



TRACODI

Số/No: 27/2026/CBTT-TCD

Tp. Hồ Chí Minh, ngày 30 tháng 7 năm 2026
Ho Chi Minh City, July 30, 2026

**CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS**

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

Thực hiện quy định tại khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, CTCP Tập đoàn Xây dựng Tracodi thực hiện công bố thông tin báo cáo tài chính (BCTC) Riêng lẻ và Hợp nhất Quý 2 năm 2026 với Sở Giao dịch Chứng khoán Hà Nội như sau:

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Tracodi Construction Holdings Joint Stock Company shall disclose its Consolidated and Separate financial statements for the Second Quarter of 2026 to the Hanoi Stock Exchange as follows:

1. Tên tổ chức/Name of organization: Công ty cổ phần Tập đoàn Xây dựng Tracodi/ Tracodi Construction Holdings Joint Stock Company

- Mã chứng khoán/Mã thành viên/ Stock code/ Broker code: TCD

- Địa chỉ/Address: 89 Cách Mạng Tháng Tám, P. Bến Thành, TP. HCM/ 89 Cach Mang Thang Tam, Ben Thanh Ward, Ho Chi Minh City

- Điện thoại liên hệ/Tel.: (84 28) 38330315 Fax: (84 28) 8330317

- E-mail: lr@tracodi.com.vn

2. Nội dung thông tin công bố/Contents of disclosure:

- Báo cáo tài chính Riêng lẻ và Hợp nhất Quý 2 năm 2026/ Separate and Consolidated Financial Statements for the Second Quarter of 2026.

- Các trường hợp thuộc diện phải giải trình nguyên nhân/Cases that require explanation:



+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC/ *The audit organization has issued an opinion that is not an unqualified opinion regarding the financial statements:*

☐ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/ *Explanation document (if applicable):*

☐ Có/ Yes

☐ Không/ No

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

☐ Có /Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/ *Explanation document (if applicable):*

☐ Có/Yes

☐ Không/No

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

☒ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/ *Explanation document (if applicable):*

☒ Có /Yes

☐ Không/No

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

☒ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/ *Explanation document (if applicable):*

☒ Có/Yes

☐ Không/No

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 30/07/2026 tại đường dẫn <https://www.tracodi.com.vn/quan-he-nha-dau-tu/cong-bo-thong-tin/2026> *This information was published on the company's website on 30/07/2026 (date), as in the link https://www.tracodi.com.vn/quan-he-nha-dau-tu/cong-bo-thong-tin/2026*

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/ *We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

Tài liệu liên quan đến nội dung thông tin công
bố/ *Documents on disclosed information.*

Báo cáo tài chính Riêng lẻ và Hợp nhất quý 2
năm 2026

*Separate and Consolidated Financial Statements
for Q2 2026*

Công văn 42/2026/CV-TCD ngày 30/07/2026
*Official Letter No. 42/2026/CV-TCD dated July
30, 2026*

NGƯỜI ĐẠI DIỆN THEO PHÁP LUẬT/
LEGAL REPRESENTATIVE
TỔNG GIÁM ĐỐC
CHIEF EXECUTIVE OFFICER



LÊ HUỖN THƯƠNG MINH
LE HUYNH THUONG MINH



**TRACODI CONSTRUCTION HOLDINGS
JOINT STOCK COMPANY**

Financial Statements

For the second quarter of 2026

TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City
FINANCIAL STATEMENTS

Overview Financial Report

As of June 30, 2026

Unit: VND

ITEMS	Code	Note	30/06/2026	01/01/2026
A - CURRENT ASSETS	100		4.352.034.493.437	5.642.060.101.907
I. Cash and cash equivalents	110	V.1	3.606.118.356	31.803.055.363
1. Cash	111		3.606.118.356	31.803.055.363
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		100.451.655.840	100.451.655.840
1. Trading securities	121	V.2a	451.655.840	451.655.840
2. Provision for decline in trading securities	122	V.2a	-	-
3. Short-term hold-to-maturity investment	123	V.2b	100.000.000.000	100.000.000.000
4. Short-term held-to-maturity investment provisions	124	V.2b	-	-
5. Other short-term investments	125	V.2b	-	-
6. Provision for losses on other short-term investments	126	V.2b	-	-
III. Short-term receivables	130		3.564.864.430.111	4.829.112.223.284
1. Short-term trade receivables	131	V.3a	619.787.479.837	622.347.855.203
2. Short-term advances to suppliers	132	V.4a	2.918.108.793.980	3.413.835.701.001
3. Short-term intra-company receivables	133	V.5a	-	-
4. completion method	134	V.6	-	-
5. Other short-term receivables	135	V.7a	977.151.539.826	1.743.612.050.612
6. Allowance for short-term doubtful debts	136	V.8	(950.183.383.532)	(950.683.383.532)
7. Shortage of assets awaiting resolution	137	V.9	-	-
IV. Investment property	140		660.199.909.523	658.216.541.833
1. Inventories	141	V.10	660.199.909.523	658.216.541.833
2. Allowance for devaluation of inventories	142	V.10	-	-
V. Short-term biological assets	150		-	-
1. Livestock kept for short-term product harvest	151	V.11a	-	-
2. Crops grown by season or for a one-time short-term harvest	152	V.11a	-	-
3. Short-term biological asset loss provision	153	V.11a	-	-
VI. Other current assets	160		22.912.379.607	22.476.625.587
1. Short-term prepaid expenses	161	V.12a	-	-
2. Deductible VAT	162		21.807.635.071	21.371.881.051
3. Taxes and other receivables from the State	163	V.27	1.104.744.536	1.104.744.536
4. Trading Government bonds	164	V.13	-	-
5. Other current assets	165	V.14a	-	-

TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City
FINANCIAL STATEMENTS

Overview Financial Report (cont)

ITEMS	Code	Note	30/06/2026	01/01/2026
B - NON-CURRENT ASSETS	200		1.549.354.030.444	1.549.441.252.354
I. Long-term receivables	210		234.180.255.494	234.180.255.494
1. Long-term trade receivables	211	V.3b	3.680.255.494	3.680.255.494
2. Long-term advances to suppliers	212	V.4b	-	-
3. Working capital in affiliates	213	V.15	-	-
4. Long-term intra-company receivables	214	V.5b	-	-
5. Other long-term receivables	215	V.7b	420.330.000.000	420.330.000.000
6. Allowance for long-term doubtful debts	216	V.8	(189.830.000.000)	(189.830.000.000)
II. Fixed assets	220		232.591.737	319.813.647
1. Tangible fixed assets	221	V.16	232.591.737	319.813.647
- Historical cost	222		21.368.217.925	21.515.037.329
- Accumulated depreciation	223		(21.135.626.188)	(21.195.223.682)
2. Financial leased assets	224	V.17	-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.18	-	-
- Initial cost	228		359.249.000	359.249.000
- Accumulated amortization	229		(359.249.000)	(359.249.000)
III. Long-term biological assets	230		-	-
1. Livestock that produce products regularly	231		-	-
a) Livestock giving periodic products that haven't reached maturity yet	232	V.11b	-	-
b) Livestock raised for periodic products until they reach maturity	233	V.11c	-	-
- Historical cost	234		-	-
- Accumulated depreciation	235		-	-
2. Livestock raised for one-time long-term products	236	V.11b	-	-
3. Seasonal crops or long-term one-time harvest crops	237	V.11b	-	-
4. Provision for long-term biological asset losses	238	V.11b	-	-
IV. Investment property	240	V.19	-	-
- Historical costs	241		-	-
- Accumulated depreciation	242		-	-
V. Non-current assets in process	250		-	-
1. Long-term work in process	251	V.20	-	-
2. Construction in progress	252	V.21	-	-
VI. Long-term financial investments	260		1.314.811.194.782	1.314.811.194.782
1. Investments in subsidiaries	261	V.2c	364.014.748.091	364.014.748.091
2. Investments in joint ventures and associates	262	V.2c	1.521.955.000.000	1.521.955.000.000
3. Equity investments in other entities	263	V.2c	19.751.250.000	19.751.250.000
4. Provisions for impairment of long-term financial investments	264	V.2c	(590.909.803.309)	(590.909.803.309)
5. Long-term buy-and-hold investment until maturity	265	V.2b	-	-
6. Long-term held-to-maturity investment provision	266	V.2b	-	-
VII. Other non-current assets	270		129.988.431	129.988.431
1. Long-term prepaid expenses	271	V.12b	129.988.431	129.988.431
2. Deferred income tax assets	272	V.22	-	-
3. Long-term components and spare parts	273	V.23	-	-
4. Other non-current assets	274	V.14b	-	-
TOTAL ASSETS	280		5.901.388.523.881	7.191.501.354.261

TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City

FINANCIAL STATEMENTS**Overview Financial Report (cont)**

ITEMS	Code	Note	30/06/2026	01/01/2026
C - LIABILITIES	300		4.032.971.366.904	5.313.899.034.843
I. Current liabilities	310		2.936.087.483.571	4.217.015.151.510
1. Short-term trade payables	311	V.24a, c	653.072.635.606	656.468.985.136
2. Short-term advances from customers	312	V.25a	1.166.849.960.371	2.450.791.995.032
3. Have to pay dividends, profits	313	V.26		-
4. Taxes and amounts payable to the State Budget	314	V.27	1.169.581.962	1.137.275.355
5. Payables to employees	315	V.28a	1.507.528.371	1.592.083.267
6. Short-term accrued expenses	316	V.29a	134.876.440.351	101.611.393.971
7. Short-term intra-company payables	317	V.30a	-	-
8. completion method	318	V.31	-	-
9. Short-term unearned revenue	319	V.32a, c	-	-
10. Other short-term payables	320	V.33a, c	577.513.496.311	589.315.578.150
11. Short-term borrowings and financial lease liabilities	321	V.34a, c	401.097.840.599	416.097.840.599
12. Provisions for short-term payables	322	V.35a	-	-
13. Bonus and welfare fund	323	V.36	-	-
14. Price stabilization fund	324	V.37	-	-
15. Trading Government bonds	325	V.38	-	-
II. Non-current liabilities	330		1.096.883.883.333	1.096.883.883.333
1. Long-term trade payables	331	V.24b, c	-	-
2. Long-term advances from customers	332	V.25b	-	-
3. Long-term taxes and amounts payable to the State	333	V.27		
4. Long-term accrued expenses	334	V.29b	-	-
5. Intra-company payables for working capital received	335	V.30b	-	-
6. Long-term intra-company payables	336	V.30c	-	-
7. Long-term unearned revenue	337	V.32b, c	-	-
8. Other long-term payables	338	V.33b, c	-	-
9. Long-term borrowings and financial lease liabilities	339	V.34b, c	1.096.883.883.333	1.096.883.883.333
10. Convertible bonds	340	V.39	-	-
11. Preferred shares	341	V.40	-	-
12. Deferred income tax liability	342	V.41	-	-
13. Provisions for long-term payables	343	V.35b	-	-
14. Science and technology development fund	344	V.42	-	-

TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City
FINANCIAL STATEMENTS

Overview Financial Report (cont)

ITEMS	Code	Note	30/06/2026	01/01/2026
D - OWNER'S EQUITY	400		1.868.417.156.977	1.877.602.319.418
1. Owner's equity	411	V.43	3.358.206.410.000	3.358.206.410.000
- Ordinary shares with voting rights	411a		3.358.206.410.000	3.358.206.410.000
- Preferred shares	411b		-	-
2. Share premiums	412	V.43	244.421.087.982	244.421.087.982
3. Bond conversion options	413	V.39, 43	-	-
4. Other owner's capital	414	V.43	-	-
5. Treasury stocks	415	V.43	-	-
6. Asset revaluation difference	416	V.43	-	-
7. Exchange rate difference	417	V.43	-	-
8. Investment and development fund	418	V.43	584.650.517	584.650.517
9. Other equity funds	419	V.43	-	-
10. Retained profit/Accumulated loss	420	V.43	(1.734.794.991.522)	(1.725.609.829.081)
- Retained profit	420a		(1.725.609.829.081)	(1.326.256.813.577)
- to the end of the previous period	420b		(9.185.162.441)	(399.353.015.504)
Accumulated loss for the current period				
TOTAL LIABILITIES AND OWNER'S EQUITY	440		5.901.388.523.881	7.191.501.354.261



