

**ITC INVESTMENT AND TOURISM DEVELOPMENT JOINT STOCK
COMPANY**

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**COMBINED FINANCIAL STATEMENTS
QUARTER II 2026**

Ha noi, Jul 2026



COMBINED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

ASSETS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		2.078.800.886.767	2.004.162.797.870
I. Cash and Cash Equivalents	110		25.462.934.963	5.677.407.780
1. Cash	111	V.1	25.462.934.963	5.677.407.780
2. Cash equivalents	112		-	-
II. Short-term financial investments	120	V.5	38.940.820	38.909.020
1. Trading securities	121		266.061.423	266.061.423
2. Provisions for devaluation of trading securities	122		(227.120.603)	(227.152.403)
3. Held-to-maturity investments (short-term)	123		-	-
III. Short-term accounts receivable	130		97.861.123.586	88.380.863.245
1. Receivable from customers	131	V.10	1.852.709.959	2.026.003.881
2. Short-term prepayments to suppliers	132	V.12	21.207.501.234	11.505.335.717
3. Other receivables	135	V.2	75.925.912.393	75.974.523.647
4. Allowance for doubtful debts (*)	136	V.6	(1.125.000.000)	(1.125.000.000)
IV. Inventories	140		1.785.828.020.152	1.737.766.608.038
1. Inventories	141	V.7	1.785.828.020.152	1.737.766.608.038
2. Allowance for inventory write-down (*)	142		-	-
V. Short-term biological assets	150		-	-
VI. Other current assets	160		169.609.867.246	172.299.009.787
1. Short-term prepaid expenses	161	V.17	16.544.458	16.544.458
2. Deductible VAT	162	V.19b	161.034.119.335	163.723.261.876
3. Taxes and other receivables from the State	163	V.19b	8.559.203.453	8.559.203.453
B - LONG-TERM ASSETS	200		3.499.238.138.565	3.428.814.388.306
I. Long-term receivables	210		168.396.115	1.221.935.059
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212	V.12b	-	-
3. Other long-term receivables	215	V.11b	168.396.115	1.221.935.059
II. Fixed Assets	220		27.516.735.944	27.816.714.998
1. Tangible assets	221	V.15	27.516.735.944	27.816.714.998
- Historical costs	222		34.334.592.184	33.984.592.184
- Accumulated depreciation	223		(6.817.856.240)	(6.167.877.186)
2. Intangible assets	227	V.16	-	-
- Historical costs	228		349.002.850	349.002.850
- Accumulated depreciation	229		(349.002.850)	(349.002.850)
III. Long-term biological assets	230		-	-
IV. Investment property	240		-	-
V. Long-term assets in progress	250		3.471.179.405.568	3.399.386.443.596
1. Long-term work in progress	251		-	-
2. Construction in progress	252	V.8b	3.471.179.405.568	3.399.386.443.596
VI. Long-term financial investments	260		-	-
VII. Other non-current assets	270		373.600.938	389.294.653
1. Long-term prepaid expenses	271	V.18	354.585.553	370.279.268
2. Deferred tax assets	272	VI.10	19.015.385	19.015.385
3. Long-term spare parts and supplies	273		-	-
4. Other non-current assets	274		-	-
TOTAL ASSETS (280=100+200)	280		5.578.039.025.332	5.432.977.186.176

COMBINED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026
(Continued)

Unit: VND

EQUITY AND LIABILITIES	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		4.142.484.517.467	3.927.701.733.530
I. Current liabilities	310		2.812.026.667.691	2.498.512.466.370
1. Short-term trade payables	311	V.13	134.711.753.076	250.490.191.264
2. Short-term advances from customers	312	V.14	35.558.939.279	2.937.881.953
3. Dividends and profit payable	313		-	-
4. Short-term taxes and other payables to the State budget	314	V.19a	342.848.846	337.215.148
5. Payable to employees	315		265.219.329	533.076.832
6. Short-term accrued expenses	316	V.3a	46.541.493.711	43.860.009.328
7. Other current payables	320	V.4a	1.693.356.411.873	1.648.498.898.219
8. Short-term borrowings and financial lease liabilities	321	V.9a	900.533.883.110	551.139.075.159
12. Short-term provisions	322		-	-
13. Bonus and welfare funds	323	V.1.9	716.118.467	716.118.467
II. Long-term liabilities	330		1.330.457.849.776	1.429.189.267.160
1. Long-term trade payables	331		-	-
2. Advances from customers (long-term)	332		-	-
3. Taxes and amounts payable to the State (long-term)	333		-	-
4. Long-term accrued expenses payable	334		-	-
5. Long-term borrowings and finance lease liabilities	339	V.9b	1.330.457.849.776	1.429.189.267.160
D - EQUITY	400		1.435.554.507.865	1.505.275.452.646
1. Owner's contributed capital	411		2.100.000.000.000	2.100.000.000.000
- Ordinary shares with voting rights	411a		2.100.000.000.000	2.100.000.000.000
- Preference shares	411b		-	-
2. Share premium	412		6.327.375.763	6.327.375.763
3. Investment and development fund	418		11.364.981.195	11.364.981.195
4. Other funds belonging to equity	419		4.842.625.777	4.842.625.777
5. Undistributed profit after tax	420		(686.980.474.870)	(617.259.530.089)
- Accumulated undistributed profit after tax of previous years	420a		(617.259.530.089)	(539.811.095.733)
- Undistributed profit after tax of current period	420b		(69.720.944.781)	(77.448.434.356)
TOTAL EQUITY AND LIABILITIES (440=300+400)	440		5.578.039.025.332	5.432.977.186.176

