

**VINH PHUC INFRASTRUCTURE
DEVELOPMENT JOINT STOCK
COMPANY**

**SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness**

No. 2007/VPID/26

Phu Tho, July 20, 2026

*'Explanation of changes in profit and loss
on the Consolidated financial statements for
the 3rd quarter ended 30/06/2026'*

**To: The State Securities Commission;
Hanoi Stock Exchange.**

Vinh Phuc Infrastructure Development Joint Stock Company (stock code: IDV) has ended its Q3 financial statements on June 30, 2026.

Based on the Company's Consolidated Financial Statements for the 3rd quarter of this year from 01/04/2026 to 30/06/2026, profit after tax in the 3rd quarter of this year increased compared to the previous year, specifically as follows:

Profit after tax in the 3rd quarter of the previous year (from 01/04/2025 to 30/06/2025) reached: 16.122.071.047 VND

Profit after tax in the 3rd quarter of this year (from 01/04/2026 to 30/06/2026) reached: 46.046.483.565 VND

Thus, the consolidated profit after tax in the 3rd quarter of this year compared to the profit after tax of the 3rd quarter of the previous year increased by 29.924.412.518 VND, equivalent to an increase of 185,6%.

The reasons for this increase are explained as follows:

Revenue from financial activities in the 3rd quarter of this year reached 35,6 billion VND, in the 3rd quarter of last year reached 6,8 billion VND, up 28,8 billion VND over the same period. Mainly because the Company recorded a profit divided from the long-term investment in Dong Van III Industrial Park Infrastructure Development Joint Stock Company, Ha Nam province with a value of about VND 33 billion; In the same period last year, this income was not incurred.

The above is the main reason why the Consolidated profit in the 3rd quarter of this year increased compared to the 3rd quarter of last year. Therefore, Vinh Phuc Infrastructure Development Joint Stock Company would like to explain to the agencies and shareholders to know.

Best regards!

Recipients:

- As above;
- Liu HC.

GENERAL DIRECTOR
CÔNG TY
CỔ PHẦN
PHÁT TRIỂN HẠ TẦNG
VĨNH PHÚC
P. VINH PHÚC - T. PHÚ THO
Nguyễn Ngọc Lan

SOCIALIST REPUBLIC OF VIETNAM
INDEPENDENCE - FREEDOM – HAPPINESS
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ENTERPRISE

Unit Name: Vinh Phuc Infrastructure Development Joint Stock Company
Address: Khai Quang Industrial Park, Vinh Phuc Ward, Phu Tho
Province
Tax code: 2500222004
Tel: 02113 720 945; Fax: 02113 845 944
Stock code: IDV

CONSOLIDATED FINANCIAL STATEMENTS
VINH PHUC INFRASTRUCTURE DEVELOPMENT
JOINT STOCK COMPANY

THIRD QUARTER OF THIS YEAR (01/04/2026-30/06/2026)

FORM INCLUDES:

- | | |
|-------------------------------------|---------------------|
| 1 - Statement of financial position | (Form No: B01 – DN) |
| 2 - Income statement | (Form No: B02 – DN) |
| 3 - Cash flow statement | (Form No: B03 – DN) |
| 4 - Notes to financial statements | (Form No: B09 – DN) |

Phu Tho, July 20, 2026

STATEMENT OF FINANCIAL POSITION

As of 30 June 2026

(Unit: VND)

ITEMS	Code	Note	Ending balance (30/06/2026)	Beginning balance (01/10/2025)
A. CURRENT ASSETS	100		174.792.307.958	463.891.955.031
I. Cash and cash equivalents	110	V.1	74.417.279.514	22.254.795.059
1. Cash	111		48.458.247.858	10.182.044.096
2. Cash equivalents	112		25.959.031.656	12.072.750.963
II. Short-term financial investments	120	V.2	35.765.132.513	238.418.900.646
1. Trading securities	121		19.807.947.885	1.958.627.885
2. Provisions for devaluation of trading securities (*)	122		(2.006.117.885)	(954.067.885)
3. Held-to-maturity investments	123		17.963.302.513	237.414.340.646
4. Provision for short-term investments held to maturity (*)	124		0	0
5. Other short-term investment	125		0	0
6. Provision for losses on other short-term investments (*)	126		0	0
III. Current accounts receivable	130		43.035.139.507	179.177.637.192
1. Short-term trade receivables	131	V.3	8.804.242.374	6.797.856.232
2. Short-term prepayments to suppliers	132	V.4	26.505.238.103	172.066.098.000
3. Short-term inter-company receivable	133		0	0
4. Receivable according to the progress of	134		0	0
5. Other short-term receivables	135	V.5	7.956.136.902	479.012.000
6. Provision for short-term bad debts (*)	136	V.3	(230.477.872)	(165.329.040)
7. Shortage of assets waiting for allocation	137		0	0
IV. Inventories	140	V.6	142.029.479	101.852.869
1. Inventories	141		142.029.479	101.852.869
2. Provisions for devaluation of inventories (*)	142		0	0
V. Short-term biological assets	150		0	0
1. Short-term livestock for single-use production	151		0	0
2. Short-term seasonal or single-use crops	152		0	0
3. Provision for short-term biological asset losses (*)	153		0	0
VI. Other current assets	160		21.432.726.945	23.938.769.265
1. Short-term prepaid expenses	161	V.7.a	257.514.128	232.685.414
2. VAT deductible	162		18.109.325.316	23.700.074.471
3. Taxes and receivables from the State	163		3.065.887.501	6.009.380
4. Transaction of repurchasing the Government's bonds	164		0	0
5. Other current assets	165		0	0
B. LONG-TERM ASSETS	200		1.915.162.515.422	1.537.286.048.483
I. Long-term accounts receivable	210		591.967.176.119	598.795.347.746

