance		
- Number of shares issued to the public		
+ Common shares		
+ Preferred shares		
- Number of shares repurchased (Treasury stocks)		
+ Common shares		
+ Preferred shares		
- Number of shares outstanding		
+ Common shares		
+ Preferred shares		

* *Par value of outstanding shares*

d) Dividend

- Dividends declared after the end of the fiscal year:
- + Dividends declared on common stock:
- + Dividends declared on preferred stock
- Dividends on cumulative preferred stock not yet recognized
- + Portion of distributed profits used to supplement the charter capital of the investee entity;
- Dividends on cumulative preference shares not yet recognized;
- Disclosure regarding the restriction on the entity's use of proceeds from public offerings/issuances of shares that are currently frozen or restricted.

e) Funds in Company:

- Share premium;
- Bond conversion options.
- Investment and development fund
- Treasury shares.
- Other equity funds

g) The income and expenses, profits or losses are recognized directly in equity in accordance with the provisions of specific accounting standards

-....

-....

28. Differences upon asset revaluation

Items	Quarter ending	Year beginning
Reasons for the changes between the beginning and end of the period (revaluation in which cases, which assets are revalued, based on which decisions?...):		

29. Exchange rate differences

Items	Quarter ending	Year beginning
- Exchange rate differences from converting financial statements prepared in foreign currencies to VND		
- Exchange rate differences arising from other reasons		

30. Items outside the Balance Sheet

Items	Quarter ending	Year beginning
- One year or less;		
- From 1 year to 5 years:		
- Over 5 years;		

- The entity shall disclose the quantity, categories, characteristics, nature, lease terms, and other relevant details of each type or group of leased assets as at the end of the reporting period.

b) Assets held in custody, on consignment, for processing, or under entrusted import-export arrangements

- Disclosure of the value and reasons for significant amounts of cash and cash equivalents held by the entity but not available for use due to legal restrictions or other binding constraints;

- Detailed disclosure of the nature, quantity, categories, technical specifications, standards, quality, etc. of each type of products, materials, goods, and assets held in custody or for processing as at the reporting date. For entities operating in the logistics and warehousing sector, detailed disclosures shall be provided on the categories of goods held in custody, the rights and obligations of the parties in safeguarding such goods, as well as any risks or benefits associated with the custodial goods. Where it is not practicable to provide specific disclosures regarding goods held in custody, the entity shall clearly state and explain the reasons for such limitation.

- Goods received for sale on behalf, on consignment, as an agent, or under entrusted import-export arrangements: the entity shall provide detailed disclosures on the quantity, categories, specifications, and quality of each type of goods;

- Assets received as collateral or pledged: the entity shall provide detailed disclosures by type of collateral/pledged assets, including maturity terms and counterparties involved;

- Assets belonging to other entities identified as surplus during physical inventory counts.

c) Infrastructure assets not included in the State capital component at the entity: the entity shall disclose the cost and accumulated depreciation/amortization in accordance with relevant legal regulations;

d) Assets of the entity used as collateral or pledged: the entity shall provide detailed disclosures by type of assets used as collateral/pledged, including maturity terms and counterparties;

đ) Foreign currencies: the entity shall disclose in detail the quantities of each foreign currency denominated in original currency units.

Monetary gold: the entity shall present the quantity in domestic units of measurement;

Precious metals and gemstones: the entity shall provide detailed disclosures of the historical cost, quantities, and categories of precious metals and gemstones.

e) Written-off bad debts: the entity shall provide detailed disclosures of the value (in original currency and in VND) of bad debts written off within 10 years from the date of write-off, by counterparty, together with the reasons for derecognition of such bad debts;

g) Deferred payment or installment interest on asset purchases: the entity shall disclose the number of deferred/instalment periods, the total interest paid, and the interest payable outstanding relating to assets acquired on deferred or installment terms;

h) Deferred payment or installment interest on asset sales: the entity shall disclose the number of deferred/instalment periods, the total interest receivable, the interest collected, and the interest receivable outstanding relating to assets sold on deferred or installment terms;

i) Other off-balance sheet disclosures: other information relating to off-balance sheet items that provides useful information to users of the financial statements.

31. Allocation of the value of assets held by the entity on behalf of other parties that are subject to restrictions on use due to legal constraints or obligations to settle liabilities under contractual agreements or applicable laws (e.g., assets under Business Cooperation Contract (BCC) arrangements, funds frozen in connection with public share offerings/issuances by listed or public companies, etc.).

Items	Quarter ending	Year beginning
Assets		
- Cash and cash equivalents		
- Receivables		
- Inventories		
- Property, plant and equipment		
- Investment property		
- Other assets		
Total		
Liabilities		
- Payables to suppliers		
- Borrowings		
- Other liabilities		
- Other payables		
Total		

32. Other information that the entity considers necessary to disclose and explain in order to provide useful information to users

- Disclosure of the basis for determining the value of non-monetary assets received through sponsorships or donations;
- Other information.