Prepared on 20 July, 2026

Prepared by

Chief accountant

General Director

Pham Thi Thu Huong

Nguyen Thi Hien



Vu Nguyen Vu

COMBINED PROFIT AND LOSS STATEMENT

Q2/2026

Unit: VND

ITEMS	Code	Note	Q2/2026		Accumulating from the beginning of the year to at the end of Quarter II	
			The year of 2026	The year of 2025	The year of 2026	The year of 2025
1. Revenue from sales service provision	01	VI.1	-	3.158.373.876	-	3.158.373.876
2. Revenue Deductions	02		-	-	-	-
3. Net revenue from sales and service provision (10=01-02)	10		-	3.158.373.876	-	3.158.373.876
4. Costs of goods sold	11	VI.2	-	2.703.419.030	-	2.703.419.030
5. Gross profit from sales and service provision (20=10-11)	20		-	454.954.846	-	454.954.846
6. Gain/loss from disposal of investment property	21		-	-	-	-
7. Financial income	22	VI.3	5.043.227	2.743.942	7.130.262	3.658.647
8. Financial expenses	23	VI.4	31.039.079.279	38.400	59.370.648.129	85.800
- In which: interest expenses	24		-	-	-	-
9. Selling expenses	25		-	-	-	-
10. General and administration expenses	26	VI.5	4.569.763.189	6.022.794.741	8.928.220.134	11.536.691.686
11. Net profit from operating activities {30=20+21+22-(23+25+26)}	30		(35.603.799.241)	(5.565.134.353)	(68.291.738.001)	(11.078.163.993)
12. Other income	31	VI.7	-	479.429.315	-	479.429.315
13. Other expenses	32	VI.8	1.418.354.994	7.012.742	1.429.206.780	7.012.742
14. Other profit (40=31-32)	40		(1.418.354.994)	472.416.573	(1.429.206.780)	472.416.573
15. Total accounting profit before tax (50=30+40)	50		(37.022.154.235)	(5.092.717.780)	(69.720.944.781)	(10.605.747.420)
16. Current corporate income tax	51		-	-	-	-
17. Deferred corporate income tax	52		-	-	-	-
18. Net Profit after corporate tax (60=50-51-52)	60		(37.022.154.235)	(5.092.717.780)	(69.720.944.781)	(10.605.747.420)
19. Basic earnings per share	70		(176,30)	(24,25)	(332,00)	(50,50)
20. Diluted earnings per share	71		-	-	-	-

Prepared by

Chief accountant

Prepared on 20 July, 2026

General Director



Pham Thi Thu Huong

Nguyen Thi Hien

Vu Nguyen Vu

COMBINED CASH FLOW STATEMENT

(Indirect method)

From 01/01/2026 to 30/06/2026

Unit: VND

ITEMS	Code	Note	This year	Last year
I. Cash flows from operating activities				
1. Profit before tax	01		(69.720.944.781)	(10.605.747.420)
2. Adjustments				
- Depreciation of fixed assets and investment property	02		3.078.704	6.698.334
- Provisions	03		(31.800)	85.800
- Gain/loss from exchange rate differences due to revaluation of monetary items in foreign currencies	04		-	-
- Gain/loss from investing activities	05	VI.3	(7.130.262)	(3.658.647)
- Loan interest expenses	06		-	-
3. Operating profit before changes of working capital	08		(69.725.028.139)	(10.602.621.933)
- Increase/decrease of accounts receivable	09		(5.737.578.856)	12.673.586.912
- Increase/decrease of inventories	10		48.061.412.114	2.703.419.030
- Increase/decrease accounts payable (excluding loan interests payable, corporate income tax payable)	11		(132.003.430.858)	(272.982.673.602)
- Increase/decrease in prepaid expenses	12		15.693.715	2.094.618.943
- Loan interests paid	14		-	-
- Corporate income tax paid	15	D7	-	(3.064.439.231)
Net cash flows from operating activities	20		(159.388.932.024)	(269.178.109.881)
II. Cash flows from investing activities				
1. Cash paid to acquire fixed assets and other long-term assets	21		(71.496.061.622)	(143.663.851.930)
2. Interest received, dividends and profits shared	27		7.130.262	3.658.647
Net cash flows from investing activities	30		(71.488.931.360)	(143.660.193.283)
III. Cash flows from financial activities				
1. Proceeds from borrowings	33		503.810.214.418	642.959.854.779
2. Repayment of borrowings (principal)	34		(253.146.823.851)	(228.946.823.851)
3. Dividends and profits paid to owners	36		-	-
Net cash flows from financial activities	40		250.663.390.567	414.013.030.928
Net cash flows during the year (50=20+30+40)	50		19.785.527.183	1.174.727.764
Beginning cash and cash equivalents	60		5.677.407.780	601.327.524
Affects of fluctuations in foreign exchange rates	61		-	-
Ending cash and cash equivalents (70=50+60+61)	70		25.462.934.963	1.776.055.288

Prepared by

Chief accountant

Prepared on... 20 July, 2026

General Director


 Pham Thi Thu Huong


 Nguyen Thi Hien


Vu Nguyen Vu

I. OPERATION FEATURES

1. Investment form

ITC Investment and Tourism Development Joint Stock Company (hereinafter called “The Company”) is a Joint Stock Company.

The Company operates in accordance with the Business Registration Certificate No. 0102675516 granted by Ha Noi Authority for Planning and Investment, 1st issuance on March 07, 2008 and 18th revision on May 26th, 2026 regards the change in website and email address.

Head office

- Address: : Floor 12th, Vinaconex Tower, No 34 Lang Ha Street, Lang Ward, Ha Noi City, VietNam
- Tel: : (84-24) 6251 1666
- Fax: : (84-24) 6281 6845

2. Operating fields

The operating fields of the Company include trading real estate and hotel services.

3. Principal activities

The principal activities of the Company are to trade of real estate; land use rights owned, used or leased.

4. Normal operating cycle

The normal operating cycle of the Company for construction activity of Cai Gia, Cat Ba Tourism Urban Area Project in ready status for sale is usually carried out for a time period of over 12 months.

5. Company structure

Affiliates with no legal status dependently recorded

Name:

Address:

Branch of Vinaconex Investment and Cat Ba Amatina Project Operating Office, The Cai Gia, Tourism Development Joint Stock Cat Ba Tourism Urban Area, Cat Hai Special Economic Company at Hai Phong - Hai Phong Zone, Hai Phong City, Vietnam.
Branch

Branch of Vinaconex Investment and Cat Ba Amatina Project Operating Office, The Cai Gia, Tourism Development Joint Stock Cat Ba Tourism Urban Area, Cat Hai Special Economic Company - Holiday View Hotel Branch Zone, Hai Phong City, Vietnam.

6. Statement on comparison of information in the combined financial statements

The corresponding figures in the previous year can be compared with those in the current year

II. FISCAL YEAR AND STANDARD CURRENCY UNIT USED IN ACCOUNTING

1. Fiscal year

The fiscal year of the Company is from 1 January to 31 December annually

2. Accounting currency

The standard currency unit used in accounting is Vietnam Dong (VND) as most of transactions are primarily made in VND.