ITEMS	Code	Note	Ending balance (30/06/2026)	Beginning balance (01/10/2025)
1. Long-term trade receivables	211		0	0
2. Long-term prepayments to suppliers	212		0	0
3. Working capital in affiliates	213		0	0
4. Long-term inter-company receivable	214		0	0
5. Other long-term receivable	215	V.6	591.967.176.119	598.795.347.746
6. Provision for long-term bad debts (*)	216		0	0
II. Fixed assets	220		137.167.038.076	146.818.238.345
1. Tangible fixed assets	221	V.9	137.167.038.076	146.818.238.345
- Historical costs	222		243.079.790.392	238.817.019.152
- Accumulated depreciation	223		(105.912.752.316)	(91.998.780.807)
2. Financial leasehold assets	224		0	0
- Historical costs	225		0	0
- Accumulated depreciation (*)	226		0	0
3. Intangible fixed asset	227		0	0
- Historical costs	228		0	0
- Accumulated depreciation (*)	229		0	0
III. Long-Term Biological Assets	230		0	0
1. Livestock for periodic production	231		0	0
a) Livestock for periodic production not yet at maturity	232		0	0
b) Livestock for periodic production reaching maturity	233		0	0
- Historical costs	234		0	0
- Accumulated depreciation (*)	235		0	0
2. Long-term one-time production livestock	236		0	0
3. Seasonal or one-time production crops	237		0	0
4. Provision for long-term biological asset losses (*)	238		0	0
IV. Investment properties	240	V.10	76.308.748.963	75.934.468.619
- Historical costs	241		81.946.577.830	80.249.359.766
- Accumulated depreciation	242		(5.637.828.867)	(4.314.891.147)
V. Long-term assets in progress	250	V.8	564.088.565.797	211.080.750.024
1. Long-term work in progress	251		0	0
2. Construction in progress	252		564.088.565.797	211.080.750.024
VI. Long-term financial investments	260	V.2	370.779.904.330	326.718.784.643
1. Investments in subsidiaries	261		0	0
2. Investments in associates and joint ventures	262		(6.773.544)	1.993.226.456
3. Investments, capital contribution in other entities	263		327.550.771.260	327.550.771.260
4. Provision for long-term financial investments	264		(4.194.093.386)	(2.825.213.073)
5. Held-to-maturity investments	265		47.430.000.000	0
6. Provision for long-term investments held to maturity (*)	266		0	0
VII. Other long-term assets	270		174.851.082.137	177.938.459.106

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ITEMS	Code	Note	Ending balance (30/06/2026)	Beginning balance (01/10/2025)
1. Long-term prepaid expenses	271	V.7.b	172.791.617.571	176.907.173.977
2. Deferred income tax assets	272		2.059.464.566	1.031.285.129
3. Long-term equipment, materials, spare parts	273		0	0
4. Other long-term assets	274		0	0
TOTAL ASSETS (280 = 100 + 200)	280		2.089.954.823.380	2.001.178.003.514
C. LIABILITIES	300		1.108.448.384.200	1.059.460.868.872
I. Current liabilities	310		37.402.326.793	199.207.868.312
1. Short-term trade payables	311	V.11	19.241.940.249	5.279.597.057
2. Short-term advances from customers	312		501.214.025	0
3. Dividends and profits must be paid.	313	V.12	48.565.350	43.273.850
4. Statutory obligations	314	V.13	8.249.881.569	4.952.028.597
5. Payable to employees	315		1.699.304.716	4.335.937.875
6. Short-term accrued expenses	316	V.14.a	35.252.380.146	47.744.901.917
7. Short-term inter-company payable	317		0	0
8. Payable according to the progress of	318		0	0
9. Short-term unrealized revenue	319	V.15.a	42.379.662.269	39.774.666.822
10. Other short-term payables	320	V.16.a	1.714.177.783	12.263.419.313
11. Short-term loans and finance lease liabilities	321	V.17.a	(73.119.660.630)	74.006.762.343
12. Provision for current liabilities	322		0	0
13. Bonus and welfare funds	323		1.434.861.316	10.807.280.538
14. Price stabilization fund	324		0	0
15. Transaction of repurchasing the Government's bonds	325		0	0
II. Long-term liabilities	330		1.071.046.057.407	860.253.000.560
1. Long-term trade payables	331		0	0
2. Long-term prepayments from customers	332		0	0
3. Taxes and other long-term payments to the State.	333		0	0
4. Long-term accrued expenses	334		0	0
5. Inter-company payable on working capital	335		0	0
6. Long-term inter-company payable	336		0	0
7. Long-term unrealized revenue	337	V.15.b	823.098.045.589	823.183.248.915
8. Other long-term payable	338		159.694.011.818	3.507.517.506
9. Long-term borrowings and finance lease liabilities	339	V.17.b	88.254.000.000	33.562.234.139
10. Transferable bonds	340		0	0
11. Preferred shares	341		0	0
12. Deferred income tax payable	342		0	0
13. Provision for long-term liabilities	343		0	0
14. Scientific and technological development fund	344		0	0
D. OWNER'S EQUITY	400	V.18	981.506.439.180	941.717.134.642
1. Owner's contribution capital	411		474.218.810.000	412.367.770.000

ITEMS	Code	Note	Ending balance (30/06/2026)	Beginning balance (01/10/2025)
- Common shares with voting rights	411a		474.218.810.000	412.367.770.000
- Preferred stock	411b		0	0
2. Capital surplus	412		(11.000.000)	(11.000.000)
3. Option on converting shares	413		0	0
4. Owner's other capital	414		0	0
5. Shares repurchased from oneself (*)	415		0	0
6. Differences on asset revaluation	416		0	0
7. Foreign exchange rate differences	417		0	0
8. Business promotion fund	418		89.359.931.607	89.359.931.607
9. Other funds	419		0	0
10. Retained profit after tax	420		413.684.114.791	435.797.393.134
- Retained profit after tax accumulated to the end of previous period	420a		332.495.224.778	325.357.494.731
- Retained profit after tax of the current period	420b		81.188.890.013	110.439.898.403
11. Non-controlling shareholder interests	429		4.254.582.782	4.203.039.901
TOTAL CAPITAL SOURCES (440 = 300 + 400)	440		2.089.954.823.380	2.001.178.003.514