Nguyen Thi Kim Yen
Chief Accountant/Preparer



Ho Chi Minh City, July 30, 2026

Le Huynh Thuong Minh
Chief Executive Officer

TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City
FINANCIAL STATEMENTS

INCOME STATEMENT

For the fiscal year ended 30 Jun 2026

Unit: VND

Items	Code	Note	Q2/2026	Q2/2025	The first 6 months of 2026	The first 6 months of 2025
1. Revenue from sales of goods and provisions of services	01	VI.1	9.525.738.108	27.316.866.748	18.026.714.297	114.176.438.367
2. Revenue deductions	02	VI.2	-	-	-	-
3. Net revenue from sales of goods and provisions of services	10		9.525.738.108	27.316.866.748	18.026.714.297	114.176.438.367
4. Cost of sales	11	VI.3	8.957.654.272	23.767.109.959	16.603.192.785	107.950.746.542
5. Gross profit from sales of goods and provisions of services	20		568.083.836	3.549.756.789	1.423.521.512	6.225.691.825
6. Profit/loss from the sale or liquidation of investment property	21	VI.4	-	-	-	-
7. Financial income	22	VI.5	13.390.026.551	155.384.418	36.368.787.772	(2.162.101.989)
8. Financial expenses	23	VI.6	4.762.260.847	9.233.962.412	9.631.094.261	63.998.806.882
In which: Interest expenses	24		4.762.260.847	21.584.243.186	9.631.094.261	46.485.964.207
9. Selling expenses	25	VI.7	-	-	-	-
10. General and administrative expenses	26	VI.8	4.906.078.260	279.630.629.257	9.563.812.200	290.687.183.870
11. Net operating profit/(loss)	30		4.289.771.280	(285.159.450.462)	18.597.402.823	(350.622.400.916)
12. Other income	31	VI.9	-	652.043.658	388.882.632	777.784.687
13. Other expenses	32	VI.10	14.048.468.053	9.611.676	28.171.447.896	3.486.465.015
14. Other profit	40		(14.048.468.053)	642.431.982	(27.782.565.264)	(2.708.680.328)
15. Total accounting profit/(loss) before tax	50		(9.758.696.773)	(284.517.018.480)	(9.185.162.441)	(353.331.081.244)
16. Current income tax	51	V.27	-	4.172.421.058	-	4.347.053.200
17. Deferred income tax	52	VI.11	-	-	-	-
18. Profit/(loss) after tax	60		(9.758.696.773)	(288.689.439.538)	(9.185.162.441)	(357.678.134.444)
19. Basic earnings per share	70	VI.12a, c	-	-	-	-
20. Declining earnings on stocks	71	VI.12b, c	-	-	-	-



Nguyen Thi Kim Yen
Chief Accountant/Preparer



Ho Chi Minh City, July 30, 2026

Lê Huỳnh Thương Minh
Chief Executive Officer

TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City
FINANCIAL STATEMENTS

CASH FLOW STATEMENT

(Indirect method)

For the fiscal year ended 30 Jun 2026

Unit: VND

Items	Code	Note	The first 6 months of 2026	The first 6 months of 2025
I. Cash flows from operating activities				
1. Profit/loss before tax	01		(9,185,162,441)	(353,331,081,244)
2. Adjustments for:				
- Depreciation/Amortization of fixed assets and investment	02		87,221,910	1,320,825,589
- Provisions and allowances	03		(500,000,000)	283,963,472,775
- Exchange gain/loss due to revaluation of monetary items in foreign currencies	04		-	6,392,141,682
- Gain/loss from investing activities	05		(36,755,151,408)	2,162,101,989
- Interest expenses	06		9,631,094,261	46,485,964,207
- Other adjustments	07		-	-
3. Operating profit/loss before movements in working capital	08		(36,721,997,678)	(13,006,575,002)
- Increase/decrease of receivables	09		1,301,034,845,092	59,229,408,644
- Increase/decrease of inventories	10		(1,983,367,690)	(129,520,324,607)
- Increase/decrease of payables	11		(1,208,373,311,522)	(56,830,486,098)
- Increase/decrease of prepaid expenses	12		-	11,651,768,674
- Increase/decrease of trading securities	13		-	-
- Interest paid	14		(67,185,450,678)	(870,783,756)
- Corporate income tax paid	15		-	(4,347,053,200)
- Other cash inflows	16		-	-
- Other cash outflows	17		-	-
Net cash flows generated from/(used in) operating activities	20		(13,229,282,476)	(133,694,045,345)
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21		-	-
2. Proceeds from disposals of fixed assets and other non-current assets	22		-	-
3. Cash outflow for lending, buying debt instruments of other entities	23		-	-
4. Cash recovered from lending, selling debt instruments of other entities	24		-	-
5. Equity investments in other entities	25		-	-
6. Cash recovered from equity investments in other entities	26		-	114,606,630,250
7. Interest earned, dividends and profits received	27		32,345,469	8,463,547,791
Net cash flows generated from investing activities	30		32,345,469	123,070,178,041

TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 30 Jun 2026

Cash Flow Statement (cont.)

Items	Code	Note	The first 6 months of 2026	The first 6 months of 2025
III. Cash flows from financing activities				
1. Proceeds from share issue and owners' contributed capital	31		-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33	VII.3	-	3.950.000.000
4. Repayment for borrowing principal	34	VII.4	(15.000.000.000)	(8.684.000.000)
5. Payment for financial lease principal	35		-	(359.757.330)
6. Dividends and profit paid to the owners	36		-	-
<i>Net cash flows used in financing activities</i>	40		<u>(15.000.000.000)</u>	<u>(5.093.757.330)</u>
Net cash flows during the year	50		(28.196.937.007)	(15.717.624.634)
Beginning cash and cash equivalents	60	V.1	31.803.055.363	49.271.612.696
Effects of fluctuations in foreign exchange rates	61		-	6.872.634
Ending cash and cash equivalents	70	V.1	<u>3.606.118.356</u>	<u>33.560.860.696</u>



Nguyen Thi Kim Yen
Chief Accountant/Preparer



Ho Chi Minh City, July 30, 2026

Le Huynh Thuong Minh
Chief Executive Officer

NOTES TO THE FINANCIAL STATEMENTS**Second Quarter of 2026****I. GENERAL INFORMATION****1. Ownership form**

Tracodi Construction Holdings Joint Stock Company (hereinafter referred to as “the Company”) is a joint stock company.

2. Business fields

The Company operates in construction, trading and service sectors.

3. Principal business activities

The Company’s principal business activities are to construct traffic works; to construct civil engineering works; and to wholesale iron and steel (excluding the trading of gold bars).

4. Normal operating cycle

The Company’s normal operating cycle is within 12 months.

5. Effects of the Company’s operations during the year on the Financial Statements

In the current year, the Company experienced several events involved with the senior management, as determined by the competent authorities. These events caused certain impact on the Company’s management and operations as well as its cooperative relationships with customers, partners and related parties, thereby influencing its business performance for the year.

Furthermore, the aforementioned events also affected certain companies associated with the Company, leading to certain difficulties in their business operations. On this basis, the Board of Management reviewed and assessed the recoverability of receivables and investments at the reporting date.

6. Structure of the Company***Subsidiaries***

Subsidiary	Address	Principal business activities	Percentage of equity	Percentage of benefit	Percentage of voting rights
TCD Plus Joint Stock Company	Vian Tower, No. 26, Street 40, An Khanh Ward, Ho Chi Minh City	Trade in real estate, land use rights of owners, users or lessees	80.0%	80.0%	80.0%
EcoBuild Construction Trading Company Limited	No. 25 Xuan Thuy Street, An Khanh Ward, Ho Chi Minh City	Construction of traffic works	99.8%	99.8%	99.8%
Vietnam Taxi Co. Ltd	Lot IV - 15B, Road No. 4, Tan Binh Industrial Park, Tay Thanh Ward, Ho Chi Minh City	Passenger transport by cars within Ho Chi Minh City	51.0%	51.0%	51.0%
Antraco Joint Venture Company Ltd	Ro Leng Hamlet, Tri Ton Commune, An Giang Province	Quarrying and processing of construction stone	51.0%	51.0%	51.0%

TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

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Notes to the Financial Statements (cont.)

Subsidiary	Address	Principal business activities	Percentage of equity	Percentage of benefit	Percentage of voting rights
Life Purity Joint Stock Company ⁽ⁱ⁾	No. 27C Quoc Huong Street, An Khanh Ward, Ho Chi Minh City	Water extraction, treatment and supply	51.0%	51.0%	51.0%

- (i) This company has terminated its operations but has not yet completed the procedures to deregister its tax code.

Associates

Associate	Address	Principal business activities	Percentage of equity	Percentage of ownership	Percentage of voting rights
Son Long Development Investment Joint Stock Company	Group 21, Zone 4B, Hau Can Street, Bai Chay Ward, Quang Ninh Province	Trade in real estate, land use rights of owners, users or lessees	40.6%	40.6%	40.6%
Thanh Nguyen Energy Development and Investment Co., Ltd.	Chu Jut Village, Ia Rsai Commune, Gia Lai Province	Production of solar, wind and gas-fired electricity (excluding transmission, national power system dispatch, and construction and operation of multi-purpose hydropower and nuclear power stations)	49.0%	49.0%	49.0%
BCG Land Joint Stock Company ⁽ⁱ⁾	No. 22A Street No. 7, Binh Trung Ward, Ho Chi Minh City	Construction of residential houses	9.43%	9.43%	20.43%

- (i) Although the Company's percentage of ownership in BCG Land Joint Stock Company is less than 20%, in 2024, the Company received voting rights authorized from Bamboo Capital Group Joint Stock Company for 50,600,000 shares, corresponding to an 11% stake in BCG Land Joint Stock Company. Thereby, its percentage of voting rights increased from 9.43% to 20.43%, with the authorization period from 06 June 2024 to 06 June 2026. Consequently, the investment in BCG Land Joint Stock Company is presented under item "Investments in joint ventures and associates" in the Balance Sheet.

Affiliates that are not legal entities and do accounting works dependently

Affiliate	Address
Branch of Tracodi Construction Holdings Joint Stock Company in Hanoi	No. 30, Alley 63, Lam Ha Street, Bo De Ward, Hanoi City
Branch of Transport Investment and Development Corporation in Da Nang	No. 24 Ton Duc Thang Street, Hoa Khanh Ward, Da Nang City

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Notes to the Financial Statements (cont.)

7. Statement of information comparability on the Financial Statements

The corresponding figures of the previous year can be comparable with the figures of the current year.

8. Headcount

As of the balance sheet date, the Company's headcount is 28 (headcount at the beginning of the year: 106).

II. FISCAL YEAR AND ACCOUNTING CURRENCY UNIT

1. Fiscal year

The fiscal year of the Company is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because payments and receipts of the Company are primarily made in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable Accounting System

The Company applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Financial Statements.

2. Statement of the compliance with the Accounting Standards and System

The Board of Management ensures to follow all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Financial Statements.

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular No. 99") providing guidance on the Enterprise Accounting System, replacing Circular No. 200, Circular No. 75 and Circular No. 53. The provisions of Circular No. 99 apply to bookkeeping, preparation and presentation of the Financial Statements for fiscal years commencing from 01 January 2026.

IV. APPLICABLE ACCOUNTING POLICIES

1. Accounting convention

The Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

2. Foreign currency transactions

Transactions denominated in foreign currencies are converted at the exchange rate ruling as of the transaction dates. The balances of monetary items denominated in foreign currencies at the end of the accounting period are converted at the exchange rate prevailing on that date.

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Notes to the Financial Statements (cont.)

Exchange differences arising on the foreign currency transactions during the year, are recognized in financial income or financial expenses. Exchange differences arising from the revaluation of foreign currency-denominated monetary items at the reporting date, after offsetting gain against loss, are recognized into financial income or financial expenses.

Foreign currency transactions are translated into the functional currency using the spot exchange rate at the date of the transaction. The exchange rates applied to foreign currency transactions are determined as follows:

- For the foreign currency trading contract (including spot contract, forward contract, future contract, option contract, currency swap): the exchange rate agreed upon in the contracts of trading foreign currency between the Company and the Bank.
- If the contract does not specify the applied exchange rate:
 - For capital contributions or capital receipts: the buying rate of the bank where the Company opens its account to receive capital contributed from investors as of the date of capital contribution.
 - For receivables: the buying rate ruling as at the time of transaction of the commercial bank where the Company designates the customers to make payments.
 - For payables: the selling rate ruling as at the time of transaction of the commercial bank where the Company supposes to make payments.
 - For acquisition of assets or immediate payments in foreign currency (not included into payable accounts): the buying rate of the commercial bank where the Company makes payments.