III. ACCOUNTING STANDARDS AND SYSTEM APPLIED

1. Accounting system

The Company has applied Vietnamese Accounting Standards and System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, and the Circulars giving guidance on the implementation of accounting standards of the Ministry of Finance in the preparation and presentation of the combined financial statements.

2. Statement on the compliance with the accounting standards and system

The Management Board ensures to follow all the requirements of the Vietnamese Accounting Standards and System issued together with the Circular No. 99/2025/TT-BTC dated October 27, 2025, as well as other Circulars giving guidance on the implementation of accounting standards of the Ministry of Finance in the preparation and presentation of these combined financial statements.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Basis of preparation of financial statements

All the financial statements are prepared on the basis of accrued accounting (except for information related to cash flows).

Affiliated units organize their own accounting structures, dependent recording. The combined financial statements of the Company prepared on the basis of summarizing of financial statements of the affiliates. Revenue and balances among affiliates are eliminated when preparing these combined financial statements.

2. Foreign currency transactions

Exchange rate used to revalue the balance of monetary items in foreign currency at the end of accounting period is determined as rule as follows: regarding foreign currencies deposits in bank: buying rate of foreign currencies of bank where the Company opened foreign currencies account

3. Cash and cash equivalents

Cash includes cash on hand and demand deposits in bank. Cash equivalents include short-term investments of which the due dates cannot exceed 3 months from the dates of investment and the convertibility into cash is easy, and which do not have risks in the conversion into cash as of the reporting date.

4. Financial Investments

Trading securities

Investments are classified as trading securities when held for the purpose of buying and selling for profit.

Trading securities are recorded in accounting books at cost. The original cost of trading securities is determined according to the fair value of payments at the time the transaction occurs plus costs related to the transaction of purchasing trading securities.

The time to record trading securities is the time the Company has ownership, specifically as follows:

For listed securities: recorded at the time of order matching (T+0).

For unlisted securities: recorded at the time of official ownership according to the provisions of law.

Interest, dividends and profits of periods before trading securities are purchased are accounted for as a decrease in the value of those trading securities. Interest, dividends and profits of periods after trading securities are purchased are recorded as revenue. Dividends received in shares are only tracked by the number of additional shares, the value of shares received is not recorded.

Provision for devaluation of trading securities is made for each type of security that is traded on the market and has a fair value lower than the original cost. The fair value of trading securities is determined as follows: For securities listed on the stock market: closing price on the most recent transaction date up to the end of the accounting period.

Increases and decreases in provisions for devaluation of trading securities that need to be appropriated at the end of the accounting period are recorded in financial expenses.

5. Accounts receivables

Accounts receivable are presented in accordance with book values less provisions for bad debts.

The classification of accounts receivable into receivables from customers and other receivables is done as follows:

- Accounts receivable from customers reflect commercial receivables generating from purchase- sale transactions between the Company and buyers which are independent units against the Company.
- Other accounts receivable reflect non-commercial or non-trading accounts receivable, unrelated to purchase-sale transactions.

Provision for bad debts is made for each bad debt after being offset with payable liabilities (if any). The appropriation rate is based on the overdue debt age of debts or the estimated loss. Details are as follows:

- As for overdue debts:
 - 30% of the value for debts overdue from over 6 months to under 1 year.
 - 50% of the value for debts overdue from 1 year to under 2 years.

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

- 70% of the value for debts overdue from 2 years to under 3 years.
- 100% of the value for debts overdue from 3 years and over.

- As for doubtful debts: provision is made basing on the estimated loss.

Increases, decreases of balance of provision for bad debts which need appropriating as of the balance sheet date are recorded into administrative overheads.

6. Inventories

Inventories are recorded in accordance with the lower value between the historical costs and the net realizable values.

Costs of inventories are determined as follows:

- For work-in-process: They comprise costs of main materials, labor and other directly related costs.

Ex warehouse prices are determined in accordance with the weighted average method and recorded in line with the perpetual recording method.

Net realizable values are the estimated selling prices of inventories in an ordinary course of business less the estimated expenses on product completion and other necessary expenses on product consumption.

Provision for devaluation of inventories is recognized when their historical costs are higher than their net realizable values. Increases, decreases in balances of provision for devaluation of inventories which need appropriating as of the balance sheet date are recognized into costs of goods sold.

7. Prepaid expenses

Prepaid expenses comprise actual expenses arising but relevant to financial performance in several accounting periods. Prepaid expenses of the Company include expenses for "VINACONEX" Trademark transferred use right from Vinaconex Construction and Import - Export Joint Stock Corporation, tools, instruments and other long-term prepaid expenses. These prepaid are allocated in the prepayment term or the term in which corresponding economic benefit derived from these expenses.

Brand expenses

The franchised Trademark is the "VINACONEX" Trademark received from Vinaconex Construction and Import - Export Joint Stock Corporation under a license contract signed between two parties with a period of 20 years.

On July 01, 2025, Vinaconex Investment and Tourism Development Joint Stock Company and Vietnam Construction and Import-Export Joint Stock Corporation signed an agreement to terminate the Trademark License Agreement.

Tools, instruments

Expenses for tools, instruments being put into use are allocated into expenses in accordance with the straight-line method for a period of not exceeding 36 months.

8. Tangible fixed assets

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include expenses of the Company to have these fixed assets as of the dates they are ready to be put into use. Other expenses incurred subsequent to the initial recognition are included in historical costs of fixed assets only if they certainly bring more economic benefits in the future thanks to the use of these assets. Those which do not meet the above conditions will be recorded into expenses during the year.

When a tangible fixed asset is sold or disposed, its historical and accumulated depreciation are written off, the any gain/loss arisen is posted into income or expenses during the year.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years of tangible fixed assets are as follows:

Fixed assets	<u>Years</u>
Buildings and structures	25 - 40
Machinery and equipment	7
Means of transportation and transmitters	8
Office equipment	3
Others	3

9. Intangible fixed assets

Intangible fixed assets are determined by their historical costs less accumulated depreciation.

Historical costs of intangible fixed assets include all the expenses of the Company to have these fixed assets as of the dates they are ready to be put into use. Costs related to intangible fixed assets, which are incurred after initial recognition, are recognized as operating costs in the period unless these costs are associated with a specific intangible fixed asset and increase economic benefits from these assets.