VI. Descriptive information in addition to the items presented in the Income statement

1. Total revenues from sale of goods and rendering of services

Items	Accumulated from the year beginning to this month of this year	Accumulated from the year beginning to this month of the last year
a) Revenues		
- Revenue from sale of goods;	115.920.999.298	108.043.556.654
- Revenue from the rendering of services (excluding construction services)		
- Revenue from services rendered;		
+ Revenue from construction contracts;		
+ Total accumulated recognized revenues to the reporting date.		
- Revenue from subsidies and price support		
- Other revenue		
Total	115.920.999.298	108.043.556.654
b) Revenue for related parties		
c) Where the Company generates revenue from transactions involving the sale of condotel units, officetel units, or similar products, it must disclose in the Financial Statements the applicable accounting policies, the nature of the contracts (including the rights and obligations of the parties), and the accounting treatment that the Company considers most appropriate.		

2. Deductible items

Items	Accumulated from the year beginning to this month of this	Accumulated from the year beginning to this month of the last year
- Discount received		
- Devaluation of sale		
- Discount sales-Construction		
Total		

3. Cost of good sold

Items	Accumulated from the year beginning to this month of this	Accumulated from the year beginning to this month of the last year
- Cost of goods sold;	50.946.638.997	47.584.240.899
- Cost of services provided;		
- Value of inventory lost during the period;		
- The value of each type of inventory is lost outside the norm in the period;		
- Other expenses in excess of the normal rate are directly included in the cost price;		
- Provision for obsolescence of inventories;		
- Record of decrease in Cost of goods sold.		
Total	50.946.638.997	47.584.240.899

4. Gain/loss on disposal of investment property

Items	Accumulated from the year beginning to this month of this	Accumulated from the year beginning to this month of the last year
- Revenue from disposal of investment property		
- Carrying amount of investment property		
- Costs of sale and disposal of investment property		
Total		

5. Financial incomes

Items	Accumulated from the year beginning to this month of this year	Accumulated from the year beginning to this month of the last year
- Interest on deposits and loans		
- Gains from the sale of investments-;		
- Dividends, profits earned;		
- Foreign exchange gains;	3.515.986	432.568
- Interest on installment sales and cash discounts;		
- Discount received		
- Other	768.915.518	808.531.702
Total	772.431.504	808.964.270

6. Financial expenses

Items	Accumulated from the year beginning to this month of this	Accumulated from the year beginning to this month of the last year
- Interests of borrowing;		
- Cash discounts and interest on installment sales;		
- Foreign exchange loss;	666.155	30.165.699
- Interest on deferred payment and installment purchases		
- Cash discounts payable		
- Provision for the decline in the value of trading securities and investment losses;		
- Costs of unsuccessful bond and share issuance		
- Other.	1.299.251.507	865.009.966
- Items reducing financial expenses.		
Total	1.299.917.662	895.175.665

7. Other income

Items	Accumulated from the year beginning to this month of this	Accumulated from the year beginning to this month of the last year
- Income from liquidating, disposing fixed assets;		
- Gains from the revaluation of assets;		
- Fines received;		
- Tax reductions;		
- Grants, sponsorships, donations and gifts received are recognized as other income		
- Other	40.700.000	86.363.636
Total	40.700.000	86.363.636

8. Other expense

Items	Accumulated from the year beginning to this month of this	Accumulated from the year beginning to this month of the last year
- Residual value of fixed assets and expenses for liquidation and sale of fixed assets;		
- Loss from the revaluation of assets;		
- Fines imposed;		
- Other	27.000.000	
Total	27.000.000	

9. Selling and general administrative expenses

Items	Accumulated from the year beginning to this month of this	Accumulated from the year beginning to this month of the last year
a) Administrative expenses incurred during the period	3.739.779.797	3.038.430.625
- Details of items representing 10% or more of total administrative expenses;		
- Other administrative expenses.	3.739.779.797	3.038.430.625
b) Selling expenses incurred during the period		
- Details of items accounting for 10% or more of total selling expenses;		
- Other selling expenses.		
c) Items reducing selling expenses and administrative expenses		
- Reversal of provisions for warranties on products, goods and construction works;		
- Reversal of restructuring provisions and other provisions;		
- Other		

10. Business and productions cost by items

Items	Accumulated from the year beginning to this month of this	Accumulated from the year beginning to this month of the last year
- Cost of materials;		
- Labour cost;		
- Depreciation;		
- Outside purchase services cost;		
- Other expenses.		
Total		

Note:

For the disclosure of the item "Expenses by nature," depending on the characteristics and business lines, and based on the opening balances and movements during the period of relevant accounting accounts, the Company shall provide a detailed breakdown of expenses by nature as presented in the Statement of Profit or Loss.

Where, due to the nature of its business, the Company is unable to present expense items in the Statement of Profit or Loss by function of expense, it may present them by nature of expense; when disclosing expenses by nature, the total of expenses by nature must equal the total expenses recognized in the Statement of Profit or Loss.