The exchange rates used to re-evaluate the ending balances of monetary items in foreign currencies are determined according to the following principles:

- For foreign currency deposits: the buying rate of the bank where the Company opens its foreign currency account.
- For monetary items denominated in foreign currency classified as other assets: the buying rate of Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) – Ho Chi Minh City Branch where the Company regularly conducts transactions.
- For monetary items denominated in foreign currency classified as liabilities: the selling rate of Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) – Ho Chi Minh City Branch where the Company regularly conducts transactions.

3. Cash and cash equivalents

Cash includes cash on hand and cash in bank. Cash equivalents are short-term investments with a maturity of three months or less from the date of investment, which can be readily converted into a known amount of cash and are not subject to significant risks in conversion to cash at the reporting date.

4. Financial investments

Trading securities

Investments classified as trading securities are those held by the Company for the trading purpose with the aim of making profit.

Trading securities are recognized at costs. The cost of trading securities is determined based on the fair value of payments at the time the transaction plus other costs directly attributable to the acquisition of the trading securities.

The recognition date for trading securities is the date the Company obtains ownership rights, specifically as follows:

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

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Notes to the Financial Statements (cont.)

- For unlisted securities: recognized at the time of legally obtaining ownership in accordance with applicable laws and regulations.

Interest, dividends and profit incurred prior to the acquisition of trading securities are deducted to the cost of such securities. Interest, dividends and profit incurred after the acquisition of such securities are recorded in the Company's financial income. Dividends received in the form of shares are accounted for by tracking only the increase in the number of shares held, with no recognition of the value of the shares received.

Exchange shares are measured at fair value at the exchange date. The fair value of the shares is measured as follows:

- For unlisted shares traded on the UPCOM, the fair value of the shares is the closing price on the UPCOM on the exchange date. If the UPCOM is not trading on the exchange date, the fair value of the shares is the closing price of the trading session immediately preceding the exchange date.
- For other unlisted shares: the fair value of the shares is the price agreed by the parties under the contracts or the carrying amounts of shares at the time of exchange.

A provision for impairment of trading securities is established for each type of securities traded on the market and whose fair value is lower than its cost. The fair value of trading securities is measured as follows:

- For shares registered for trading on the UPCOM: the average reference price over the 30 consecutive trading days immediately preceding the balance sheet date, as published by the Stock Exchange.
- For shares listed on the stock market or shares registered for trading on Upcom without transactions within 30 days prior to the date of provision, the shares which are delisted, canceled or suspended from trading: provision is made based on the losses of the investee at the rate equal to the difference between the actual capital invested by the owners and owner's equity as of the balance sheet date multiplying by the ownership rate over the total actual charter capital invested.
- For local government bonds, government-guaranteed bonds and corporate bonds: price of local government bonds, government-guaranteed bonds, and listed, registered corporate bonds is the latest trading price at the Stock Exchange within 10 days by the balance sheet date. If there is no transaction within 10 days by the balance sheet date, no provision shall be made for this investment.

Any increase or decrease in the provisions for impairment of trading securities required to be recognized as of the balance sheet date is recorded into financial expenses.

Gain or loss from transfer of trading securities is recognized into financial income or financial expenses. Cost is determined using the moving weighted average method.

Held-to-maturity investments

An investment is classified as a held-to-maturity investment when the Company has the intention and ability to hold it to maturity. The Company's held-to-maturity investments include term deposits (including debentures and promissory note), bonds, and held-to-maturity loans for the purpose of collecting periodic interest.

Held-to-maturity investments are initially recognized at cost including the acquisition cost and other transaction costs. After initial recognition, these investments are recorded at recoverable value. Interest income from these held-to-maturity investments after acquisition date is recognized in the Income Statement on an accrual basis. Interest incurred prior to the Company's acquisition of held-to-maturity investments is deducted into the costs at the acquisition time.

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Notes to the Financial Statements (cont.)

When there is reliable evidence proving that a part or the whole investment cannot be recovered and the loss is reliably measured, the loss is recognized as financial expenses during the year and directly deducted into the investment costs.

Loans

Loans are measured at costs less allowance for doubtful debts. Allowance for doubtful debts of loans is made on the basis of estimated losses.

Investments in subsidiaries and associates

Subsidiaries

A subsidiary is an entity controlled by the Company. Control is achieved when the Company has the ability to control the financial and operating policies of the investee in order to obtain economic benefits from the activities of that enterprise.

Associates

An associate is an entity over which the Company has significant influence but not control over its financial and operating policies. Significant influence is demonstrated by the right to participate in decisions regarding the financial and operating policies of the investee but not to control these policies.

Initial recognition

Investments in subsidiaries, associates are initially recognized at costs, including the cost of acquisition or capital contributions plus other directly attributable transaction cost. In case of investment in non-monetary assets, the costs of the investment are recognized at the fair value of non-monetary assets at the arising time.

Provisions for impairment of investments in subsidiaries, associates

A provision for impairment losses on investments in subsidiaries and associates is recognized when a subsidiary or associate incurs losses, with the provision amount determined as the difference between the Company's actual investment cost in the subsidiary or associate and the investee's actual equity multiplied (x) by the Company's ownership interest in such subsidiary or associate. If the subsidiaries and associates are consolidated into the Consolidated Financial Statements, the basis for impairment provisions is the Consolidated Financial Statements.

Any increase or decrease in the provisions for impairment of investments in subsidiaries and associates required to be recognized as of the balance sheet date is recorded into financial expenses.

Investments in equity instruments of other entities

Investments in equity instruments of other entities comprise investments in equity instruments over which the Company does not have control, joint control or significant influence over the investees.

Investments in equity instruments of other entities are initially recognized at costs, including cost of acquisition plus other directly attributable transaction costs incurred in connection with the investment. Dividends and profits incurred prior to the acquisition of investments are deducted into investment costs. Dividends and profits incurred after the acquisition of investments are recorded into the Company's financial income. Dividends received in the form of shares are accounted for by tracking only the increase in the number of shares held, with no recognition of the value of the shares received.

Provisions for impairment of investments in equity instruments of other entities are made as follows:

- For investments in listed shares or investments whose fair value can be reliably determined, the provision is based on the market value of the shares.

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Notes to the Financial Statements (cont.)

- For investments for which fair value cannot be reliably determined at the reporting date, an impairment provision is recognized based on the losses incurred by the investee, with the provision amount determined as the difference between the total actual capital contributions of all investors in the investee and the investee's actual equity, multiplied by the Company's ownership interest in the investee.

Any increase or decrease in the impairment provision for investments in equity instruments of other entities required to be recognized as of the balance sheet date is recorded into financial expenses.

5. Receivables

Receivables are recognized at the carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Company and customers who are independent to the Company.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt on the basis of estimated loss.

Increases/(decreases) in the obligatory allowance for doubtful debts as of the balance sheet date are recorded into general and administrative expenses.

6. Inventories

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

Cost of inventories is determined as follows:

- For materials: Costs comprise costs of purchases and other directly relevant costs incurred in bringing the inventories to their present location and conditions.
- Work-in-process costs: Costs comprise costs directly related to the construction of projects.

Inventory costs are determined in accordance with the weighted average method and recorded in line with the perpetual method.

Net realizable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Allowance for devaluation of inventories is recognized for each type of inventories when their costs are higher than their net realizable values. Increases/(decreases) in the obligatory allowance for devaluation of inventories as of the balance sheet date are recorded into cost of sales.

7. Operating leased assets

A lease is classified as an operating lease if substantially all the risks and rewards incidental to ownership of the asset remain with the lessor. Lease payments under operating leases are recognized as expenses on a straight-line basis over the lease term, irrespective of the timing or method of lease payments.

8. Tangible fixed assets

Tangible fixed assets are presented at historical costs less accumulated depreciation. Historical costs of tangible fixed assets comprise all costs incurred by the Company to acquire the assets up to the

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Notes to the Financial Statements (cont.)

time when it is brought to its working condition for its intended use. Subsequent costs are added to historical costs of fixed assets only if it is probable that future economic benefits associated with the asset will flow to the Company. Subsequent costs that do not meet the above conditions will be recognized as operation costs during the year.

Upon disposal or liquidation of a tangible fixed asset, its historical cost and accumulated depreciation are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the year.

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

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	05 – 15
Machinery and equipment	02 – 03
Vehicles	05 – 10
Office equipment	03 – 05

9. Financial leased assets

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessee. Financial lease assets are presented at cost less accumulated depreciation. Historical cost is the lower cost of the fair value of the leased asset at commencement of the lease term and the present value of the minimum lease payments. Discount rate used to calculate the present value of the minimum lease payments is the interest rate implicit in the lease or else mentioned in the lease. If the interest rate implicit in the lease cannot be determined, the incremental borrowing rate at commencement of the lease term will be applied.

Financial leased assets are depreciated in accordance with the straight-line method over their estimated useful lives. If there is no reasonable certainty that the Company will obtain ownership at the end of the lease, the fixed asset shall be depreciated over the shorter of the lease term and the estimated useful life of the asset. The Company's financial leased assets consist of vehicles with a depreciation period of 5 to 6 years.

10. Intangible fixed assets

Intangible fixed assets are presented at initial costs less accumulated amortization.

The Company's intangible fixed assets consist of computer software. Expenses attributable to computer software, which is not a part associated with the relevant hardware, will be capitalized. Costs of computer software include all the expenses paid by the Company until the date the software is put into use. The computer software is amortized in accordance with the straight-line method from 3 to 5 years.

Upon disposal or liquidation of an intangible fixed asset, its initial costs and accumulated amortization are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the year.

11. Construction in progress

Construction in progress reflects the expenses (including relevant interest expenses following the accounting policies of the Company) directly attributable to assets under construction, machinery and equipment under installation for purposes of production, leasing and management as well as the repair of fixed assets in progress. These assets are recorded at historical costs and not depreciated.

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Notes to the Financial Statements (cont.)

12. Business Cooperation Contract

A Business Cooperation Contract (“BCC”) is an agreement between the Company and its contractual partners to jointly carry out economic activities without forming an independent legal entity. These activities are controlled by one of the parties in accordance with the terms of BCC agreement.

A BCC may take the form of post-tax profit sharing. The parties to the BCC shall agree on the distribution of post-tax profits, which must not be lower than the minimum level committed to by the parties. A BCC involving post-tax profit sharing is categorized either a jointly controlled operation or an operation controlled by one party. However, if the BCC stipulates that the participating parties are entitled to a fixed profit regardless of the contract’s business performance, the contract is essentially a loan. Conversely, if the BCC stipulates that the parties are only entitled to profit sharing if the BCC’s operations generate a profit, and they must also bear any losses incurred, the BCC is considered to be a revenue and expenses sharing arrangement. In this case, the parties must have the rights, conditions, and capacity to jointly control the BCC’s operations and cash flows.

If the Company is responsible for accounting and tax finalization, it shall recognize all revenue and expenses related to the BCC, and subsequently allocate the revenue and expenses to the participating parties during the period on the basis of their respective participation ratios. If the Company is not responsible for accounting and tax finalization, it shall recognize its share of revenue and expenses allocated from the BCC in the Income Statement.

The Company shall recognize its capital contributed for business cooperation as “other receivables” and recognize capital contributions it received for business cooperation as “other payables”. Any gain or loss from business cooperation shall be recognized in accordance with the portion agreed between the parties.

13. Payables and accrued expenses

Payables and accrued expenses are recognized for amounts to be paid in the future in respect of goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

Payables are classified as trade payables, accrued expenses and other payables based on the following principles:

- Trade payables represent liabilities of a commercial nature arising from the purchase of goods, services or assets, where the suppliers are independent third parties of the Company.
- Accrued expenses represent liabilities for goods and services received from suppliers or provided to customers for which payment has not yet been made due to the absence of invoices or insufficient supporting documentation, as well as employee entitlements such as accrued annual leave and other operating expenses incurred but not yet settled.
- Other payables represent liabilities of a non-commercial nature that do not arise from the purchase, sales of goods or provisions of services.

Payables and accrued expenses are presented as short-term or long-term in the Balance Sheet based on their remaining maturity as at the reporting date.

14. Ordinary bonds

Ordinary bonds are bonds that do not carry conversion rights into shares.

The carrying amount of ordinary bonds is presented on a net basis at the par value of the bonds less any bond discount plus any bond premium.

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Notes to the Financial Statements (cont.)

The Company separately tracks bond discounts and bond premiums for each issuance of ordinary bonds and the allocation of such discounts and premiums in determining borrowing costs recognized as expenses or capitalized in each period, as follows:

- Bond discounts are amortized and recognized as borrowing costs in each period over the term of the bonds.
- Bond premiums are amortized and recognized as a reduction of borrowing costs in each period over the term of the bonds.