Approve, July 20, 2026

Prepared by

(Signature, full name)



Phung Thi Chung Thuy

Chief Accountant

(Signature, full name)



Nguyen Thi Hoan

General Director

(Signature, full name, seal)



Nguyen Ngoc Lan

INCOME STATEMENT

Accounting period from April 1, 2026 to June 30, 2026

(Unit: VND)

ITEMS	Code	Note	Third quarter		Accumulated from beginning to end of period	
			Current period	Previous period	Current period (01/10/2025 to 30/06/2026)	Previous period (01/10/2024 to 30/06/2025)
1. Revenue from sale of goods and rendering of services	01	E2.1	30.431.905.602	27.782.116.972	92.374.486.592	79.158.195.762
2. Revenue deductions	02					
3. Net revenue from sale of goods and rendering of services (10=01-02)	10		30.431.905.602	27.782.116.972	92.374.486.592	79.158.195.762
4. Cost of goods sold and services rendered	11	E2.4	10.917.946.891	9.655.011.374	30.604.718.282	28.148.587.056
5. Gross profit from sale of goods and rendering of services (20=10-11)	20		19.513.958.711	18.127.105.598	61.769.768.310	51.009.608.706
6. Profit/loss from the sale and liquidation of investment properties	21					
7. Finance income	22	E2.5	35.662.834.277	6.867.539.614	46.533.672.677	27.000.421.740
8. Finance expenses	23	E2.6	849.522.252	327.867.739	2.861.048.138	417.113.738
<i>In which: Borrowing costs</i>	24		214.505.903	228.799.674	713.411.499	655.473.008
9. Selling expenses	25		81.801.141	149.951.141	245.403.423	316.649.423
10. General and administrative expenses	26		5.120.685.081	5.125.328.836	15.536.651.034	15.496.359.941
11. Share of profit or loss of joint ventures and associates	27				(920.327)	19.222.411.756
12. Operating (loss)/profit ($\{30 = 20 + 21 + 22 - (23 + 25 + 26) + 27\}$)	30		49.124.784.514	19.391.497.496	89.659.418.065	81.002.319.100
13. Other income	31		404.589.413	486.204.547	2.939.696.973	2.365.934.935
14. Other expenses	32		14.426.999		(140.795.368)	139.432.142
15. Other profit	40		390.162.414	486.204.547	3.080.492.341	2.226.502.793
16. Accounting (loss)/profit before tax ($\{50 = 30 + 40\}$)	50		49.514.946.928	19.877.702.043	92.739.910.406	83.228.821.893
17. Current corporate income tax expense	51	E2.8	3.754.862.533	3.757.654.598	12.538.853.045	12.113.167.266
18. Deferred tax income	52		(286.399.170)	(2.023.602)	(987.832.652)	(7.036.783)
19. Net (loss)/profit after tax ($60 = 50 - 51 - 52$)	60		46.046.483.565	16.122.071.047	81.188.890.013	71.122.691.410
20- Net profit after tax of the parent company	61		46.039.100.920	16.105.423.029	81.137.347.132	71.068.672.776

ITEMS	Code	Note	Third quarter		Accumulated from beginning to end of period	
			Current period	Previous period	Current period	Previous period
			(01/10/2025 to 30/06/2026)	(01/10/2024 to 30/06/2025)		
21- Net profit after tax attributable to non-controlling shareholders	62		7.382.645	16.648.018	51.542.881	54.018.634
22- Basic earnings per share (*)	70		971	391	1.712	1.725

Prepared by

(Signature, full name)



Phung Thi Chung Thuy

Chief Accountant

(Signature, full name)



Nguyen Thi Hoan

Approve, July 20, 2026

General Director

(Signature, full name, seal)





Nguyen Ngoc Lan

CASH FLOW STATEMENT

(Under indirect method)

Accounting period from April 1, 2026 to June 30, 2026

(Unit: VND)

ITEMS	Code	Accumulated from beginning to end of period	
		Current period (01/10/2025 to 30/06/2026)	Previous period (01/10/2024 to 30/06/2025)
I. Cash flows from operating activities		0	0
1. Profit before tax	01	92.739.910.406	83.228.821.893
2. Adjustments		0	0
- Depreciation of fixed assets and investment property	02	15.247.094.004	13.220.072.357
- Provisions	03	2.486.079.145	0
- Gain/ loss from exchange rate differences due to revaluation of monetary items in foreign currencies	04	0	0
- Profit and loss from investment and financing activities	05	(46.736.880.969)	(27.000.421.740)
- Borrowing costs	06	713.411.499	655.473.008
- Others	07	0	0
3. Profit from operating activities before changes in working capital	08	64.449.614.085	70.103.945.518
- Increase/ decrease of accounts receivable	09	115.009.938.941	(45.799.951.307)
- Increase/ decrease of inventories	10	(40.176.610)	17.206.055
- Increase/ decrease of accounts payable	11	148.731.537.588	105.576.668.628
- Increase/ decrease of deferred expenses	12	4.090.727.692	4.139.943.694
- Increase/ decrease of trading securities	13	(17.849.320.000)	0
- Borrowing costs paid	14	(1.668.462.111)	(655.473.008)
- Corporate income tax already paid	15	(8.784.458.588)	(7.451.695.661)
- Other gains	16	0	0
- Other disbursements	17	(9.372.419.222)	0
Net cash flows from operating activities	20	294.566.981.775	125.930.643.919
II. Cash flows from investing activities		0	0
1. Purchases and construction of fixed assets and other long-term assets	21	(358.889.255.446)	(233.772.467.867)
2. Gains from disposal and liquidation of fixed assets and other long-term assets	22	0	0
3. Loans given and purchases of debt instruments of other entities	23	172.021.038.133	(134.566.091.337)
4. Recovery of loan given and disposal of debt instruments of other entities	24	25.959.031.656	245.569.989.206
5. Investments in other entities	25	1.272.909.673	(19.104.602.091)
6. Withdrawals of investments in other entities	26	2.000.000.000	0
7. Receipts of loans given, dividends and profit shared	27	48.903.212.776	28.257.215.943