When an intangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain/loss arisen is posted into income or expenses during the year.

Intangible fixed asset of the Company comprises:

Computer software program

Expenses related to computer software, which is not an integrated part of the related hardware, are capitalized. Historical cost of computer software includes all the expenses paid until the date the software is put into use. Computer software is amortized in accordance with a straight-line method in 4 years.

Copyrights, patents

Historical cost of Author's copyrights, patents which purchased from third party comprises its purchase price, including non-refundable purchase taxes and registration charges. Author's copyrights, patents are amortized on a straight-line method in 3 years.

10. Construction in progress

Construction in progress expenses represent directly related expenses (including related interest expenses in accordance with the Company's accounting policies) to assets that are in construction progress, machinery and equipment being installed for purposes of production, rental and management as well as expenses related to fixed assets under repairing. These assets are recorded at historical cost and are not amortised.

11. Liabilities payable and accrued expenses

Liabilities payable and accrued expenses are recognized for the amount payable in the future related to goods and services already received. Accrued expenses are recognized based on reasonable estimates on the amount payable.

The classification of accounts payable into payables to suppliers, accrued expenses and other payables is represented as follows:

- Payables to suppliers reflect trade payables occurred from purchase-sale transaction of goods, services, assets and the suppliers are independent units against the Company.
- Accrued expenses reflect payables for goods and services already received from suppliers or provided to customers but for which the payment has not been made due to lack of invoices or accounting documents and payables for employees on leave pay, appropriated operating costs.
- Other payables reflect non-trade payables or payables unrelated to purchase-sale transactions, provision of goods and services.

Liabilities payable and accrued expenses are classified into short-term and long-term ones in the combined balance sheet based on the remaining terms as of the balance sheet date.

12. Owner's equity

Owner's contribution capital

Owner's contribution capital is recognized in line with the amount actually contributed by the shareholders.

Share premiums

Share premiums are recorded in accordance with the difference between issuance price and face value of shares in the first issuance, additional issuance or the difference between reissuance price and book value of treasury stocks and the equity component of convertible bonds upon maturity. Direct expenses related to the additional issuance of shares and reissuance of treasury stocks are recorded to decrease share premiums.

13. Profit distribution

Profit after corporate income tax is distributed to the shareholders after appropriation of funds in accordance with the Company's Charter as well as legal regulations and being approved by the General Meeting of Shareholders.

The profit distribution to the shareholders considers non-monetary items in retained profit after tax which can have impacts on cash flows and possibility of dividend payment such as

gains from revaluation of assets for capital contribution, revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recognized as liabilities payable upon the approval by the General Meeting of Shareholders.

14. Recognition of sales and income

Sales of real estate

Sales of real estate that invested by the Company shall be recognized when all of the following conditions are satisfied:

- Real estates are fully completed and handed over to buyers, and the Company transfers most of risks and benefits associated with the ownership of real estate to buyers.
- The Company no longer holds management right of real estates as the real estate owner or control right on real estates.
- Sales are determined reliably.
- The Company has received or will receive economic benefits from transaction of selling real estates.
- Costs related to the transaction of selling real estates can be determined.

Sales from real estate sold in form of land plots

Sales of real estate sold in form of land plots under irrevocable contracts shall be recognized when all of the following conditions are satisfied:

- The Company has transferred most of risks and benefits incidents to the ownership of the land use right to the buyer.
- The amount of sales can be measured reliably.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.
- The Company received or shall probably receive the economic benefits associated with the transaction.

Interests

Interests are recorded based on the term and the interest rates applied for each period.

15. Borrowing costs

Borrowing costs include loan interest and other costs directly related to borrowings.

Borrowing costs are recognized into expenses when arising. In case borrowing costs directly relate to construction investment or producing assets in progress which need a long time enough (over 12 months) to be put into use for intended purposes or to be sold, they are included in value of those assets. For a loan particularly serving construction of fixed assets, investment properties, loan interest is capitalized even though construction duration is less than 12 months. Income incurred from temporary investment in loans is recorded reduce to historical costs of related assets

In the event that general borrowings are partly used for the acquisition, construction or production of an asset in progress, the costs eligible for capitalization will be determined by applying the capitalization rate to average accumulated expenditure on construction or production of that asset. The capitalization rate is computed at the weighted average interest rate of the borrowings not yet paid during the period, except for particular borrowings serving the purpose of obtaining a specific asset.

16. Costs

Costs are amounts reducing economic benefits, recorded at the time the transaction arises or shall be likely to arise in the future regardless of spending money or not.

Costs and revenues set up by it must be recognized simultaneously on the principle of conformity. In case, conformity principle may conflict with precautionary principle in accounting, costs are recognized based on the nature and regulations of accounting standards to reflect transactions honestly and reasonably.

17. Tax

Corporate income tax only includes current income tax which is the tax amount computed based on the taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures as well as those of non-taxable or non-deductible income and expenses, losses transferred.

The determination of corporate tax payable of the Company is based on the prevailing regulations on taxes. However, these regulations change for each period and regulations on taxes for various transactions can be explained in various ways. Therefore, the tax amount could change when being examined by the Tax Office.

The Company has declared and paid these taxes in line with the prevailing regulations.

18. Related parties

A party is considered a related party in case one party is able to control the other or to cause considerable effects on the financial decisions as well as the operations of the other. A party is also considered a related party in case of together being controlled or affected significantly.

In the consideration of relations among related parties, the nature of relations is paid more attention than the legal form.

19. Segment reporting

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

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

Segment information is prepared and presented in line with the accounting policies applied for preparation and presentation of the combined financial statements of the Company.

ITC INVESTMENT AND TOURISM DEVELOPMENT JSC.,

Floor 12, Vinaconex Tower, No. 34 Lang Ha Street, Lang Ward, Ha Noi City

Combined Financial Statement

Operating period:

Q2/2026

NOTES TO FINANCIAL STATEMENT (Cont.)