The amortization of bond discounts or premiums is determined using either the effective interest method or the straight-line method:

- Under the effective interest method: the amount of bond discount or premium amortized in each period represents the difference between the interest expense for the period (calculated by multiplying the effective market interest rate with the carrying amount of the bonds at the beginning of the period) and the interest payable for the period.
- Under the straight-line method: the bond discount or premium is amortized evenly over the term of the bonds.

Bond issuance costs are amortized over the term of the bonds using the straight-line method and are recognized as financial expenses or capitalized.

15. Owner's equity

Owner's capital

The owner's capital is recorded according to the actual amounts invested by the shareholders.

Share premiums

Share premiums are recorded in accordance with the difference between the issuance price and par value upon the IPO, additional issue or the difference between the re-issuance price and carrying value of treasury shares and the equity component of convertible bonds upon maturity date. Expenses directly related to the additional issue of shares and the re-issuance of treasury shares are recorded as a decrease in share premiums.

16. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Company as well as legal regulations and being voted to approve by the General Meeting of Shareholders.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained profit that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables after being voted to approve by the General Meeting of Shareholders.

17. Recognition of revenue and income

Revenue from sales of merchandise

Revenue of sales of merchandise shall be recognized when all of the following conditions are satisfied:

- The Company transfers most of risks and benefits incident to the ownership of merchandise to customers.
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the merchandise sold.

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Notes to the Financial Statements (cont.)

- The amount of revenue can be measured reliably. When the contracts stipulate that buyers have the right to return merchandise purchased under specific conditions, the revenue is recorded only when those specific conditions no longer exist and the buyers retain no right to return merchandise (except for the case that such returns are in exchange for other goods or services).
- The Company received or shall probably receive the economic benefits associated with sale transactions.
- The cost incurred in respect of the sale transaction can be measured reliably.

Interest

Interest is recorded, based on the term and the actual interest rate applied in each particular period.

Profit received

Profit received is recognized when the Company has the right to receive dividends or profit from the capital contribution.

18. Construction contract

Construction contract is a contract agreed for acquisition of an asset or combined assets closely relevant or mutually dependent on their design, technology, function or basic using purpose.

When the results of the contract implementation can be estimated reliably:

- For construction contracts in which the contractor is entitled to pay according to construction progress: revenue and expenses relevant to the contracts are recognized to corresponding completed assignment determined by the Company as of the balance sheet date.
- For construction contract in which the contractor is entitled to pay according to volume of work done: revenue and expenses relevant to the contracts are recognized to corresponding completed assignment confirmed by customer and are reflected in the invoices.

Increases/Decreases in construction volume, compensations and other receivables are only recognized into revenue when these are mutually agreed with the customer.

When the results of the contract implementation cannot be estimated reliably:

- Revenue is only recognized equivalent to the contract's expenses and the payment is relatively reliable.
- The contract's expenses are only recognized as the expenses when they occur.

Difference between total accumulated revenue of construction contract recognized and the accumulated amount in the invoice of payment under the contract plan is recognized as receivable or payable under the contract plan.

19. Borrowing costs

Borrowing costs are interest and other costs that the Company directly incurs in connection with the borrowing.

Borrowing costs are recorded as an expense when it is incurred. In case the borrowing costs are directly attributable to the construction or the production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for intended use or sales of the asset, these costs will be included in the cost of that asset. To the extent that the borrowings are especially for the purpose of construction of fixed assets and investment properties, the interest is eligible for capitalization even if construction period is under 12 months. Incomes arising from provisional investments as loans are recognized as a decrease in the costs of relevant 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

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Notes to the Financial Statements (cont.)

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 year, except for particular borrowings serving the purpose of obtaining a specific asset.

20. Expenses

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

21. Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax is the tax amount computed based on the assessable income. The assessable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of assessable income in the future against which the temporarily deductible differences can be used.

Carrying values of deferred corporate income tax assets are considered as of the balance sheet date and will be reduced to the rate that ensures enough assessable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as of the balance sheet date and are recorded when there is certainly enough assessable income to use these unrecognized deferred corporate income tax assets.

Deferred income tax assets and deferred income tax liabilities are measured using the tax rates that are expected to apply in the year when the assets are recovered or the liabilities are settled, based on the effective tax rates that have been enacted by the reporting date. Deferred income tax is recognized in the Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

The Company shall offset deferred tax assets and deferred tax liabilities if:

- The Company has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax levied by the same taxation authority on either:
 - The same taxable subjects; or

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Notes to the Financial Statements (cont.)

- The Company has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period in which significant amounts of deferred tax liabilities or deferred tax assets are expected to be settled or recovered.

22. Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

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

The segment information is prepared and presented in conformity with the accounting policies applicable to the preparation and presentation of the Financial Statements of the Company.

23. Related parties

A party is considered a related party of the Company if that party has the ability to control the Company or exercise significant influence over the Company, or has power to participate in financial and operating policy decisions of the Company. A party is also considered a related party of the Company in case that party is under the same control or is subject to the same material effects.

In considering if parties are related, attention is directed to the substance of the relationship and not merely its legal form.

V. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE BALANCE SHEET**1. Cash and cash equivalents**

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	8,846,710	8,936,710
Cash in bank	3,597,271,646	31,794,118,653
Cash equivalents (bank deposits of which the principal maturity is from 3 months or less)	-	-
Total	<u>3,606,118,356</u>	<u>31,803,055,363</u>

2. Financial investments

The financial investments of the Company include trading securities, held-to-maturity investments, and equity investments in other entities. The Company's financial investments are as follows:

2a. Trading securities

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Costs</u>	<u>Fair value</u>	<u>Costs</u>	<u>Fair value</u>
<i>Shares</i>				
An Giang Mechanical Joint Stock Company	451,655,840	2,202,528,300	451,655,840	1,180,771,700
Total	<u>451,655,840</u>	<u>2,202,528,300</u>	<u>451,655,840</u>	<u>1,180,771,700</u>

2b. Held-to-maturity investments

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Notes to the Financial Statements (cont.)

	Ending balance		Beginning balance	
	Costs	Carrying value	Costs	Carrying value
Short-term	100,000,000,000	100,000,000,000	100,000,000,000	100,000,000,000
Bonds	100,000,000,000	100,000,000,000	100,000,000,000	100,000,000,000
Long-term	-	-	-	-
Bonds	-	-	-	-
Total	100,000,000,000	100,000,000,000	100,000,000,000	100,000,000,000

The investment in bonds issued by Helios Service and Investment Joint Stock Company, with a value of VND 100,000,000,000, according to Board of Directors' Resolution No. 47/2019/NQ-TTHĐQT-TCD dated 27 June 2019. The bond tenor has been extended from 5 years to 7 years, effective from 19 June 2024. The interest rate for the first year is 8.5%/year; for subsequent periods, it is calculated based on the interest rate applicable to the 12-month individual deposit at Vietcombank – Ho Chi Minh City Branch, plus a margin of 3%/year. These bonds are used by the Company to secure a borrowing of Toan Phat Construction Building Investment Joint Stock Company from Nam A Bank – Ho Chi Minh City Branch.

2c. Equity investments in other entities

	Ending balance		Beginning balance	
	Costs	Provisions	Costs	Provisions
Investments in subsidiaries	364,014,748,091	(130,501,225,503)	364,014,748,091	(127,848,653,267)
TCD Plus Joint Stock Company ⁽ⁱ⁾	200,000,000,000	-	200,000,000,000	-
EcoBuild Construction Trading Company Limited ⁽ⁱⁱ⁾	99,800,000,000	(99,800,000,000)	99,800,000,000	(99,800,000,000)
Vietnam Taxi Co. Ltd ⁽ⁱⁱⁱ⁾	54,488,189,875	(30,701,225,503)	54,488,189,875	(28,048,653,267)
Antraco Joint Venture Company Ltd ^(iv)	9,726,558,216	-	9,726,558,216	-
Investment in associates	1,521,955,000,000	(457,730,039,579)	1,521,955,000,000	(457,730,039,579)
Son Long Development Investment Joint Stock Company ^(v)	970,355,000,000	-	970,355,000,000	-
Thanh Nguyen Energy Development and Investment Co., Ltd. ^(vi)	117,600,000,000	(23,730,039,579)	117,600,000,000	(23,730,039,579)
BCG Land Joint Stock Company ^(vii)	434,000,000,000	(434,000,000,000)	434,000,000,000	(434,000,000,000)
Equity investments in other entities	19,751,250,000	(2,678,538,227)	19,751,250,000	(2,678,538,227)
Nguyen Hoang Development Joint Stock Company ^(viii)	16,651,250,000	-	16,651,250,000	-
Phu Tam Khoi Joint Stock Company ^(ix)	3,100,000,000	(2,678,538,227)	3,100,000,000	(2,678,538,227)
Total	1,905,720,998,091	(590,909,803,309)	1,905,720,998,091	(590,909,803,309)

(i) The Company has invested VND 200,000,000,000 in TCD Plus Joint Stock Company, equivalent to 80% of this company's charter capital.

(ii) According to Business Registration Certificate No. 0317828674, 7th amended on 23 April 2025, issued by the Ho Chi Minh City Department of Finance, the Company has invested VND

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Notes to the Financial Statements (cont.)

99,800,000,000 in EcoBuild Construction Trading Company Limited, equivalent to 99.8% of this company's charter capital.

- (iii) According to Business Registration Certificate No. 0301465425, 12th amended on 16 June 2023, issued by the Ho Chi Minh City Department of Planning and Investment (the Ho Chi Minh City Department of Finance now), the Company has invested VND 57,474,788,455 in Vietnam Taxi Co. Ltd, equivalent to 51% of this company's charter capital. This investment was acquired by the Company for a consideration of VND 54,488,189,875.
- (iv) According to Business Registration Certificate No. 1600175162, 9th amended on 30 July 2025, issued by the An Giang Province Department of Finance, the Company has invested VND 9,171,917,009 in Antraco Joint Venture Company Ltd, equivalent to 51% of this company's charter capital. This investment was acquired by the Company for a consideration of VND 9,726,558,216. According to Appendix No. 01/PLHDL dated 06 September 2024 to the 3rd Joint Venture Agreement, the joint venture term is extended to 07 September 2026.
- (v) The Company acquired 40.625% (equivalent to VND 650,000,000,000) of the charter capital of Son Long Development Investment Joint Stock Company at the consideration of VND 970,355,000,000.

According to the Board of Directors' Resolution No. 29/2025/NQ-HĐQT-TCD dated 19 May 2025, the divestment of the entire capital in Son Long Development Investment Joint Stock Company was approved by way of share transfer, expected to take place between May 2025 and 31 December 2025. However, as of 31 December 2025, the Company had not yet transferred this investment. Accordingly, the Board of Directors' Resolution No. 11/2026/NQ-HĐQT-TCD dated 03 June 2026 was passed, reaffirming the decision to divest the entire capital in Son Long Development Investment Joint Stock Company through the transfer of shares. The expected timeframe for the share transfer was extended from June 2026 to 31 March 2027. On 05 June 2026, the Company signed a memorandum of understanding with R&H Group Joint Stock Company regarding the principle agreement on the transfer of shares in Son Long Development Investment Joint Stock Company to R&H Group Joint Stock Company. The proposed transfer price is VND 990,000,000,000.

- (vi) According to Business Registration Certificate No. 5901023749, 17th amended on 13 September 2025, issued by the Gia Lai Province Department of Finance, the Company has invested VND 117,600,000,000 in Thanh Nguyen Energy Development and Investment Co., Ltd., equivalent to 49% of this company's charter capital.

According to the Resolution No. 49/2024/NQ-HĐQT-TCD dated 29 August 2024, the Board of Directors approved the plan to enter into a deposit agreement with BCG Vinh Long Joint Stock Company regarding the transfer of the capital contribution in Thanh Nguyen Energy Development and Investment Co., Ltd. The receipt of deposit for this capital transfer was scheduled in the third quarter of 2024. On 30 August 2024, the Company received a deposit of VND 39,000,000,000 in connection with this capital transfer (see Note No. V.19).

The Company uses its entire shares in Thanh Nguyen Energy Development and Investment Co., Ltd. as security for a bond package issued by Thanh Nguyen Energy Development and Investment Co., Ltd. (see Note No. VII.1b).

- (vii) The Company acquired 44,702,000 shares, equivalent to 9.43% of the charter capital of BCG Land Joint Stock Company at the consideration of VND 434,000,000,000.