ITEMS	Code	Accumulated from beginning to end of period	
		Current period (01/10/2025 to 30/06/2026)	Previous period (01/10/2024 to 30/06/2025)
Net cash flows from investing activities	30	(108.733.063.208)	(113.615.956.146)
III. Cash flows from financing activities		0	0
1. Gains from stock issuance and capital contributions from shareholders	31	0	0
2. Payment of capital contributions to owners, repurchase of issued shares.	32	0	0
3. Proceeds from borrowings	33	(65.686.085.142)	76.147.036.853
4. Repayment of principal	34	(26.748.571.970)	(44.910.000.000)
5. Repayment of finance lease principal	35	0	0
6. Dividends and profit shared to the owners	36	(41.236.777.000)	(53.787.577.500)
Net cash flows from financial activities	40	(133.671.434.112)	(22.550.540.647)
Net cash flows during the year (50=20+30+40)	50	52.162.484.455	(10.235.852.874)
Beginning cash and cash equivalents	60	22.254.795.059	57.387.452.252
Effects of fluctuations in foreign exchange rates	61	0	0
Ending cash and cash equivalents (70=50+60+61)	70	74.417.279.514	47.151.599.378

Approve, July 20, 2026

General Director

Prepared by
(Signature, full name)



Phung Thi Chung Thuy

Chief Accountant
(Signature, full name)



Nguyen Thi Hoan



Nguyen Ngoc Lan

Some indicators to evaluate the general financial status and business performance

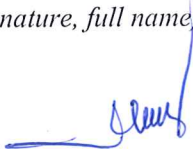
ITEMS	Unit	Third quarter (01/04/2026–30/06/ 2026)	Accumulated (01/10/2025–30/06/2 026)	Ghi chú
Asset structure and capital structure				
<i>Asset structure</i>				
Long-term assets/Total assets	%	91,64	91,64	
Short-term assets/Total assets	%	8,36	8,36	
<i>Capital structure</i>				
Liabilities/Total capital	%	53,04	53,04	
Owner's equity/Total capital	%	46,96	46,96	
Solvency				
Current payment capacity	Lần	0,16	0,16	
Maturity payment capacity	Lần	4,67	4,67	
Quick payment capacity	Lần	0,04	0,04	
RATE OF PROFIT				
<i>Profit margin on revenue</i>				
Pre-tax profit margin on net revenue	%	162,71	100,40	
After-tax profit margin on net revenue	%	151,31	87,89	
<i>Profit margin on total assets</i>				
Pre-tax profit margin on total assets	%	2,37	4,44	
After-tax profit margin on total assets	%	2,20	3,88	
<i>Return on equity after-tax profit margin</i>	%	4,69	8,27	

Prepared by
(Signature, full name)



Phung Thị Chung Thuy

Chief Accountant
(Signature, full name)



Nguyen Thi Hoan

Approve, July 20, 2026

General Director

(Signature, full name, seal)



Nguyen Ngoc Lan

NOTES TO THE FINANCIAL STATEMENTS*Accounting period from April 1, 2026 to June 30, 2026***I. Operational characteristics of the enterprise****1. General overview**

Vinh Phuc Infrastructure Development Joint Stock Company (hereinafter referred to as "the Company") operates under its initial business registration certificate No. 1903000030 issued by the Department of Planning and Investment of Vinh Phuc province on June 16, 2003, amended for the 31st time on April 15, 2026, with enterprise code 2500222004 issued by the Department of Finance of Phu Tho province, with a total charter capital of VND 474,218,810,000.

The company is headquartered at: Khai Quang Industrial Park, Vinh Phuc Ward, Phu Tho Province, Vietnam.

Currently the legal representative is Mrs. Nguyen Ngoc Lan, title of General Director.

2. Business activities

2.1 - Real estate business, land use rights owned by the owner, user or lessee.

Details are as follows:

- Investment in construction and business of infrastructure of industrial zones, clusters, urban areas, housing.

- Real estate business.

- Renting houses, construction works for sub-lease.

2.2 Treatment and disposal of hazardous waste

2.3 Collection of hazardous waste

2.4 Recycling of scrap

2.5 Treatment of pollution and other waste management activities

2.6 Other specialized wholesale not elsewhere classified

2.7 Quarrying of stone, sand, gravel, clay

2.8 Manufacture of iron, steel, cast iron

2.9 Manufacture of non-ferrous and precious metals

2.10 Casting of iron and steel

2.11 Casting of non-ferrous metals

2.12 Installation of industrial machinery and equipment

2.13 Repair of electrical equipment

2.14 Maintenance and repair of automobiles and other motor vehicles

2.15 Loading and unloading of goods

2.16 Financial support services not elsewhere classified

2.17 Manufacture of plastic products

2.18 Collection of non-hazardous waste

2.19 Treatment and disposal of non-hazardous waste

2.20 Architectural activities and related technical consultancy

3. Characteristics of business operations during the fiscal year that affect financial statements

The fiscal year begins on October 1 and ends on September 30 of the following year.

II - Accounting period, currency used in accounting

1- Accounting period according to the fiscal year starts from: October 01, 2025, ends on September 30, 2026

2- Currency used in accounting: The Vietnamese Dong (Dong) is used as the currency for recording accounting entries.

III - Applicable accounting standards and regimes

1- Applicable accounting regime:

The company applies the Vietnamese accounting standards and enterprise accounting system issued under Circular 99/2025/TT-BTC dated October 27, 2025, replacing Circular 200/2014/TT-BTC dated December 22, 2014, and other circulars guiding the implementation of accounting standards issued by the Ministry of Finance in the preparation and presentation of financial statements.