FORM B09-DN

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE STATEMENT OF FINANCIAL POSITION

	Unit: VND	
	30/06/2026	01/01/2026
1 - Cash and cash equivalents	25.462.934.963	5.677.407.780
- Cash on hand	5.104.086	5.104.086
- Cash in banks	25.457.830.877	5.672.303.694
<i>Cash equivalents</i>	-	-
Total	25.462.934.963	5.677.407.780
	Unit: VND	
	30/06/2026	01/01/2026
2 - Other short-term receivable	75.925.912.393	75.974.523.647
- Other short-term receivables	75.925.912.393	75.974.523.647
Cộng	75.925.912.393	75.974.523.647
	Unit: VND	
	30/06/2026	01/01/2026
3 - Accrued expenses	46.541.493.711	43.860.009.328
<i>a) Short-term</i>		
- Accrued expenses for interest	41.473.423.702	39.549.667.428
- Other accrued expenses detailed for suppliers as follows:	5.068.070.009	4.310.341.900
<i>Consulting Center for Investment and Transportation Infrastructure Development</i>	781.148.161	781.148.161
<i>Others</i>	4.286.921.848	3.529.193.739
<i>b) Long-term expenses</i>	-	-
- Accrued expenses for interest	-	-
Total	46.541.493.711	43.860.009.328
	Unit: VND	
	30/06/2026	01/01/2026
4 - Other short-term payable		
<i>a) Short-term</i>		
- Trade Union's expenditure	2.885.414	-
- Health insurance	18.278.544	18.278.544
- Unemployment insurance	-	-
- Others	1.692.955.689.006	1.648.101.060.766
<i>Dividends payable</i>	180.282.000	180.282.000
<i>Customers depositing to be received transfer project properties</i>	644.298.013.998	644.298.013.998
<i>Custommers contributed capital for purchasing properties in B2-B3 Zone of Cai Gia, Cat Ba Tourism Urban Area Project</i>	57.112.225.546	60.051.472.186
<i>Custommers contributed capital for purchasing properties and building in BT4 Villa Zone of Cai Gia, Cat Ba Tourism Urban Area Project</i>	-	1.255.198.784
<i>Custommers contributed for purchasing properties in A3 Duplex Villa Zone of Cai Gia, Cat Ba Tourism Urban Area Project</i>	28.779.513.125	39.229.128.675
<i>Vinaconex Construction and Import-Export Joint Stock Corporation (VINACONEX)</i>	958.636.596.757	899.265.916.828
<i>Others</i>	3.949.057.580	3.821.048.295
- Credit balance account 1388	379.558.909	379.558.909
Total	1.693.356.411.873	1.648.498.898.219

NOTES TO FINANCIAL STATEMENT (Cont.)

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE STATEMENT OF FINANCIAL POSITION (Cont.)

Unit: VND

5- Financial investments	Ending balance			Beginning Balance		
	Historical cost	Fair value	Provision	Historical cost	Fair value	Provision
a) Trading securities	266.061.423	39.844.100	227.120.603	266.061.423	40.133.600	227.152.403
CTN	1.828.825	33.000	1.795.825	1.828.825	30.000	1.798.825
HPG	229.131	1.165.000	-	229.131	1.320.000	-
ITA	260.698.152	36.432.000	224.266.152	260.698.152	36.432.000	224.266.152
KDC	325.927	350.000	-	325.927	364.000	-
SDT	1.284.226	206.400	1.058.626	1.284.226	196.800	1.087.426
VTV	1.695.162	1.657.700	-	1.695.162	1.790.800	-
+	-	-	-	-	-	-

Unit: VND

6. Bad debts	Ending balance			Beginning Balance		
	Principal value	Revocable value	Debtor	Principal value	Revocable value	Debtor
+ Anh Consulting JSC.,	1.125.000.000	-	1.125.000.000	1.125.000.000	-	1.125.000.000
+	-	-	-	-	-	-

Unit: VND

7- Inventories	Ending balance		Beginning Balance	
	Historical cost	Provision	Historical cost	Provision
- Tools and instruments				
- Work-in-progress expenses	1.785.828.020.152	-	1.737.766.608.038	-
- Goods in bonded warehouse	-	-	-	-
Total	1.785.828.020.152	-	1.737.766.608.038	-

Unit: VND

8- Long-term assets in progress	Ending balance		Beginning Balance	
	Historical cost	Revocable value	Historical cost	Revocable value
a) Work-in-progress expenses				
- Cai Gia, Cat Ba Tourism Urban Area Project		-		
- Other				
Total	-	-	-	-
b) Capital construction in progress	Historical cost	Revocable value	Historical cost	Revocable value
- Cai Gia, Cat Ba Tourism Urban Area Project	3.471.178.085.568	3.471.178.085.568	3.399.385.123.596	3.399.385.123.596
- Other	1.320.000	1.320.000	1.320.000	1.320.000
-		-	-	
Total	3.471.179.405.568	3.471.179.405.568	3.399.386.443.596	3.399.386.443.596

Unit: VND

9- Borrowings and finance lease liabilities	Ending balance		Movements during the period		Beginning Balance	
	Carrying amount	Amount within payment capacity	Increase	Decrease	Carrying amount	Amount within payment capacity
a) Short-term borrowings						
- Borrowings from banks and credit organisations	-	-	-	-	-	-
- Borrowings from Organisations	-	-	-	-	-	-
- Borrowings from individuals	-	-	-	-	-	-
- Short-term debts due	-	-	-	-	-	-
+ Banks and credit organisations	457.893.647.700	457.893.647.700	228.946.823.849	228.946.823.851	457.893.647.702	457.893.647.702
+ Organisation	442.640.235.410	442.640.235.410	373.594.807.953	24.200.000.000	93.245.427.457	93.245.427.457
+ Short-term due debts						
+ Individual	-	-	-	-	-	-
Total	900.533.883.110	900.533.883.110	602.541.631.802	253.146.823.851	551.139.075.159	551.139.075.159
b) Long-term borrowings						
+ Banks and credit organisations	1.330.457.849.776	1.330.457.849.776	130.215.406.465	228.946.823.849	1.429.189.267.160	1.429.189.267.160
+ Organisation	-	-	-	-	-	-
+ Individual	-	-	-	-	-	-
Total	1.330.457.849.776	1.330.457.849.776	130.215.406.465	228.946.823.849	1.429.189.267.160	1.429.189.267.160
Total = (a) + (b)	2.230.991.732.886	2.230.991.732.886	732.757.038.267	482.093.647.700	1.980.328.342.319	1.980.328.342.319

NOTES TO FINANCIAL STATEMENT (Cont.)

FORM B09-DN

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE STATEMENT OF FINANCIAL POSITION (Cont.)