The Company has been authorized by Bamboo Capital Group Joint Stock Company to exercise voting rights arising from 50,600,000 shares, corresponding to 11% of charter capital of BCG Land Joint Stock Company and the authorization period is from 06 June 2024 to 06 June 2026. Thereby,

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Notes to the Financial Statements (cont.)

the Company's percentage of voting rights increased from 9.43% to 20.43%. Consequently, the investment in BCG Land Joint Stock Company is presented under item "Investments in joint ventures and associates" in the Balance Sheet.

The Company has used its 7,800,000 shares and 35,600,000 shares held in BCG Land Joint Stock Company as collateral for the borrowings of Helios Dak Nong Joint Stock Company and Nam Cuong Sai Gon Company Limited from Nam A Bank – Ho Chi Minh City Branch (see Note No. VII.1b).

- (viii) The Company has invested VND 16,651,250,000 in Nguyen Hoang Development Joint Stock Company, equivalent to 4.18% of this company's charter capital.
- (ix) The Company has invested VND 3,100,000,000 in Phu Tam Khoi Joint Stock Company, equivalent to 10% of this company's charter capital.

Fair value

The Company has not measured the fair value of its investments as there are no specific guidelines on measuring the fair value.

Operation of subsidiaries and associates

Son Long Development Investment Joint Stock Company and Thanh Nguyen Energy Development and Investment Co., Ltd. are in the construction phase and have not yet commenced production or business operations.

TCD Plus Joint Stock Company, Eco Build Construction Trading Company Limited, Vietnam Taxi Co. Ltd and Antraco Joint Venture Company Ltd are in normal operation with no significant changes compared to the previous year.

BCG Land Joint Stock Company has experienced several events involving with senior management following decisions by the competent authorities. These events have impacted the management and operations of BCG Land Joint Stock Company as well as its relationships with customers, partners and related parties. This thereby has impacted this company's business performance for the year.

Provisions for impairment of equity investments in other entities

Changes in provisions for impairment of equity investments in other entities are as follows:

	<u>Current year</u>	<u>Previous year</u>
Beginning balance	590,909,803,309	572,214,763,647
Provisions made	-	18,695,039,662
Ending balance	590,909,803,309	590,909,803,309

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Notes to the Financial Statements (cont.)

Transactions with subsidiaries and associates

Significant transactions between the Company and its subsidiaries and associates are as follows:

	<u>Current year</u>	<u>Previous year</u>
<i>EcoBuild Construction Trading Company Limited</i>		
Payment for construction works	-	15,907,281,509
Advance for construction works	-	9,801,512,756
Reimbursement of construction advance	-	6,310,000,000
Purchase of materials and supplies	-	3,636,351,122
Construction costs	200.00.000	27,504,500,983
Project management fees	-	-
Collection of payments	-	-
<i>Vietnam Taxi Co. Ltd</i>		
Construction advance received	-	-
Reimbursement of construction advance	-	500,000,000
Purchase of services	81,295,000	40,551,481
Payment of service fees	87,798,600	72,637,840
<i>Antraco Joint Venture Company Ltd</i>		
Profit distribution	36,336,442,303	41,125,430,542
Receipt of profit distribution	31,952,083,833	18,365,072,952
Net-off	377,038,945	16,238,067,745
Soft borrowing	-	-
Repayment of soft borrowing	-	-
<i>Thanh Nguyen Energy Development and Investment Co., Ltd.</i>		
Collection of payments	-	2,000,000,000
<i>BCG Land Joint Stock Company</i>		
Vehicle lease	-	-

3. Trade receivables**3a. Short-term trade receivables**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Receivables from related parties</i>	487,088,460,711	486,744,143,727
Thanh Nguyen Energy Development and Investment Co., Ltd.	381,116,313,797	381,116,313,797
BCG Energy Joint Stock Company	58,000,000,000	58,000,000,000
Suoi Kiet Stone Company Limited	12,590,268,020	12,590,268,020
BCG Vinh Long Join Stock Company	8,377,378,844	8,377,378,844
Skylar1 Service Company Limited	6,212,879,732	6,212,879,732
Nguyen Hoang Development Joint Stock Company	6,201,689,356	6,201,689,356
Herb Solar Joint Stock Company	5,283,431,309	5,283,431,309
Bang Duong E&C Joint Stock Company	4,006,530,680	4,006,530,680
Skylar2 Build Company Limited	1,250,919,389	1,250,919,389
B.O.T DT 830 Company Limited	882,143,616	882,143,616
Tracodi Labour Export Joint Stock Company	512,000,000	512,000,000
Skylar3 Trading Company Limited	467,100,000	467,100,000

These notes form an integral part of and should be read in conjunction with the Financial Statements

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Notes to the Financial Statements (cont.)

	<u>Ending balance</u>	<u>Beginning balance</u>
Shuaa Investment and Trading Joint Stock Company	431,727,580	431,727,580
Bleu Soleil-1 Build Company Limited	409,500,000	409,500,000
Bamboo Capital Group Joint Stock Company	338,286,000	338,286,000
Helios Service and Investment Joint Stock Company	302,632,984	302,632,984
Orchid Solar Joint Stock Company	292,804,420	292,804,420
Bleu Soleil Joint Stock Company	38,538,000	38,538,000
Nong Thon Viet Energy Corporation	30,000,000	30,000,000
Truong Thanh Dai Nam Security Company Limited	344,316,984	-
BCG Land Joint Stock Company	-	-
Tapiotek JSC	-	-
Receivables from other customers	132,699,019,126	135,603,711,476
Phuong Nam Trading Service Construction Investment Joint Stock Company	57,537,224,218	57,537,224,218
Vietnam Air Defense - Air Force	29,259,902,000	29,259,902,000
Daffodils Joint Stock Company	11,576,250,337	11,576,250,337
VHM Service Investment Corporation	11,141,721,865	11,141,721,865
Other customers	23,183,920,706	26,088,613,056
Total	619,787,479,837	622,347,855,203

3b. Long-term trade receivables

	<u>Ending balance</u>	<u>Beginning balance</u>
Receivables from related parties	3,522,410,573	3,178,093,589
Thanh Nguyen Energy Development and Investment Co., Ltd.	-	-
Shuaa Investment and Trading Joint Stock Company	1,284,364,736	1,284,364,736
Truong Thanh Dai Nam Security Company Limited	1,155,683,016	1,155,683,016
BCG Land Joint Stock Company	493,333,330	493,333,330
Tapiotek JSC	244,712,507	244,712,507
Receivables from other customers	502,161,905	502,161,905
Total	3,680,255,494	3,680,255,494

4. Short-term advances to suppliers

	<u>Ending balance</u>	<u>Beginning balance</u>
Advances to related parties	701,175,912,703	1,017,261,511,637
Shuaa Investment and Trading Joint Stock Company	598,986,333,104	589,158,808,479
G8 Services Joint Stock Company ⁽ⁱ⁾	90,958,331,003	402,286,127,731
EcoBuild Construction Trading Company Limited	11,220,495,996	25,805,822,827
Truong Thanh Dai Nam Security Company Limited	-	-
Phu Tam Khoi Joint Stock Company	8,500,000	8,500,000
Bang Duong E&C Joint Stock Company	2,252,600	2,252,600
Prepayments to other suppliers	2,216,932,881,277	2,425,292,312,443

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	<u>Ending balance</u>	<u>Beginning balance</u>
Toan Phat Construction Building Investment Joint Stock Company ⁽ⁱⁱ⁾	119,904,467,660	301,000,000,000
Plus Investment Joint Stock Company ⁽ⁱⁱⁱ⁾	343,173,000,000	343,173,000,000
Mega Solar Joint Stock Company ^(iv)	265,110,520,000	265,110,520,000
HCM Lott 68 Joint Stock Company ^(v)	214,920,320,719	214,920,320,719
Thien Nhu Y Trading and Services Joint Stock Company	200,000,000,000	200,000,000,000
Skylar Flagship Joint Stock Company	218,440,890,720	218,440,890,720
VHM Service Investment Corporation	195,702,235,891	195,702,235,891
NNT Investment Corporation	127,877,232,663	127,877,232,663
Hibiscus Joint Stock Company	153,073,137,712	153,073,137,712
Daffodils Joint Stock Company	115,368,533,486	115,368,533,486
Thiet Moc Lan Trading Corporation	95,500,000,000	95,500,000,000
Lion City Development Joint Stock Company	25,450,000,000	25,450,000,000
Renatus Joint Stock Company	28,333,000,000	28,333,000,000
3K Plus Viet Nam Joint Stock Company	-	-
Other contractors	114,079,542,426	117,196,400,350
Total	<u>2,918,108,793,980</u>	<u>3,413,835,701,001</u>

- (i) In which, a portion of the receivables amounting to VND 311,327,796,728 has been offset against the advance from Gia Khang Service Trading Investment Joint Stock Company according to Net-off Minutes No. 01/2026/BBCTCN dated 29 May 2026 (see Note No. V.15).
- (ii) In which, a portion of the receivables amounting to VND 181,095,532,340 has been offset against the advance from Gia Khang Service Trading Investment Joint Stock Company according to Net-off Minutes No. 02/2026/BBCTCN dated 29 May 2026 (see Note No. V.15).
- (iii) According to the Agreement dated 23 October 2025 with BCG Khai Long 1 Wind Power Joint Stock Company (the investor), in order to facilitate the Company and contractors in managing their capital, BCG Khai Long 1 Wind Power Joint Stock Company agreed to temporarily refrain from recovering the advance to the Company (see Note No. V.15). Accordingly, on 31 October 2025, the Company signed an agreement with Plus Investment Joint Stock Company (the subcontractor) agreeing to temporarily not reclaim the advances of totaling VND 340,673,000,000 for a period of two years from the date of agreement signing.
- (iv) According to the Agreement dated 23 October 2025 with BCG Khai Long 1 Wind Power Joint Stock Company (the investor), in order to facilitate the Company and contractors in managing their capital, BCG Khai Long 1 Wind Power Joint Stock Company agreed to temporarily refrain from recovering the advance to the Company (see Note No. V.15). Accordingly, on 30 October 2025, the Company signed an agreement with Mega Solar Joint Stock Company (the subcontractor) agreeing to temporarily not reclaim the advances totaling VND 265,110,520,000 for a period of two years from the date of agreement signing.
- (v) According to the Agreement dated 17 November 2025 with Bamboo Capital Group Joint Stock Company and HCM Lott 68 Joint Stock Company (the subcontractors), in order to facilitate the Company and the subcontractors in managing their capital, Bamboo Capital Group Joint Stock Company agreed to temporarily waive the repayment of the borrowing of VND 30,000,000,000 granted to the Company. Correspondingly, the Company would also temporarily not reclaim the advance payment made to HCM Lott 68 Joint Stock Company, totaling VND 30,000,000,000 for a period of two years from the date of agreement signing (see Note No. V.20a).

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Notes to the Financial Statements (cont.)

The above balance of short-term advances to suppliers includes certain unreconciled and unconfirmed balances as follows:

	<u>Ending balance</u>	<u>Beginning balance</u>
TPT Construction Services Trading Company Limited	35,579,901,230	35,579,901,230
Viet Industry Technical Trading Services Corporation	14,383,875,692	14,383,875,692
T&T Bao Khang Construction and Trading Limited Company	13,041,086,240	13,041,086,240
Other suppliers	30,882,003,868	30,882,003,868
Total	93,886,867,030	93,886,867,030

5. Other receivables**5a. Other short-term receivables**

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Value</u>	<u>Allowances</u>	<u>Value</u>	<u>Allowances</u>
Receivables from related parties	206.242.597.031	(39.016.037.045)	516.662.098.446	(39.016.037.045)
Thang Phuong Joint Stock Company – BCC capital contribution ⁽ⁱ⁾	-	-	281.640.000.000	-
Thang Phuong Joint Stock Company – BCC profit ⁽ⁱ⁾	-	-	27.062.502.793	-
Suoi Kiet Stone Company Limited – BCC capital contribution ⁽ⁱⁱ⁾	107.194.945.765	-	107.194.945.765	-
Antraco Joint Venture Company Ltd – receivables for profit ^(viii)	29.607.025.525	-	25.599.706.000	-
Helios Service and Investment Joint Stock Company – BCC profit, bond interest	644.297.199	(6.368.615.346)	6.368.615.346	(6.368.615.346)
Helios Service and Investment Joint Stock Company – BCC capital contribution ⁽ⁱⁱⁱ⁾	50.000.000.000	(28.873.723.069)	50.000.000.000	(28.873.723.069)
BCG Financial Joint Stock Company – BCC profit	4.676.925.596	-	4.676.925.596	-
Indochina Hoi An Beach Villas Company Limited – BCC profit	3.573.698.630	(3.573.698.630)	3.573.698.630	(3.573.698.630)

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Notes to the Financial Statements (cont.)