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- Applicable accounting form: general journal on Amis.vn accounting software

IV - Applicable accounting policies

1- Principles for recording cash and cash equivalents

- Cash and cash equivalents: Including cash on hand and bank deposits (non-term deposits).
- Cash equivalents include time deposits and short-term investments with an original term of no more than three months from the date of investment, which are highly liquid, easily convertible into specific amounts of cash, and do not carry significant conversion risk.

2- Principles of recording inventories

- Method of calculating the cost of goods sold: Weighted average monthly cost
- Method of accounting for inventories: Regular declaration method.

3- Principles of recording and depreciating fixed assets and investment real estate

- Tangible fixed assets are presented at original cost and accumulated depreciation. The original cost of tangible fixed assets includes the purchase price and all other costs directly related to putting the fixed assets into a state of readiness for use.
- Method of depreciation of tangible, intangible and finance leased fixed assets: According to the straight-line method based on the estimated useful life in accordance with the provisions of Circular 45/2013/TT-BTC dated April 25, 2013 of the Minister of Finance.

The specific depreciation period is as follows:

Fixed assets group	Time of use (years)
Buildings and structures	15 - 35
Machinery and equipment	6 - 8
Means of transportation	6 - 10
Office equipment	3 - 10

4- Principles of recording and depreciating investment real estate

- Investment real estate includes land use rights, factories, and structures held by the company primarily for lease.

The original cost of investment real estate includes the purchase price and construction costs directly related to the formation of the asset.

The original cost of self-built investment real estate is the final settlement value of the project and other directly related costs.

5- Principles of recording financial investments.

- Investments in subsidiaries are consolidated into the parent company's financial statements.

Company Name	Address	Ownership Percentage	Voting Percentage	Main Activities
VPID Ha Nam One Member Co., Ltd.	D5 Street, Chau Son Industrial Park, Chau Son Ward, Ninh Binh Province, Vietnam	100%	100%	Investment in construction and business of industrial park infrastructure
VPID Vinh Phuc Joint Stock Company	Khai Quang Industrial Park, Vinh Phuc Ward, Phu Tho Province, Vietnam	51,22%	51,22%	Electricity transmission and distribution

Song Lo Construction One Member Co., Ltd.	Khai Quang Industrial Park, Vinh Phuc Ward, Phu Tho Province, Vietnam	100%	100%	Construction and completion of construction projects
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- Short-term financial investments including commercial securities and other short-term financial investments of the company, short-term financial investments are recorded at the original price, excluding provisions.

- Long-term financial investments: Including long-term stock investments at the original price, divided profits are accounted for in income on the statement of business results.

- Short-term and long-term investment price reduction provisioning method: implemented at the end of the reporting period

6- Principles of recording capitalization of borrowing costs

- Principles of recording borrowing costs: Interest on loans of any project is recorded in that project (capitalized) to form fixed assets

- Capitalization rate is used to determine the borrowing costs capitalized in the period

7- Principles of recording and capitalizing other expenses

- Prepaid expenses

- Other expenses

- Method of allocating prepaid expenses: Business establishment costs in the first years without revenue are allocated for 36 months from the time the enterprise starts production and business activities with revenue.

8- Principles of recording payable expenses:

Accrued expenses include amounts payable for goods and services that the Company has received from sellers or provided to buyers during the reporting period but has not actually paid due to the lack of invoices or insufficient accounting records. These are recorded as production and business expenses of the reporting period, such as: interest expense on loans; provisions for construction projects, etc.

9- Principles of recording equity:

- Principles of recording owner's investment capital: is the total number of shares multiplied by the par value.

- Principles for recording undistributed profits: Setting up funds, paying dividends, increasing charter capital according to the resolution of the annual general meeting of shareholders.

10- Principles and methods for recording revenue:

Revenue from subleasing land:

For revenue from subleasing land and infrastructure, the Company records revenue within the secondary enterprise fence (including compensation for site clearance and leveling fees) once upon handing over the site according to the fee rate within the fence and the fee for using infrastructure outside the fence as stipulated in each signed contract, the fee for using outside the fence is evenly distributed over the entire lease term.

Revenue from providing infrastructure management services: is recorded annually and the payment time is specified in each contract.

Revenue from industrial wastewater collection and treatment services: is calculated by multiplying 80%-100% of the amount of water used in industry and daily life consumed by the water supply company by the unit price stated in each contract.

- Financial revenue: Interest on the balance of the bank, short-term and long-term financial investment interest, dividends, etc.

- Construction contract revenue:

11- Principles and methods of recording financial expenses: Interest expenses, stock expenses, provisions, etc.

12- Principles and methods of recording current corporate income tax expenses

Record corporate income tax expense according to current regulations 20%

13- Other accounting principles and methods.

Other taxes and fees shall be implemented in accordance with the current tax and fee regulations of the State.

V. Additional information for items presented in the statement of financial position:

Unit: VND

ASSETS	Ending balance (30/06/2026)	Beginning balance (01/10/2025)
A- CURRENT ASSETS	174.792.307.958	463.891.955.031
1 - Cash and cash equivalents	74.417.279.514	22.254.795.059
- Cash	4.787.833.448	736.857.377