The Company may choose an alternative basis, provided that expenses are fully disclosed by nature.

11. Current corporate income tax expense

Items	Accumulated from the year beginning to this month of this	Accumulated from the year beginning to this month of the last year
- Total profit before tax	60.720.794.346	57.421.037.371
- Tax calculated at the current corporate income tax rate		
- Adjustment of corporate income tax expenses from previous years to the current year's income tax expenses		
- Non-taxable income		
- Non-deductible expenses		
- Under/(over) provision of prior years		
....		
Corporate income tax expense		
Current corporate income tax expenses	7.945.862.063	5.875.854.274
Deferred corporate income tax expenses (**)		
Corporate income tax expense (*)		

(*) Corporate income tax expense for the financial year is estimated based on taxable income and may be subject to adjustments depending on the tax authorities' review

(**) Deferred corporate income tax expenses	Accumulated from the year beginning to this month of this	Accumulated from the year beginning to this month of the last year
- Deferred corporate income tax expense arising from taxable temporary differences;		
- Deferred corporate income tax expense arising from the reversal of deferred tax assets;		
- Deferred corporate income tax income arising from deductible temporary differences;		
- Deferred corporate income tax income arising from unused tax losses and tax incentives;		
- Deferred corporate income tax income arising from the reversal of deferred income tax liabilities;		
- Total deferred corporate income tax expense.		

VII. Descriptive information in addition to the items presented in the Statement of cash flows

1: Cash held by the Company that is not available for use.

Detailed disclosure of the value and reasons for cash and cash equivalents held by the Company that are restricted from use due to legal requirements or other binding constraints to which the Company is subject

2. Non-cash transactions affecting future cash flow statements

- Purchase of assets through the assumption of related liabilities or through finance leasing arrangements;
- Acquisition of a business through the issuance of shares;
- Conversion of debt into equity;
- Other non-cash transactions.

3. Amount of borrowings received during the period:

- Cash received from borrowings under ordinary agreements;
- Cash received from issuing ordinary bonds;
- Cash received from the issuance of convertible bonds;
- Cash received from issuing preferred shares classified as liabilities;
- Cash received from the repurchase agreement of government bonds and securities;
- Cash received from borrowings in other forms.

4. The amount of principal repaid on loans during the period:

- Principal repayments on regular loan agreements;
- Principal repayments on regular bonds;
- Principal repayments on convertible bonds;
- Principal repayments on preferred stock classified as liabilities;
- Payments for repurchase agreements involving government bonds and securities (REPO transactions);
- Payments for loan repayments in other forms.

5. Purchase and liquidation of subsidiaries during the reporting period.

- Purchase and liquidation of subsidiaries during the reporting period.
- The portion of the purchase or liquidation value of subsidiaries that is paid in cash and cash equivalents.
- The amount of cash and cash equivalents present in the acquired or liquidated subsidiaries or other business units.
- The value of assets (summarized by asset type) that are not cash and cash equivalents and liabilities in the subsidiaries acquired or liquidated during the period.

VIII. Other information

1. Contingent liabilities, commitments, and other financial information:
2. Events after the reporting period:
3. Information on related parties (in addition to the information already disclosed in the above sections).
4. Presentation of assets, revenues, and operating results by segment (by business segment or geographical area) in accordance with Accounting Standard No. 28 "Segment Reporting"(1):.

(1):...

(2):...

5. Comparative information (Changes in information in the financial statements of prior accounting periods):

6. Information on compliance with the going concern assumption in cases where management has identified events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. In such circumstances, the entity's financial statement disclosures shall:

- Full description of the principal events or conditions that give rise to significant doubt about the Company's ability to continue as a going concern, and the plans of the Board of Management to address such events or conditions;

- Specify the uncertainties identified by the Board of Management relating to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern;

- Conclusion of the Board of Management on whether material uncertainties exist related to the Company's ability to continue as a going concern, and accordingly whether the Company will be able to realize its assets and settle its liabilities in the normal course of business.

7. Information about going concern activities:

a) Nature of assumptions or estimation uncertainties;

b) Reasons and amounts that may be affected by assumptions or estimation uncertainties;

c) Assessment of the likelihood of various scenarios occurring;

d) Planned measures/solutions of the Board of Management to mitigate the impact on items in the Financial Statements if uncertainties may arise in the next financial year.

8. Other information.

IX. Amendments and supplements to the formats, titles, and contents of items in the Financial Statements compared with the prescribed Financial Statement formats issued by the Ministry of Finance (if any).

- Names of items amended, supplemented, or changed in accordance with regulations:

- Details of items amended, supplemented, or changed in accordance with regulations:

- Reasons for changes:

đ) Overdue borrowings and finance lease liabilities not yet settled (with detailed disclosure by counterparty for balances representing 10% or more of the total overdue borrowings and finance lease liabilities).

PREPARER



Ta Thi Thanh Van

CHIEF ACCOUNTANT



Bui Tuyet Van