	Ending balance		Beginning balance	
	Value	Allowances	Value	Allowances
Herb Solar Joint Stock Company – interest on late payments	2.187.577.875	-	2.187.577.875	-
EcoBuild Construction Trading Company Limited – other receivables	2.161.574.335	-	2.161.574.335	-
Orchid Solar Joint Stock Company – interest on late payments	1.949.653.496	-	1.949.653.496	-
Tracodi Labour Export Joint Stock Company – other receivables	1.000.000.000	-	1.000.000.000	-
Bang Duong E&C Joint Stock Company – other receivables	200.000.000	(200.000.000)	200.000.000	(200.000.000)
Shuaa Investment and Trading Joint Stock Company – other receivables	3.040.127.418	-	3.040.127.418	-
Tapiotek JSC – other receivables	6.771.192	-	6.771.192	-
Receivables from other organizations and individuals	770.908.942.795	(188.311.797.927)	926,100,267,377	(188,311,797,927)
Artemis Investment Joint Stock Company – BCC capital contribution ^(iv)	477.533.000.000	-	477,533,000,000	-
Artemis Investment Joint Stock Company – BCC profit	35.839.053.245	-	35,839,053,245	-
Plus Investment Joint Stock Company – BCC capital contribution ^(v)	-	-	-	-
Plus Investment Joint Stock Company – BCC profit ^(v)	-	-	32,355,348,909	-
HCM Lott 68 Joint Stock Company – BCC capital contribution ^(vi)	85.829.250.000	(85.829.250.000)	85,829,250,000	(85,829,250,000)
HCM Lott 68 Joint Stock Company – BCC profit	17.972.797.447	(17.972.797.447)	17,972,797,447	(17,972,797,447)

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	Ending balance		Beginning balance	
	Value	Allowances	Value	Allowances
Mr. Nguyen Van Chat – receivables for share transfer ^(vii)	26.002.202.250	(1.002.202.250)	140,608,832,500	(1,002,202,250)
Orchid Service and Investment Joint Stock Company – BCC profit	9.243.883.997	-	9,243,883,997	-
BCC profit receivable from other entities	10.986.367.124	(1.572.805.479)	10,986,367,124	(1,572,805,479)
Interest on late payments	28.170.224.938	(77.911.909.473)	77,911,909,473	(77,911,909,473)
Advances	217.861.643	-	968,746,512	(228,846,977)
Short-term deposits	20.484.051.461	-	9,064,384,240	-
Other short-term receivables	58.630.250.690	(4.022.833.278)	27,786,693,930	(3,793,986,301)
Total	977.151.539.826	(227.327.834.972)	1,276,854,978,635	(198,454,111,903)

(i) This is the business cooperation with Thang Phuong Joint Stock Company according to BCC No. 1504/HTKD/TCD-TP dated 15 April 2022. Details of this BCC are as follows:

- Purpose of the business cooperation: investment in financial products such as shares, bonds and other financial products;
- Percentage, form and schedule of capital contribution: the total capital to be invested by the Company is VND 300,000,000,000, which shall be made within 10 days from the contract signing date;
- The term of the cooperation is 1 year from the contract signing date and has been extended to 14 April 2025 in accordance with Appendix No. 03-1504/HTKD/TCD-TP dated 14 April 2024;
- Profit-sharing arrangement: the profit is calculated on the basis of investment returns and the actual investment ratios of the participating parties; the date for determining the profit sharing is the end of the fiscal year when the investments are revalued. According to Appendix No. 02-1504/HTKD/TCD-TP dated 30 September 2023, the Company's share of profits has been adjusted to 10%/year on the actual capital contributed, effective from 01 October 2023;
- Status of the contract as of the balance sheet date: the Company has contributed VND 281,640,000,000, which is less than the investment amount committed in the contract.

According to Net-off Minutes No. 01/2026/BBCTCN dated 29 May 2026, the principal and profit committed under this BCC have been offset against the advance payment from Gia Khang Service Trading Investment Joint Stock Company (see Note No. V.15).

(ii) This is the business cooperation with Suoi Kiet Stone Company Limited under the following contracts:

- BCC No. 01/2023/HTDT/TCD-SK dated 21 September 2023. Details of this BCC are as follows:
 - Purpose of the business cooperation: investment in the Nui Kiet construction stone quarry project in Suoi Kiet Commune, Tanh Linh District, Binh Thuan Province;
 - Percentage, form and schedule of capital contribution: the total capital invested by the Company is VND 150,000,000,000 and the payment for this investment is made in instalments in cash or by bank transfer, depending on the project's progress at the time of contract signing, and subsequently increased to VND 200,000,000,000 according to Appendix No. 01 dated 08 August 2024;
 - The fixed term of this cooperation is 36 months from 21 September 2023;

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Notes to the Financial Statements (cont.)

- Profit-sharing arrangement: profits shall be distributed once the project is completed and put into operation.
- BCC No. 08/HĐTT-GVĐT/ĐSK.2023 dated 05 September 2023 and the attached tripartite annexes entered among the Company, Suoi Kiet Stone Company Limited and Construction Joint Stock Company No 6. Details of this BCC are as follows:
 - Purpose of the business cooperation: investment in the Nui Kiet construction stone quarry project in Suoi Kiet Commune, Tanh Linh District, Binh Thuan Province;
 - Percentage, form and schedule of capital contribution: the total capital to be invested by the Company is VND 81,671,250,000, equivalent to 75% of the total capital contribution and will be made into four phases in accordance with the contract, commencing from the date of signing;
 - The fixed term for this investment cooperation is 36 months, counting from 05 September 2023;
 - Profit-sharing arrangement: profits will be distributed once the project is completed and put into operation;

The capital contribution status of the two contracts as of the balance sheet date: the Company has contributed VND 108,491,000,000, which is less than the total investment amount committed in the contract.

- (iii) According to BCC No. 0103/HTKD/TRACODI-HELIOS dated 01 March 2020, the Company contributed VND 50,000,000,000 to invest jointly with Helios Service and Investment Joint Stock Company in real estate, infrastructure, energy, and manufacturing and business projects. The maximum cooperation term is 1 year from the date of contract signing, which has been extended until 28 February 2026, in accordance with Appendix No. 02-0103/PLHTKD/TCD-HELIOS dated 29 February 2024. Profit sharing is calculated based on investment returns and the actual investment proportion of the participating parties, and subsequently calculated at an interest rate of 9.9%/year pursuant to Appendix No. 03/2020/PLHĐHT/TCD-HELIOS dated 15 April 2020.
- (iv) This is the business cooperation with Artemis Investment Joint Stock Company according to BCC No. 0712/HTKD/TCD-ARTEMIS dated 07 December 2022. Details of this BCC are as follows:
- Purpose of the business cooperation: investment in financial products such as shares, bonds and other financial products;
 - Percentage, form and schedule of capital contribution: the total investment capital is VND 1,000,000,000,000, which shall be made within 3 months from the contract signing date. According to Appendices No. 01 to 05-0712/PLHTKD/TCD-ARTEMIS dated 19 January 2024, this capital contribution for the business cooperation has been reduced to VND 477,533,000,000;
 - The term of the cooperation is 1 year from the contract signing date and has been extended to 06 December 2024 in accordance with Appendix No. 04-0712/HTKD/TCD-ARTEMIS dated 06 December 2023;
 - Profit-sharing arrangement: the Company shall be entitled to an initial profit equivalent to the rate of 9.5%/year on the actual capital contributed. According to Appendix No. 01-0712/HTKD/TCD-ARTEMIS dated 01 January 2023 and Appendix No. 03-0712/HTKD/TCD-ARTEMIS dated 30 September 2023, the profit distributable to the Company was adjusted to 11.5%/year, effective from 01 January 2023 and reduced to 10%/year from 01 October 2023;
 - The capital contribution status of the contract as of the balance sheet date: the Company has contributed the full amount of VND 477,533,000,000.
- (v) This is the business cooperation with Plus Investment Joint Stock Company according to BCC No. 0501/2021/HĐHTKD/TCD-PLUS dated 05 January 2021. Details of this BCC are as follows:
- Purpose of the business cooperation: investment in 1,000 bonds issued by Helios Service and Investment Joint Stock Company on 10 June 2019;

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Notes to the Financial Statements (cont.)

- Percentage, form and schedule of capital contribution: the total capital to be invested by the Company is VND 450,000,000,000 and is made within 30 days from the contract signing date;
- The term for this investment cooperation is 36 months from the date of the capital transfer, with the cooperation term extended to 04 January 2026 in accordance with Contract Appendix No. 0501-02/2021/PLHĐHTKD/TCD-PLUS signed on 08 December 2023;
- Profit-sharing arrangement: profits are distributed at a rate of 12.5%/year based on the actual amount of capital contributed; this rate is adjusted to 10%/year from 01 October 2023 in accordance with Contract Appendix No. 0501-01.2/2021/PLHĐHTKD/TCD-PLUS dated 30 September 2023;
- The capital contribution status of the contract as of the balance sheet date: the Company has contributed VND 443,576,327,982, which is less than the investment amount committed in the contract.

According to Net-off Minutes No. 01/2026/BBCTCN dated 29 May 2026, this BCC amount has been offset against the advance payment made by Gia Khang Service Trading Investment Joint Stock Company (see Note No. V.15).

- (vi) This is the business cooperation with HCM Lott 68 Joint Stock Company according to BCC No. 1507/2020/HTKD/LOTT-TRACODI dated 15 July 2020. Details of this BCC are as follows:
- Purpose of the business cooperation: acquisition of Helios bonds and certain shares on the market;
 - Percentage, form and schedule of capital contribution: the total capital to be invested by the Company was VND 530,000,000,000 and then reduced to VND 440,000,000,000 according to the Contract Appendix dated 17 September 2020, further reduced to VND 177,529,250,000 according to Contract Appendix No. 02-1507/2020/HTKD/LOTT-TRACODI dated 30 March 2023, and subsequently reduced to VND 85,829,250,000 according to Appendix No. 03-1507/HTKD/LOTT-TRACODI dated 10 January 2024;
 - The term of the cooperation is 4 years from the contract signing date and has been extended to 14 July 2025 according to Appendix No. 03-1507/HTKD/LOTT-TRACODI dated 10 January 2024;
 - Profit-sharing arrangement: distribution of profits from share investments and share transfers; distribution of related revenue in proportion to the percentage of capital contributed, and other revenues arising from the invested bonds; furthermore, during the project investment period, profits are distributed at a rate equivalent to 11.65%/year on the actual capital contributed. According to Appendices No. 01-1507/HTKD/LOTT-TRACODI dated 01 January 2023 and No. 03-1507/HTKD/LOTT-TRACODI dated 01 January 2024, the Company's profit sharing rate was adjusted to 13.05%, effective from 01 January 2023 and to 12.05%/year, effective from 01 January 2024;
 - The capital contribution status of the contract as of the balance sheet date: the Company has contributed the full amount of VND 85,829,250,000.
- (vii) This is the amount receivable from Mr. Nguyen Van Chat for the transfer of 18,000,000 shares in Helios Service and Investment Joint Stock Company according to Share Transfer Agreement No. 06/HĐCN/TCD-NVC dated 22 September 2023 for the total value of VND 270,000,000,000.
- (viii) During the year, the Company offset the receivables from shared profits against the payables to Antraco Joint Venture Company Ltd, with an amount of VND 16,238,067,745, in accordance with the Net-off Minutes dated 01 June 2025.

5b. Other long-term receivables

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Notes to the Financial Statements (cont.)