- Bank deposit			43.670.414.410	9.445.186.719
- Tiền đang chuyển			0	0
- Cash equivalents			25.959.031.656	12.072.750.963
2 - Short-term financial investments			35.765.132.513	238.418.900.646
	Ending balance (30/06/2026)		Beginning balance (01/10/2025)	
2.1. Trading securities	Quantity	Value	Quantity	Value
Stocks	1.746.400	19.807.947.885	346.400	1.958.627.885
Thanh Dat Investment and Development Joint Stock Company	135.000	2.017.360.000	0	0
VIETNAM PHARMACEUTICALS JOINT STOCK COMPANY	90.000	587.460.000	0	0
Lilama Joint Stock Company 45.3 (L43)	346.400	1.958.627.885	346.400	1.958.627.885
Vietnam Maritime Commercial Joint Stock Bank	510.000	6.043.000.000	0	0
Orient Commercial Joint Stock Bank	130.000	1.425.500.000	0	0
Saigon - Hanoi Commercial Joint Stock Bank (SHB)	535.000	7.776.000.000	0	0
2.2. Provisions and other investments		15.957.184.628		236.460.272.761
- Provisions for devaluation of trading securities		(2.006.117.885)	0	(954.067.885)
- Investments held until maturity		17.963.302.513	0	237.414.340.646
			Ending balance (30/06/2026)	Beginning balance (01/10/2025)
3 - Current accounts receivable			43.035.139.507	179.177.637.192
3.1 - Short-term trade receivables			8.804.242.374	6.797.856.232
- Haesung Vina Limited Liability Company			116.397.600	69.273.600
- Thien My One Member Limited Liability Company			89.413.632	107.321.760
- BHFLEX Vina Limited Liability Company			2.361.549.217	2.861.647.639
- Hoa Viet Pharmaceutical Joint Stock Company			507.045.882	343.873.832
- SONNETTECK TJ VINA Limited Liability Company			11.223.671	4.292.352
- Other objects			5.718.612.372	3.411.447.049
3.2 - Short-term prepayments to suppliers			26.505.238.103	172.066.098.000
- VAN CAT CONSTRUCTION INVESTMENT JOINT STOCK COMPANY			2.938.867.785	7.141.247.529
- Vinh Phuc Urban Construction Development Joint Stock Company			972.550.000	972.550.000
- Hiep Thanh Company Limited			0	7.759.188.422
- FANCO Joint Stock Company			0	0
- Other objects			22.593.820.318	156.193.112.049
3.3 - Receivable on short-term loans			0	0
3.4 - Other short-term receivables			7.956.136.902	479.012.000
- Other receivables			4.182.982.712	17.000.000
- Advance receivables			3.773.154.190	462.012.000
3.5 - Provision for short-term bad debts			(230.477.872)	(165.329.040)
4 - Inventories			142.029.479	101.852.869
- Raw materials, materials			142.029.479	101.852.869
5 - Other current assets			21.432.726.945	23.938.769.265
- Short-term deferred costs			257.514.128	232.685.414
- VAT deductible			18.109.325.316	23.700.074.471
- Taxes and receivables from the State			3.065.887.501	6.009.380

					Ending balance (30/06/2026)	Beginning balance (01/10/2025)
B - LONG-TERM ASSETS					1.915.162.515.422	1.537.286.048.483
1- Long-term accounts receivable					591.967.176.119	598.795.347.746
1.1. Long-term receivables (Compensation for site clearance in Khai Quang Industrial Park)					10.628.905.252	10.515.570.071
1.2. Long-term receivables (Compensation for site clearance in Chau Son Industrial Park)					68.353.513.627	79.332.238.62
1.3. Long-term receivables (Compensation for site clearance in Song Lo II Industrial Park)					512.984.757.240	508.947.539.048
2- Fixed assets					137.167.038.076	146.818.238.345
2.1. Tangible Fixed Assets						
Item	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Other fixed assets	Total
Original cost						
Beginning balance	152.858.714.837	65.777.543.904	19.198.471.792	677.227.983	305.060.636	238.817.019.152
- Buy within the year	0	1.424.344.388	2.796.296.296	42.130.556	0	4.262.771.240
- Basic construction investment completed	0	0	0	0	0	0
- Other increases	0	0	0	0	0	0
- Liquidation, sale, other reduction	0	0	0	0	0	0
Ending balance	152.858.714.837	67.201.888.292	21.994.768.088	719.358.539	305.060.636	243.079.790.392
Accumulated depreciation						
Beginning balance	59.630.219.000	19.361.709.468	12.371.610.886	466.780.821	168.460.632	91.998.780.807
- Depreciation for the year	8.150.133.194	4.462.246.741	1.211.769.214	70.687.730	19.134.630	13.913.971.509
- Liquidation sale	0	0	0	0	0	0
- Other discounts	0	0	0	0	0	0
Ending balance	67.780.352.194	23.823.956.209	13.583.380.100	537.468.551	187.595.262	105.912.752.316
Residual value of fixed assets						
- On New Year's Day	93.228.495.837	46.415.834.436	6.826.860.906	210.447.162	136.600.004	146.818.238.345
- At the end of the year	85.078.362.643	43.377.932.083	8.411.387.988	181.889.988	117.465.374	137.167.038.076
- Remaining value at the end of the year of Tangible Fixed Assets used as mortgages, pledges, and guarantees for loans						
- Original price of Fixed Assets at the end of the year that have been fully depreciated but are still in use					30.436.087.701	25.812.572.815
- Original price of Fixed Assets at the end of the year awaiting liquidation					0	0
2.2. Investment properties					76.308.748.963	75.934.468.619
- Historical costs					81.946.577.830	80.249.359.766
- Accumulated depreciation (*)					(5.637.828.867)	(4.314.891.147)