10 - Trade receivables (Code 131)

Unit: VND

Receivable from entities	Ending Balance		Beginning balance
	Revaluation	Principal Value	Book value
a) Short-term	1.852.709.959	1.852.709.959	2.026.003.881
a1) Receivable from customers	1.852.709.959	1.852.709.959	2.026.003.881
- Waterway Construction JSC.,- Vinawaco	690.609.974	690.609.974	690.609.974
- Other receivable	742.213.122	742.213.122	915.507.044
- Receivable from Hai Phong Branch	21.115.000	21.115.000	21.115.000
- Receivable from Holiday View Hotel Branch	199.461.300	199.461.300	199.461.300
-Receivable from customers purchasing BT4 Villas	199.310.563	199.310.563	199.310.563
a2) Other receivables			
b) Long-term			
Total	1.852.709.959	1.852.709.959	2.026.003.881

11 - Other receivables (Code 215)

Unit: VND

Receivable from entities	Ending Balance		Beginning balance
	Revaluation	Principal Value	Book value
a) Short-term			
b) Long - term	168.396.115	168.396.115	1.221.935.059
b1) Receivable from customers			
b2) Receivable from related party:	168.396.115	168.396.115	1.221.935.059
Vinaconex Investment One Member Company Limited (Deposits for office rental)	-	-	971.460.289
Vinaconex Construction and Import-Export Joint Stock Corporation (VINACONEX) (Deposits for office rental)	168.396.115	168.396.115	250.474.770
Total	168.396.115	168.396.115	1.221.935.059

12 - Prepayments to suppliers (Code 132)

Unit: VND

Prepaymentts to suppliers	Ending balance	Beginning balance
a) Short-term	21.207.501.234	11.505.335.717
Vietnam G&P Construction JSC.,	185.700.018	185.700.018
VietNam Investment Consulting and Construction Designing JSC., (CDC)	-	2.125.500.000
VietNam Consulting Construction Joint Stock Corporation (JSC)	-	1.185.000.000
VietNam Consulting Investment Construction and Trading Development Joint Stock Company	2.669.572.927	2.669.572.927
MIK Group	12.453.600.000	
Others	5.898.628.289	5.339.562.772
a1) Prepayments to related party	-	-
b) Long-term	-	-
b1) Prepayments to related party	-	-
Total	21.207.501.234	11.505.335.717

13 - Payable to suppliers

Unit: VND

<i>Payable to entities</i>	<i>Ending balance</i>	<i>Beginning balance</i>
a) Short-term		
a1) Payables to suppliers	134.711.753.076	250.490.191.264
Vinaconex Construction and Import-Export Joint Stock Corporation (VINACONEX)	97.557.962.978	214.852.092.674
Vinaconex Construction One Member Company Limited	17.003.623.240	14.218.984.783
Vinaconex Trading Developmet Joint Stock Company	-	4.699.895
Vinaconex Infrastructure Developmet and Construction Investment JSC.,	4.640.451.998	4.640.451.998
Construction and Infrastructure Building Development JSC.,	3.376.759.742	3.376.759.742
Enterprise 19, Branch - 319 Company Limited	1.657.611.163	1.657.611.163
Waterway Construction JSC.,- Vinawaco	1.370.729.870	1.370.729.870
Construction Traffic 1 JSC.,	3.697.905.481	3.697.905.481
Other entities	5.273.267.059	6.537.514.113
Payable to Hai Phong Branch's suppliers	133.441.545	133.441.545
a2) Overdue debts		
-		
a3) Payables to related party	-	-
Total	134.711.753.076	250.490.191.264

14 - Prepayments from customers (Code 312)

Unit: VND

<i>Prepayment from entity</i>	<i>Ending balance</i>	<i>Beginning balance</i>
a) Short-term		
- Customers made payments - BT4 Area	2.937.881.953	2.937.881.953
- Customer payments under the House Sale and Purchase Agreement according to the payment schedule – A3 Area.	21.927.266.360	
- Customer payments under the House Sale and Purchase Agreement according to the payment schedule – B3 Area.	10.693.790.966	
- Others	-	-
Total	35.558.939.279	2.937.881.953
b) Long-term		
Total		

NOTES TO FINANCIAL STATEMENT (Cont.)

FORM B09-DN

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE STATEMENT OF FINANCIAL POSITION (Cont.)

15 - Increase or decrease in tangible fixed assets

Unit: VND

Item	Buildings and structures	Machinery or equipment	Means of transportation and transmitters	Other tangible fixed assets	Total
Historical cost					
Opening balance	32.345.017.445	297.099.091	864.483.460	477.992.188	33.984.592.184
Purchase during the period	-	-	350.000.000	-	350.000.000
Finished capital investment	-	-	-	-	-
Other increases	-	-	-	-	-
Conversion into investment properties	-	-	-	-	-
Liquidation or transfer	-	-	-	-	-
Other decreases	-	-	-	-	-
Closing balance of the Quarter II/2026	32.345.017.445	297.099.091	1.214.483.460	477.992.188	34.334.592.184
Accumulated depreciation					
Opening balance	4.528.302.447	297.099.091	864.483.460	477.992.188	6.167.877.186
Depreciation during the period	649.979.054	-	-	-	649.979.054
Other increases	-	-	-	-	-
Conversion into investment properties	-	-	-	-	-
Liquidation or transfer	-	-	-	-	-
Other decreases	-	-	-	-	-
Closing balance of the Quarter II/2026	5.178.281.501	297.099.091	864.483.460	477.992.188	6.817.856.240
Residual value					
At the beginning of the period	27.816.714.998	-	-	-	27.816.714.998
At the end of the period	27.166.735.944	-	350.000.000	-	27.516.735.944

- Closing residual value of tangible fixed assets put up as collateral for loans:
- Historical cost of fully depreciated fixed assets at the end of the period but being still in use:

2.859.277.654

- Historical cost of fixed assets at the end of the period awaiting liquidation:
- Future contracts of purchase or sale of value tangible fixed assets::
- Other changes in tangible assets:

NOTES TO FINANCIAL STATEMENT (Cont.)

FORM B09-DN

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE STATEMENT OF FINANCIAL POSITION (Cont.)