	Ending balance		Beginning balance	
	Value	Allowances	Value	Allowances
Receivables from related parties	140,000,000,000	(123,000,000,000)	140,000,000,000	(123,000,000,000)
Suoi Kiet Stone Company Limited – BCC capital contribution (see Note No. V.5a)	-	-	-	-
Helios Service and Investment Joint Stock Company – BCC capital contribution ⁽ⁱ⁾	70,000,000,000	(53,000,000,000)	70,000,000,000	(53,000,000,000)
Indochina Hoi An Beach Villas Company Limited – BCC capital contribution ⁽ⁱⁱ⁾	70,000,000,000	(70,000,000,000)	70,000,000,000	(70,000,000,000)
Receivables from other organizations and individuals	280,330,000,000	(66,830,000,000)	280,330,000,000	(66,830,000,000)
Plus Investment Joint Stock Company – BCC capital contribution (see Note No. V.5a)	-	-	-	-
Lion City Development Joint Stock Company – BCC capital contribution ⁽ⁱⁱⁱ⁾	213,500,000,000	-	213,500,000,000	-
Renatus Joint Stock Company – BCC capital contribution ^(iv)	66,830,000,000	(66,830,000,000)	66,830,000,000	(66,830,000,000)
Long-term deposits	-	-	-	-
Total	420,330,000,000	(189,830,000,000)	420,330,000,000	(189,830,000,000)

(i) According to Business Cooperation Contract No. 17/2019/HTĐT/TCD-Helios dated 24 April 2019 with Helios Service and Investment Joint Stock Company and its attached appendices, the Company contributed VND 30,000,000,000 to acquire 8 shophouse lots developed by Conbap Ecological Tourist Co. Ltd., and VND 90,000,000,000 to acquire 100% of the capital contribution in Thanh An An Company Limited, the developer of the 13E Commercial and Services Complex Project in Phong Phu Commune, Binh Chanh District, Ho Chi Minh City (Binh Hung Commune, Ho Chi Minh City now). The cooperation term is 36 months from the contract signing date and has been extended to 23 April 2027 according to Contract Appendix No. 03-17/2019/PLHĐHT/TCD-Helios dated 18 July 2024. Profit sharing is calculated based on investment returns and the actual investment proportion of the participating parties. The Company has contributed VND 70,000,000,000, which is less than the amount committed in the contract.

(ii) This is the business cooperation with Indochina Hoi An Beach Villas Company Limited according to the BCC signed on 02 February 2024. Details of this BCC are as follows:

- Purpose of the business cooperation: investment in the Malibu MGM Hoi An Resort Project in Block 1, Dien Duong Ward, Dien Ban Town, Quang Nam Province (now Block 1, Dien Ban Dong Ward, Da Nang City);

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Notes to the Financial Statements (cont.)

- Percentage, form and schedule of capital contribution: the total capital to be invested by the Company is VND 70,000,000,000 and is made within 30 days, with the payment deadline extended to no later than 31 July 2024 in accordance with the Contract Appendix dated 20 March 2024;
- The term for this investment cooperation runs from the contract signing date until 02 February 2029; prior to the end of the cooperation term, both parties shall assess the actual progress of the project to consider extending the cooperation term. The cooperation term has been extended to 31 July 2029 in accordance with the Contract Appendix dated 20 March 2024;
- Profit-sharing arrangement: profits shall be distributed in accordance with the investment proportion but not less than 12%/year based on the amount and duration of the investment;
- This contract and its attached appendices may be pledged in their entirety to any credit institution;
- The capital contribution status of the contract as of the balance sheet date: the Company has contributed the full amount of VND 70,000,000,000.

This BCC has been used to secure the Company's borrowing from TPBank – Ben Thanh Branch (see Note No. V.20b).

- (iii) This is the business cooperation with Lion City Development Joint Stock Company according to BCC No. 286/2024/HTKD/TCD-LION dated 28 June 2024. Details of this BCC are as follows:
- Purpose of the business cooperation: investment in financial products such as shares, bonds and other financial products;
 - Percentage, form and schedule of capital contribution: the total capital invested by the Company is VND 200,000,000,000, which is made in instalments within 6 months from the contract signing date; the investment amount has been increased to VND 213,500,000,000 according to Contract Appendix No. 01-286/PLHTKD/TCD-LION dated 19 September 2024;
 - The term of this cooperation is 5 years from the contract signing date;
 - Profit-sharing arrangement: profits are distributed at a rate of 10%/year on the actual amount of capital contributed;
 - The capital contribution status of the contract as of the balance sheet date: the Company has contributed the full amount of VND 213,500,000,000.
- (iv) This is the business cooperation with Renatus Joint Stock Company according to BCC No. 310/2024/HTKD/TCD-REN dated 03 October 2024. Details of this BCC are as follows:
- Purpose of the business cooperation: investment in financial products such as shares, bonds and other financial products;
 - Percentage, form and schedule of capital contribution: the total capital invested by the Company is VND 250,000,000,000, which can be made in one instalment or in multiple instalments within 3 months from the contract signing date;
 - The term for this cooperation is 5 years from the contract signing date;
 - Profit-sharing arrangement: profits are distributed at a rate of 10%/year based on the actual amount of capital contributed;
 - The capital contribution status of the contract as of the balance sheet date: the Company has contributed VND 66,830,000,000, which is less than the amount committed in the contract.

6. Doubtful debts

	Ending balance		Beginning balance	
	Overdue period	Original amount	Overdue period	Original amount
Related parties		357.664.636.149		674.716.751.024
G8 Services Joint Stock Company – advances to suppliers		90.958.331.003		400.000.000.000

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Notes to the Financial Statements (cont.)

	Overdue period	Ending balance		Overdue period	Beginning balance	
		Original amount	Recoverable amount		Original amount	Recoverable amount
Helios Service and Investment Joint Stock Company – BCC capital contribution		120.000.000.000	38.126.276.931		120.000.000.000	38.126.276.931
Helios Service and Investment Joint Stock Company – BCC profit		644.297.199	644.297.199		6.368.615.346	-
Helios Service and Investment Joint Stock Company – receivables for services rendered		302.632.984	52.073.425		302.632.984	52.073.425
Indochina Hoi An Beach Villas Company Limited – BCC capital contribution		70.000.000.000	-		70.000.000.000	-
Indochina Hoi An Beach Villas Company Limited – BCC profit		3.573.698.630	-		3.573.698.630	-
BCG Energy Joint Stock Company - trade receivables		58.000.000.000	58.000.000.000		58.000.000.000	58.000.000.000
Skylar1 Service Company Limited – receivables for services rendered	More than 3 years	6.212.879.732		Từ 02 năm đến dưới 03 năm	6.212.879.732	-
BCG Financial Joint Stock Company – BCC profit		4.676.925.596	4.676.925.596		4.676.925.596	4.676.925.596
Skylar2 Build Company Limited – receivables for services rendered		1.250.919.389	1.250.919.389		1.250.919.389	1.250.919.389
B.O.T DT 830 Company Limited – receivables for services rendered		882.143.616	882.143.616		882.143.616	882.143.616
Skylar3 Trading Company Limited – receivables for services rendered		467.100.000	467.100.000		467.100.000	467.100.000
Bleu Soleil-1 Build Company Limited – receivables for services rendered		409.500.000	409.500.000		409.500.000	409.500.000
Bang Duong E&C Joint Stock Company – other receivables		200.000.000	-		200.000.000	-
Bleu Soleil Joint Stock Company – receivables for services rendered		38.538.000	38.538.000		38.538.000	38.538.000
Nong Thon Viet Energy Corporation – receivables for services rendered		30.000.000	30.000.000		30.000.000	30.000.000

These notes form an integral part of and should be read in conjunction with the Financial Statements

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Notes to the Financial Statements (cont.)

	Overdue period	Ending balance		Overdue period	Beginning balance	
		Original amount	Recoverable amount		Original amount	Recoverable amount
Nguyen Hoang Development Joint Stock Company – receivables for services rendered	More than 3 years	17.670.000		Trên 03 - năm	17.670.000	-
Other organizations and individuals		1.720.795.129.964	751.065.020.499		1.720.795.129.964	751.065.020.499
Artemis Investment Joint Stock Company – BCC capital contribution		477.533.000.000	477.533.000.000		477.533.000.000	477.533.000.000
Artemis Investment Joint Stock Company – BCC profit		35.839.053.245	35.839.053.245		35.839.053.245	35.839.053.245
HCM Lott 68 Joint Stock Company – advances to suppliers		214.920.320.719	30.000.000.000		214.920.320.719	30.000.000.000
HCM Lott 68 Joint Stock Company – BCC capital contribution		85.829.250.000	-		85.829.250.000	-
HCM Lott 68 Joint Stock Company – BCC profit		17.972.797.447	-		17.972.797.447	-
VHM Service Investment Corporation - advances to suppliers		195.702.235.891	110.000.000.000		195.702.235.891	110.000.000.000
NNT Investment Corporation – advances to suppliers		127.877.232.663	13.877.232.663		127.877.232.663	13.877.232.663
Daffodils Joint Stock Company – advances to suppliers		115.368.533.486	-		115.368.533.486	-
Thiet Moc Lan Trading Corporation – advances to suppliers		95.500.000.000	-		95.500.000.000	-
Renatus Joint Stock Company – BCC principal		66.830.000.000	-		66.830.000.000	-
Renatus Joint Stock Company - BCC profit		1.572.805.479	-		1.572.805.479	-
Renatus Joint Stock Company - interest on late payments		2.841.062.465	-		2.841.062.465	-
Lion City Development Joint Stock Company – advances to suppliers		25.450.000.000	-		25.450.000.000	-
Lion City Development Joint Stock Company – BCC profit		9.413.561.645	9.413.561.645		9.413.561.645	9.413.561.645
Quang Phong Investment Corporation – other receivables	More than 3 years	3.465.986.301		Trên 03 - năm	3.465.986.301	-

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Notes to the Financial Statements (cont.)

	Overdue period	Ending balance		Overdue period	Beginning balance	
		Original amount	Recoverable amount		Original amount	Recoverable amount
Nhat Hoang Investment Company Limited – trade receivables	More than 3 years	8.230.768.408		Từ 02 năm đến dưới 03 - năm	8.230.768.408	-
Mr. Nguyen Van Chat – receivables for share transfers		26.002.202.250	25.000.000.000		26.002.202.250	25.000.000.000
Receivables from other organizations and individuals		210.446.319.965	49.402.172.946		210.446.319.965	49.402.172.946
Total		2.078.459.766.113	944.314.997.926		2.395.511.880.988	1.254.998.497.456

Changes in allowances for doubtful debts are as follows:

	Short-term receivables	Long-term receivables	Total
Current year			
Beginning balance	1,140,513,383,532	189,830,000,000	1,140,513,383,532
Additional allowance		-	-
Ending balance	1,140,513,383,532	189,830,000,000	1,140,513,383,532
Previous year			
Beginning balance	866,843,390,538	-	866,843,390,538
Additional allowance			
Ending balance	866,843,390,538	-	866,843,390,538

7. Inventories

	Ending balance		Beginning balance	
	Value	Allowances	Value	Allowances
Materials and supplies	43,341,281	43,341,281	43,341,281	43,341,281
Construction projects in progress	660,156,568,242	658,173,200,552	658,173,200,552	658,173,200,552
<i>King Crown Infinity Project⁽ⁱ⁾</i>	349,373,519,842	349,373,519,842	349,373,519,842	349,373,519,842
<i>Malibu Hoi An Project⁽ⁱ⁾</i>	140,320,578,633	140,320,578,633	140,320,578,633	140,320,578,633
<i>Hoi An D'or Project⁽ⁱ⁾</i>	65,038,701,617	65,038,701,617	65,038,701,617	65,038,701,617
<i>Casa Marina Resort Project - Phase 2</i>	-	-	-	-
<i>My Khe – Quang Ngai Project</i>	7,200,569,673	7,200,569,673	7,200,569,673	7,200,569,673
<i>Other projects</i>	98,223,198,477	96,239,830,787	96,239,830,787	96,239,830,787
Total	660,199,909,523	658,216,541,833	658,216,541,833	658,216,541,833

- (i) The constructions of these projects are executed by the Company in its role as a contractor for subsidiaries of BCG Land Joint Stock Company. The constructions of these projects are currently suspended.

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Notes to the Financial Statements (cont.)

8. Prepaid expenses**8a. Short-term prepaid expenses**

	<u>Ending balance</u>	<u>Beginning balance</u>
Tools	-	-
Service costs associated with bonds	-	-
Other short-term prepaid expenses	-	-
Total	<u>-</u>	<u>-</u>

8b. Long-term prepaid expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
Tools	67,906,397	67,906,397
Repair expenses	62,082,034	62,082,034
Service costs associated with bonds	-	-
Total	<u>129,988,431</u>	<u>129,988,431</u>

9. Receivables for long-term loans

This is a loan to Mr. Hoang Thanh Chuong and Ms. Nguyen Thi Hanh under Loan Agreement No. 1511/HĐ-TCD dated 15 November 2024, with a loan limit of VND 38,087,630,797 and a loan term of 10 years from the date of disbursement. The interest rate is specified in each loan agreement. The loan is secured by 34.5% of capital contribution held by Mr. Hoang Thanh Chuong in Suoi Kiet Stone Company Limited.

On 11 September 2025, Mr. Hoang Thanh Chuong, Ms. Nguyen Thi Hanh and the Company signed the Loan Liquidation Minutes No. 1511/HĐ-TCD to liquidate the entire loan amount. Accordingly, Suoi Kiet Stone Company Limited is obliged to repay this loan to the Company.