	Ending balance (30/06/2026)	Beginning balance (01/10/2025)
4 - Long-term assets in progress	564.088.565.797	211.080.750.024
4.1. Long-term work in progress	0	0
4.2. Construction in progress	564.088.565.797	211.080.750.024
VPID Ha Nam	69.194.167.979	42.821.144.219
+ Construction of factories for rent	69.194.167.979	42.821.144.219
VPID Vinh Phuc	494.894.397.818	168.259.605.805
+ Cost of Song Lo II industrial park project	320.687.960.749	163.482.352.486
+ Led lighting system in Khai Quang industrial park	241.578.488	241.578.488
+ Pipeline system TN5, QH and T12 Khai Quang Industrial Park	277.774.999	277.774.999
+ Leveling the land lot of Khai Quang industrial park service (old office)	1.253.935.885	991.700.470
+ Compensation for site clearance in Khai Quang industrial park	2.290.219.027	2.290.219.027
+ Investment cost for construction of Lot CN17 of Khai Quang Industrial Park	10.988.978.989	871.672.285
+ Investment costs for the construction of Lot CN18 of Khai Quang industrial park	54.308.050	54.308.050
+ Investment properties	159.049.641.631	0
+ Khai Quang Wastewater Storage Battery System	0	0
+ Other construction investment expenses	50.000.000	50.000.000
VPID Vinh Phuc (factory for rent)	0	0
Basic construction costs	0	0
5- Long-term financial investments	370.779.904.330	326.718.784.643
5.1 - Investments in subsidiaries	0	0
VPID Ha Nam One Member Co., Ltd	0	0
VPID Vinh Phuc Joint Stock Company	0	0
Song Lo Construction One Member Co., Ltd	0	0
5.2 - Investments in associates and joint ventures	(6.773.544)	1.993.226.456
VL Development Investment Joint Stock Company	0	2.000.000.000
Investment profit/loss VL Development Joint Stock Company	(6.773.544)	(6.773.544)
5.3 - Investments, capital contribution in other entities	327.550.771.260	327.550.771.260
Trung Thu Hydropower Joint Stock Company	38.128.350.000	38.128.350.000
Investment and Construction Joint Stock Company No. 18	30.300.471.260	30.300.471.260
Trung Anh Joint Stock Company	48.000.000.000	48.000.000.000
Dong Van III - Ha Nam Industrial Zone Infrastructure Development & Investment Joint Stock Company	174.421.950.000	174.421.950.000
Hoang Thanh Du Long Industrial Park Investment Joint Stock Company	36.700.000.000	36.700.000.000
5.4 - Provision for long-term financial investments	(4.194.093.386)	(2.825.213.073)
5.5 Held-to-maturity investments	47.430.000.000	0
6 - Other long-term assets	174.851.082.137	177.938.459.106
6.1 - Long-term prepaid expenses	174.851.082.137	177.938.459.106
+ Long-term deferred costs	172.791.617.571	176.907.173.977
+ Deferred income tax assets	2.059.464.566	1.031.285.129
6.2 - Other long-term assets	0	0

CAPITAL SOURCES	Ending balance (30/06/2026)	Beginning balance (01/10/2025)
C - LIABILITIES	1.108.448.384.200	1.059.460.868.872
1 - Current liabilities	37.402.326.793	199.207.868.312
1.1. Short-term trade payables	19.241.940.249	5.279.597.057
* Vinh Phuc Power Company - Branch of Northern Power Corporation	141.442.417	167.937.043
* KOASTAL ECO INDUSTRIES Co., Ltd.	3.739.475.646	0
* Hiep Thanh Co., Ltd	1.098.168.422	4.023.466.671
* Huan Thu Company Limited	325.317.226	325.317.226
* Other objects	13.937.536.538	762.876.117
1.2. Short-term advances from customers	501.214.025	0
1.3. Taxes and other payables to the State Budget	8.249.881.569	4.952.028.597
* VAT tax	84.503.273	0
* Corporate income tax	8.024.067.871	4.275.682.794
* Personal income tax	141.310.425	254.610.591
* Other tax	0	421.735.212
1.4. Payable to employees	1.699.304.716	4.335.937.875
1.5. Dividends and profits must be paid.	48.565.350	43.273.850
1.6. Short-term accrued expenses	35.252.380.146	47.744.901.917
1.7. Short-term unrealized revenue	42.379.662.269	39.774.666.822
1.8. Other short-term payables	1.714.177.783	12.263.419.313
Provincial People's Committee Office (Lot 56 Ha)	414.640.008	414.640.008
Trade Union Fund	29.953.950	70.863.285
Input VAT on invoices for the transfer of land use rights and housing when payments are made in installments.	0	9.497.332.195
Construction deposit	1.150.492.916	300.000.000
Other payables	119.090.909	1.980.583.825
1.9. Short-term loans and finance lease liabilities	(73.119.660.630)	74.006.762.343
1.10. Bonus and welfare funds	1.434.861.316	10.807.280.538
* Welfare Foundation	1.434.861.316	10.807.280.538
* Reward Fund	0	0
2 - Long-term liabilities	1.071.046.057.407	860.253.000.560
1. Long-term trade payables	0	0
2. Long-term prepayments from customers	0	0
3. Taxes and other long-term payments to the State.	0	0
4. Long-term accrued expenses	0	0
5. Inter-company payable on working capital	0	0
6. Long-term inter-company payable	0	0
7. Long-term unrealized revenue	823.098.045.589	823.183.248.915
8. Other long-term payable	159.694.011.818	3.507.517.506
9. Long-term borrowings and finance lease liabilities	88.254.000.000	33.562.234.139
10. Transferable bonds	0	0

11. Preferred shares	0	0
12. Deferred income tax payable	0	0
13. Provision for long-term liabilities	0	0
14. Scientific and technological development fund	0	0