16- Increase or decrease in intangible fixed assets

Unit: VND

Item	Land use rights	Copyrights	Patents and inventions	Other intangible fixed assets	Total
Historical cost					
Opening balance	-	-	42.530.450	306.472.400	349.002.850
Purchase during the period	-	-	-	-	-
Acquisition from internal enterprise	-	-	-	-	-
Increase due to business combination	-	-	-	-	-
Other increases	-	-	-	-	-
Liquidation or transfer	-	-	-	-	-
Other decreases	-	-	-	-	-
Closing balance of the Quarter II/2026	-	-	42.530.450	306.472.400	349.002.850
Accumulated depreciation					
Opening balance	-	-	42.530.450	306.472.400	349.002.850
Depreciation during the period	-	-	-	-	-
Other increases	-	-	-	-	-
Liquidation or transfer	-	-	-	-	-
Other decreases	-	-	-	-	-
Closing balance of the Quarter II/2026	-	-	42.530.450	306.472.400	349.002.850
Residual value					
At the beginning of the period	-	-	-	-	-
At the end of the period	-	-	-	-	-

NOTES TO FINANCIAL STATEMENT (Cont.)

FORM B09-DN

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE STATEMENT OF FINANCIAL POSITION (Cont.)

Unit: VND

<i>17 - Short-term prepaid expenses</i>	Beginning balance	Increasing during the period	Allocating into operating expenses of the period	Other allocating	Ending balance
- Expenses for tools, instruments	-	-	-	-	-
- Others	16.544.458	-	-	-	16.544.458
Total	16.544.458	-	-	-	16.544.458

Unit: VND

<i>18 - Long-term prepaid expenses</i>	Beginning balance	Increasing during the period	Transferring into operating expenses of the period	Other Transferring	Ending balance
- Expenses for implementing stage which don't	-	-	-	-	-
- Expenses for tools, instruments	-	-	-	-	-
- Borrowing interest expenses	-	-	-	-	-
- Other items	370.279.268	-	15.693.715	-	354.585.553
Total	370.279.268	-	15.693.715	-	354.585.553

Unit: VND

<i>19 - Taxes and other payables to the State</i>	Beginning balance	Payable during the period	Paid amount during the period	Ending balance
a) Payable				
- Personal income tax	335.890.526	87.853.328	82.219.630	341.524.224
- Natural resource tax	647.076	-	-	647.076
- Others	677.546	-	-	677.546
Total	337.215.148	87.853.328	82.219.630	342.848.846
b) Receivable				
- Value added tax	163.723.261.876	3.357.061.450	667.918.909	161.034.119.335
- VAT overpaid	1.648.805.862	-	-	1.648.805.862
- Corporate income tax	6.907.497.591	-	-	6.907.497.591
Total	172.282.465.329	3.357.061.450	667.918.909	169.593.322.788

NOTES TO FINANCIAL STATEMENT OF FINANCIAL POSITION (Cont.)

FORM B09-DN

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE STATEMENT OF FINANCIAL POSITION (Cont.)

20- Owner's equity

a- Comparison table of owner's equity fluctuations

Unit: VND

Items	Owner's contributed capital	Capital surplus	Owner's other capital	Treasury stocks	Differences upon asset revaluation	Foreign exchange rate differences	Business Promotion fund	Business reorganization support fund	Other equity funds	Undistributed profit after tax	Capital sources for construction	Total
Opening balance of the previous year	2.100.000.000.000	6.327.375.763	-	-	-	-	11.364.981.195	-	4.842.625.777	(539.811.095.733)	-	1.582.723.887.002
- Increase in capital in the previous year	-	-	-	-	-	-	-	-	-	-	-	-
- Profit/losses in the previous year	-	0	-	-	-	-	-	-	-	(77.448.434.356)	-	(77.448.434.356)
- Other increase	-	-	-	-	-	-	-	-	-	-	-	-
- Decrease in capital in the previous year	-	-	-	-	-	-	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-	-	-	-	-	-	-
Opening balance of the current year	2.100.000.000.000	6.327.375.763	-	-	-	-	11.364.981.195	-	4.842.625.777	(617.259.530.089)	-	1.505.275.452.646
- Increase in capital in the period	-	-	-	-	-	-	-	-	-	-	-	-
- Profit/losses in the period	-	0	-	-	-	-	-	-	-	(69.720.944.781)	-	(69.720.944.781)
- Other increase	0	-	-	-	-	-	-	-	-	-	-	-
- Decrease in capital in the period	-	-	-	-	-	-	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-	-	-	-	-	-	-
Closing balance of Quarter II/2026	2.100.000.000.000	6.327.375.763	-	-	-	-	11.364.981.195	-	4.842.625.777	(686.980.474.870)	-	1.435.554.507.865

ITC INVESTMENT AND TOURISM DEVELOPMENT JSC.,

Floor 12, Vinaconex Tower, No. 34 Lang Ha Street, Lang Ward, Ha Noi City

Combined Financial Statement

Operating period:

Q2/2026

NOTES TO FINANCIAL STATEMENT (Cont.)

FORM B09-DN

*These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement***V. ADDITIONAL INFORMATION ON THE ITEMS OF THE STATEMENT OF FINANCIAL POSITION (Cont.)**

	<i>Unit: VND</i>	
	30/06/2026	01/01/2026
b- Owner's contributed capital in details:		
- Contributed capital of other entities	2.100.000.000.000	2.100.000.000.000
Total	2.100.000.000.000	2.100.000.000.000
The percent rate of contributed capital of VINACONEX		
- Actually contributed capital	0,00%	0,00%
- According to Business Registration Certificate	0,00%	0,00%
* Amount convertible bonds to shares in the period:	-	-
* Number of treasury stocks:	-	-
c- Capital transactions with owners and distribution of dividends or profits		
- Owner's invested equity	<i>Từ ngày 01/01/2026 đến 30/06/2026</i>	<i>Từ ngày 01/01/2025 đến 30/06/2025</i>
+ Opening capital	2.100.000.000.000	2.100.000.000.000
+ Increase in capital during the period	-	-
+ Decrease in capital during the period	-	-
+ Closing capital	2.100.000.000.000	2.100.000.000.000
- Dividends	-	-
- Dividends paid by cash	-	-
đ- Shares	<i>Từ ngày 01/01/2026 đến 30/06/2026</i>	<i>Từ ngày 01/01/2025 đến 30/06/2025</i>
- Number of shares registered for issuance	210.000.000	210.000.000
- Number of shares sold to public market	210.000.000	210.000.000
+ Common shares	210.000.000	210.000.000
+ Preference shares	-	-
- Number of shares repurchased	-	-
+ Common shares	-	-
+ Preference shares	-	-
- Number of shares outstanding	210.000.000	210.000.000
+ Common shares	-	-
+ Preference shares	-	-
* <i>Par value of shares outstanding:</i>	10,000 VND per share	10,000 vnd per share
e- Funds of enterprise:		
- Development investment funds	% Profit	
- Fund for support of arrangement of enterprises	% Profit	
- Other funds	% Profit	
* <i>Purpose of appropriation and use of enterprises funds</i>		

NOTES TO FINANCIAL STATEMENT (Cont.)

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE PROFIT AND LOSS STATEMENT

Unit: VND

1 - Gross revenue

From 01/01/2026 to
30/06/2026From 01/01/2025 to
30/06/2025

- Revenue from construction contracts

-

-

- Revenue from trading real estate

-

3.158.373.876

Cộng

-

3.158.373.876

Unit: VND

2- Cost of goods sold

From 01/01/2026 to
30/06/2026From 01/01/2025 to
30/06/2025

- Cost of construction contracts

-

-

- Cost of trading real estate

-

2.703.419.030

Total

-

2.703.419.030

Unit: VND

3 - Financial income

From 01/01/2026 to
30/06/2026From 01/01/2025 to
30/06/2025

- Interest of deposits or loans

7.130.262

3.658.647

- Accrued interest

-

-

- Dividends or distributed profits

-

-

- Gain from selling securities

-

-

- Interest of exchange rate differences

-

-

Total

7.130.262

3.658.647

Unit: VND

4 - Financial expenses

From 01/01/2026 to
30/06/2026From 01/01/2025 to
30/06/2025

- Loan interest expenses

-

-

- Allowances for short-term financial investments

(31.800)

85.800

- Losses of exchange rate differences revaluated at the end of the period

-

-

- Other financial expenses

59.370.679.929

-

Total

59.370.648.129

85.800

Unit: VND

5 - General and administration expenses

From 01/01/2026 to
30/06/2026From 01/01/2025 to
30/06/2025

- Expenses for staff

1.400.995.416

5.668.033.871

- Expenses for materials

-

-

- Expenses for office stationery

5.527.481

35.198.737

- Depreciation of fixed assets

3.078.704

6.698.334

- Taxes, fee and duties

-

3.000.000

- Allocation of business advantage and trademark value

-

1.500.000.000

- Outside services

1.040.065.690

2.053.408.581

- Other expenses in cash

6.478.552.843

2.270.352.163

Total

8.928.220.134

11.536.691.686

NOTES TO FINANCIAL STATEMENT (Cont.)

These notes form an integral part of and should be read in conjunction with the accompanying combined financial statement

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE PROFIT AND LOSS STATEMENT

Unit: VND

6 - Operation expenses per element

From 01/01/2026 to
30/06/2026From 01/01/2025 to
30/06/2025

- Expenses for materials and supplies	-	-
- Labor costs	1.400.995.416	5.668.033.871
- Depreciation of fixed assets	3.078.704	6.698.334
- Outside services	1.040.065.690	2.053.408.581
- Others	6.484.080.324	3.808.550.900
Total	8.928.220.134	11.536.691.686

Unit: VND

7 - Other income

From 01/01/2026 to
30/06/2026From 01/01/2025 to
30/06/2025

- Income from contractual penalties	-	479.429.315
- Gain on liquidation and disposal of fixed assets	-	-
- Collected fines from late payment customers	-	-
Total	-	479.429.315

Unit: VND

8 - Other expenses

From 01/01/2026 to
30/06/2026From 01/01/2025 to
30/06/2025

- Residual value of fixed assets liquidation and disposal	-	-
- Administrative penalty; Tax fined	11.288.214	7.012.742
Repair costs for the BT4 area due to the impact of Typhoon No. 3 in 2024.	1.417.918.566	-
Total	1.429.206.780	7.012.742

Unit: VND

9 - Bonus and welfare funds

Current year

Previous year

Beginning Balance	716.118.467	716.118.467
- Appropriation during the year	-	-
- Disbursement during the year	-	-
Ending balance	716.118.467	716.118.467

10 - Deferred income tax

Current year

Previous year

(a) Deferred corporate income tax assets and deferred corporate income tax payable recorded

- Fixed assets	-	-
- Capital construction in progress	-	-
- Unearned revenue	19.015.385	19.015.385
- Accrued expenses and allowances	-	-
Total deferred income tax	19.015.385	19.015.385

NOTES TO FINANCIAL STATEMENT (Cont.)

VII. OTHER INFORMATION

1. Transactions and balances with related parties

Related parties of the Company include: the key managers and their related individuals

1a. Transactions and balances with the key managers and their related individuals

The key managers include: the members of the Board of Management and The Management Board. Related Individuals with the key managers are their relatives.

Transactions and balances with the key managers and their related individuals

The Company has not had any transactions of selling goods and providing services as well as other transactions with the key managers and their related individuals.

Liabilities with the key managers and their related individuals

The Company has not had any debts with the key managers and their related individuals.

1b. Transactions and balances with other related parties

Othes related parties of the Company include:

Other related parties**Relationship**

Ha Noi Anpha real estate transactions Company Limited

Major shareholder (From July 3, 2025)

Imperia An Phu Company Limited

Major shareholder (From July 9, 2025)

Silver Field International Business Company Limited

Major shareholder (From July 17, 2025)

Phu Quoc Eastern Zone Company Limited

Major shareholder (From August 3, 2025)

Transactions with other related parties

The Company had transactions with other related parties as follows:

	Current year	Previous
Phu Quoc Eastern Zone Company Limited	24.974.630.136	24.381.890.410
Borrowings	-	24.200.000.000
Loan interest payable (from 01/01/2026 to 28/06/2026)	592.739.726	181.890.410
Repayment of loan principal and loan interest: From June 5, 2026 to June 28, 2026, the entire loan principal and loan interest were repaid.	24.974.630.136	
Outstanding loan principal and loan interest as of June 29, 2026.	-	

Liabilities with the other related parties

2. Segment information

The Company only operates in one major operating field which is trading real estate and in Vietnamese territory. Therefore, the Company does not present the segment report.

Prepared on... 20 July, 2026

Prepared by

Chief account

General Director

Pham Thi Thu Huong

Nguyễn Thị Hiền



Vu Nguyen Vu