D- Owner's equity

Comparison table for changes in owner's equity

Items	Owner's equity	Share premium	Investment and Development Fund	Non-controlling shareholder interests	Net (loss)/profit after tax	Total
Period from (01/10/2024-30/09/2025)	358.583.850.000	(11.000.000)	78.949.441.652	4.148.267.438	432.977.719.294	874.648.278.384
- Capital increase in the previous year	53.783.920.000		10.410.489.955	54.772.463	110.627.287.326	174.876.469.744
- Capital increase in the year	53.783.920.000					53.783.920.000
- Profit distribution			10.410.489.955		(19.519.668.666)	(9.109.178.711)
- Profit for the period				54.772.463	130.076.351.978	130.131.124.441
- Other increases					70.604.014	70.604.014
- Capital decrease in the previous year					107.807.613.486	107.807.613.486
- Profit distribution						
- Dividend distribution					107.571.497.500	107.571.497.500
- Other decreases					236.115.986	236.115.986
Last year ending balance (30/09/2025) is the beginning of this year (01/10/2025)	412.367.770.000	(11.000.000)	89.359.931.607	4.203.039.901	435.797.393.134	941.717.134.642
- Capital increase this year	61.851.040.000			51.542.881	81.137.347.132	143.039.930.013
- Capital increase in the current year						
- Profit in the year				51.542.881	81.137.347.132	81.188.890.013
- Other increases	61.851.040.000					61.851.040.000
- Reduce capital this year					103.250.625.475	103.250.625.475
- Profit distribution						
- Cash dividend					41.236.777.000	41.236.777.000
- Stock dividend					61.851.040.000	61.851.040.000
- Other decreases					162.808.475	162.808.475
This period's ending balance	474.218.810.000	(11.000.000)	89.359.931.607	4.254.582.782	413.684.114.791	981.506.439.180
Company's share issuance situation						
Common shares			Ending balance (30/06/2026)		Beginning balance (01/10/2025)	
- Number of registered shares for issuance			Quantity	Unit	Quantity	Unit
- Number of shares issued and fully contributed			47.421.881	Stocks	41.236.777	Stocks
- Par value of share			47.421.881	Stocks	41.236.777	Stocks
- Number of shares outstanding at the end of the period			10.000	Dong/Stocks	10.000	Dong/Stocks
			47.421.881	Stocks	41.236.777	Stocks
Treasury shares			Ending balance (30/06/2026)		Beginning balance (01/10/2025)	
- Number of treasury shares			Quantity	Unit	Quantity	Unit
- Par value of treasury shares				Stocks		Stocks
				Dong/Stocks		Dong/Stocks

E. Other explanatory contents	Ending balance (30/06/2026)	Beginning balance (01/10/2025)
1- Enterprise funds	93.614.514.389	93.562.971.508
- Investment and Development Fund	89.359.931.607	89.359.931.607
- Non-controlling interests	4.254.582.782	4.203.039.901
	Current period	Previous period
2- Additional information for items presented in the financial statements		
2.1 - Revenue from goods sold and services rendered (Code: 01)	30.431.905.602	27.782.116.972
- Net sales revenue	0	0
- Net revenue from services rendered	30.431.905.602	27.782.116.972
2.2 - Revenue deductions (Code: 02)	0	0
- Trade discount	0	0
- Sales discounts	0	0
2.3 - Net revenue from goods sold and services rendered (Code: 10)	30.431.905.602	27.782.116.972
- Net revenue from sales of products and goods	0	0
- Net revenue from services rendered	30.431.905.602	27.782.116.972
2.4 - Cost of goods sold and services rendered (Code: 11)	10.917.946.891	9.655.011.374
- Cost of services rendered	10.917.946.891	9.655.011.374
2.5 - Finance income (Code: 21)	35.662.834.277	6.867.539.614
- Interest on savings deposits + loans	2.894.766.660	2.816.080.628
- Dividends and profits shared from joint ventures	33.068.585.608	0
- Dividends and profits shared (after-tax profits transferred by subsidiaries)	20.717.563.354	15.616.825.140
- Revenue from selling shares	(305.208.000)	16.284.080.228
- Decrease during the period (Offset stock cost with 635)	0	(12.243.610.455)
- Interest on monthly bank deposits	4.690.009	10.989.213
- Deduct interest from profit after tax (transferred by subsidiary)	(20.717.563.354)	(15.616.825.140)
2.6 - Finance expenses (Code: 22)	849.522.252	327.867.739
- Interest on loans (Environmental Fund + others)	214.505.903	223.947.739
- Loan guarantee fee + securities management fee	6.034.349	0
- Provision for investment losses in other units	934.190.000	103.920.000
- Cost of securities trading	(305.208.000)	0
- Offset of cost of securities trading	0	0
2.7 - Selling expenses	81.801.141	149.951.141
- Sales brokerage consulting fees	81.801.141	149.951.141
- Chi phí công cụ dụng cụ phân bổ	0	0
2.8 - Current corporate income tax expense (Code: 51)	3.754.862.533	3.757.654.598
- Chi phí thuế TNDN tính trên thu nhập chịu thuế năm hiện hành (Code: 51)	3.754.862.533	3.757.654.598
2.9 - Deferred income tax expense (Code: 52)	(286.399.170)	(2.023.602)
2.10 - Production and business costs by factor	12.378.679.246	13.722.747.599
- Cost of raw materials	46.148.963	39.576.062
- Allocation of tools and equipment	1.585.948.556	1.647.287.483
- Fixed asset depreciation costs	5.104.768.293	4.484.707.813

- Labor expenses	4.708.137.997	6.798.912.494
- Cost of services purchased from outside	658.022.378	617.351.162
- Other costs in cash	275.653.059	134.912.585
3 - Other information	0	0

4 - Information presented again

Some indicators on the Statement of Financial Position have been restated to conform with the current accounting regulations, as this is the first accounting period in which the Company applies the corporate accounting system according to Circular 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance, specifically:

ITEMS	Index codes according to Circular 99/2025/TT-BTC	01/10/2025 Representation Number	Index codes according to Circular 200/2014/TT-BTC	30/09/2025 Numbers Presented
Financial Statement				
Investments held to maturity	123	237.414.340.646	123	234.515.418.146
Other short-term receivables	135	479.012.000	136	3.377.934.500
Payable dividends and profits	313	43.273.850		-
Other short-term payables	320	12.263.419.313	319	12.306.693.163

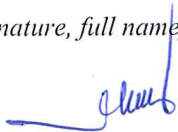
Approve, July 20, 2026

Prepared by
(Signature, full name)



Phung Thi Chung Thuy

Chief Accountant
(Signature, full name)



Nguyen Thi Hoan

General Director

(Signature, full name, seal)



Nguyen Ngoc Lan

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