10. Tangible fixed assets

	<u>Buildings and structures</u>	<u>Machinery and equipment</u>	<u>Vehicles</u>	<u>Office equipment</u>	<u>Total</u>
Historical cost					
Beginning balance	2,494,121,000	458,267,273	18,441,921,256	120,727,800	21,515,037,329
Other increases	-	-	-	-	-
Purchase of financial leased assets	-	-	-	-	-
Liquidation during the year	-	-	-	-	-
Ending balance	<u>2,494,121,000</u>	<u>458,267,273</u>	<u>18,441,921,256</u>	<u>120,727,800</u>	<u>21,515,037,329</u>
<i>In which:</i>					
Assets fully depreciated but still in use	2,494,121,000	458,267,273	16,712,198,275	120,727,800	19,785,314,348
Assets waiting for liquidation	-	-	-	-	-
Depreciation					
Beginning balance	2,494,121,000	458,267,273	18,122,107,609	120,727,800	21,195,223,682
Depreciation during the year	-	-	87,221,910	-	-

These notes form an integral part of and should be read in conjunction with the Financial Statements

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Notes to the Financial Statements (cont.)

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Total
Depreciation arising from the purchase of financial leased assets	-	-	-	-	-
Liquidation during the year	-	-	-	-	-
Ending balance	2,494,121,000	458,267,273	18,209,329,519	120,727,800	21,282,445,592
Carrying value					
Beginning balance	-	-	319,813,647	-	319,813,647
Ending balance	-	-	232,591,737	-	232,591,737
<i>In which:</i>					
Assets temporarily not in use	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-

11. Financial lease assets

	Vehicles
Historical cost	
Beginning balance	-
Purchase of financial leased assets	-
Return of financial leased assets	-
Ending balance	-
Depreciation	
Beginning balance	-
Depreciation during the year	-
Purchase of financial leased assets	-
Return of financial lease assets	-
Ending balance	-
Carrying value	
Beginning balance	-
Ending balance	-

12. Intangible fixed assets

Intangible fixed asset consists of computer software.

13. Deferred income tax assets

The Company has not recognized deferred income tax assets for following items:

	Ending balance	Beginning balance
Temporarily deductible differences ⁽ⁱⁱ⁾		1,128,075,573,161
Interest expenses ⁽ⁱ⁾		265,315,392,461
Taxable losses for 2024 ⁽ⁱⁱ⁾		395,018,519,855
Total		1,788,409,485,477

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Notes to the Financial Statements (cont.)

(i) Details of unrecognized interest expenses are as follows:

	<u>Ending balance</u>	<u>Beginning balance</u>
2024	-	265,315,392,461
2025	-	-
Total	<u>-</u>	<u>265,315,392,461</u>

Pursuant to the Government's Decree No. 132/2020/NĐ-CP dated 05 November 2020, from the 2019 tax period onwards, non-deductible interest expense is carried forward to subsequent taxable periods for the purpose of determining the amount of deductible interest expense, to the extent that deductible interest expense in those periods is below the prescribed cap. Such interest expense may be carried forward for a maximum of five (5) consecutive years, commencing from the year following the year in which the non-deductible interest expense is incurred. Deferred income tax assets have not been recognized in respect of this item as it is not probable that sufficient future taxable profits will be available to utilize the carried-forward interest expense.

(ii) Details of unrecognized taxable losses are as follows:

	<u>Ending balance</u>	<u>Beginning balance</u>
2024	-	395,018,519,855
2025	-	-
Total	<u>-</u>	<u>395,018,519,855</u>

According to the current law on Corporate Income Tax, taxable losses may be carried forward and offset against taxable profits of subsequent years for a maximum period of five (5) years, commencing from the year following the year in which the loss arises, and the temporary differences can be deducted without any limit on time. No deferred income tax asset has been recognized in respect of these carried-forward losses, as it is not probable that sufficient future taxable profits will be available to utilize them.

14. Trade payables**14a. Short-term trade payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
Payables to related parties	2,268,150,990	3,304,950,990
Bamboo Capital Group Joint Stock Company	-	1,036,800,000
Conbap Ecological Tourist Co. Ltd.	1,306,030,005	1,306,030,005
BCG Energy Joint Stock Company	959,440,985	959,440,985
Truong Thanh Dai Nam Security Company Limited	-	-
Shuaa Investment and Trading Joint Stock Company	-	-
Vietnam Taxi Co. Ltd	2,680,000	2,680,000
AAA Insurance Corporation	-	-
Payables to other suppliers	650,804,484,616	653,164,034,146
Powerchina Jiangxi Electric Power Engineering Co., Ltd.	239,475,448,060	238,504,000,475
Construction Corporation No 1 Joint Stock Company	59,850,387,658	59,850,387,658
3K Plus Viet Nam Joint Stock Company	12,478,115,204	12,478,115,204
Construction and Building Materials Joint Stock Company	84,113,786,588	84,113,786,588

TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

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Notes to the Financial Statements (cont.)

	Ending balance	Beginning balance
Other suppliers	254,886,747,106	258,217,744,221
Total	653,072,635,606	656,468,985,136

14b. Overdue debts

	Ending balance	Beginning balance
Overdue debts to related parties	2,265,470,990	2,265,470,990
Conbap Ecological Tourist Co. Ltd.	1,306,030,005	1,306,030,005
BCG Energy Joint Stock Company	959,440,985	959,440,985
Overdue debts to other suppliers	502,423,378,225	501,451,930,640
Powerchina Jiangxi Electric Power Engineering Co., Ltd.	239,475,448,060	238,504,000,475
Other suppliers	262,947,930,165	262,947,930,165
Total	504,688,849,215	503,717,401,630

15. Short-term advances from customers

	Ending balance	Beginning balance
Advances from related parties	1,149,141,546,055	2,422,629,054,807
Gia Khang Service Trading Investment Joint Stock Company ⁽ⁱ⁾	-	1,271,657,508,752
BCG Khai Long 1 Wind Power Joint Stock Company ⁽ⁱⁱ⁾	669,113,060,078	669,113,060,078
Indochina Hoi An Beach Villas Company Limited	178,079,728,341	178,079,728,341
Sao Sang Sai Gon Corporation	86,633,300,000	86,633,300,000
Casa Marina Resort Travel JSC	82,430,999,540	82,430,999,540
Conbap Ecological Tourist Co. Ltd.	43,020,448,862	43,020,448,862
Thanh An An Company Limited	40,866,898,411	40,866,898,411
Suoi Kiet Stone Company Limited	-	-
Skylar Joint Stock Company	22,212,271,536	22,042,271,536
Lily Solar Limited Liability Company	8,795,852,956	8,795,852,956
Iris Solar Limited Liability Company	8,370,494,937	8,370,494,937
Tracodi Labour Export Joint Stock Company	2,813,000,000	4,813,000,000
Vietnam Taxi Co. Ltd	3,888,600,000	3,888,600,000
My Khe Villas Resort Corporation	2,120,000,000	2,120,000,000
Daisy Solar Limited Liability Company	430,192,024	430,192,024
Lotus Solar Limited Liability Company	366,699,370	366,699,370
Advances from other customers	28,162,940,225	28,162,940,225
Total	1,177,304,486,280	2,450,791,995,032

- ⁽ⁱ⁾ Pursuant to Net-off Minutes No. 01/2026/BBCTCN dated 29 May 2026 signed with Plus Investment Joint Stock Company, Thang Phuong Joint Stock Company, G8 Services Joint Stock Company, Gia Khang Service Trading Investment Joint Stock Company and Mr. Le Bao Toan; Net-off Minutes No. 02/2026/BBCTCN dated 29 May 2026 signed with Toan Phat Construction Building Investment Joint Stock Company, Gia Khang Service Trading Investment Joint Stock Company and Mr. Nguyen Vinh Tuong, this advance has been offset against the advance payments made by G8 Services Joint Stock Company and Toan Phat Construction Building Investment Joint Stock Company (see Note No. V.4), as well as the principal and profit incurring under BCC signed with Plus Investment Joint Stock Company and Thang Phuong Joint Stock Company (see Note No. V.5a).

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Notes to the Financial Statements (cont.)

- (ii) Pursuant to the Agreement dated 23 October 2025 signed with BCG Khai Long 1 Wind Power Joint Stock Company (the investor), the Agreement dated 30 October 2025 signed with Mega Solar Joint Stock Company (the subcontractor) and the Agreement dated 31 October 2025 signed with Plus Investment Joint Stock Company (the subcontractor), to facilitate the Company and the contractors in managing their capital, BCG Khai Long 1 Wind Power Joint Stock Company will temporarily not reclaim the advance payment made to the Company, amounting to VND 605,783,520,000, for a period of two years from the date of agreement signing (see Note No. V.4). However, should BCG Khai Long 1 Wind Power Joint Stock Company request the payment for project development, the Company is responsible for arranging the necessary funding to make the payment.

16. Taxes and other obligations to the State Budget

	Beginning balance		Movements during the year		Ending balance	
	Payables	Receivables	Amount payable	Amount paid	Payables	Receivables
VAT on local sales	-	-	1,544,166,872	(1,544,166,872)	-	-
Corporate income tax	-	56,902,799	-	-	-	56,902,799
Personal income tax	78,391,853	-	160,533,308	(128,226,701)	110,698,460	-
Property tax	-	1,047,841,737	-	-	-	1,047,841,737
Fees, legal fees, and other duties	1,058,883,502	-	1,304,565,211	(1,304,565,211)	1,058,883,502	-
Total	1,137,275,355	1,104,744,536	7,982,387,352	(9,055,071,518)	1,169,581,962	1,104,744,536

Value added tax (VAT)

The Company has to pay VAT in accordance with the deduction method. The tax rates applied are as follows:

- Supply of clean water: 5%
- Other merchandise and services ⁽ⁱ⁾: 10%, 8%

- (i) In 2025, the Company is entitled to a value-added tax rate of 8% on certain merchandise and services as stipulated in Decrees No. 180/2024/NĐ-CP dated 31 December 2024 and No. 174/2025/ND-CP dated 30 June 2025 of the Government, providing guidance on Resolutions No. 174/2024/QH15 dated 30 November 2024 and No. 204/2025/QH15 dated 17 June 2025 of the National Assembly.

Corporate income tax

The Company is required to pay corporate income tax on assessable income at a rate of 20%.

The estimated corporate income tax payable is as follows:

	Current year	Previous year
Total accounting profit/(loss) before tax	(9,185,162,441)	(395,005,962,304)
Increases/(decreases) of accounting profit to determine taxable income:		
• Non-deductible interest expenses		61,969,702,225
• Increases		311,624,592,255
Taxable income		(21,411,667,824)
Income exempted from tax		(41,125,430,542)
Assessable income		(62,537,098,366)
Corporate income tax rate		20%
Corporate income tax payable at common tax rate	-	-

TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

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Notes to the Financial Statements (cont.)

	<u>Current year</u>	<u>Previous year</u>
<i>Adjustments of corporate income tax of the previous years</i>	-	4,347,053,200
Corporate income tax payable	-	4,347,053,200

Determination of corporate income tax liability of the Company is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Financial Statements can be changed upon the inspection of tax authorities.

Other taxes

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

17. Payables to employees

Accrued salaries for June 2026 payable to employees.

18. Short-term accrued expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
Bamboo Capital Group Joint Stock Company (a related party) – interest expenses	1,462,666,647	4,499,828,833
Interest expenses	95,985,110,195	62,685,619,846
Penalty for overdue principal and interest	28,170,224,938	25,739,881,630
Accrued construction costs	7,900,596,744	7,900,596,744
Other short-term accrued expenses	1,357,841,827	785,466,918
Total	134,876,440,351	101,611,393,971

19. Other short-term payables

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related parties</i>	<i>39,000,000,000</i>	<i>50,952,083,833</i>
Shuaa Investment and Trading Joint Stock Company – lending	-	-
BCG Vinh Long Joint Stock Company – deposits received ⁽ⁱ⁾	39,000,000,000	39,000,000,000
Antraco Joint Venture Company Ltd – payables for advances of expenditure	-	11,952,083,833
Bamboo Capital Group Joint Stock Company – payables for borrowing interest	-	-
<i>Payables to other entities and individuals</i>	<i>538,513,496,311</i>	<i>538,363,494,317</i>
Orchid Service and Investment Joint Stock Company	38,000,000,000	38,000,000,000
Nam A Bank Asset Management Company Limited (AMC) – Binh Dinh Province ⁽ⁱⁱ⁾	490,000,000,000	490,000,000,000
Trade Union's expenditure, social insurance premiums, unemployment insurance premiums	11,512,194	13,445,183
Other short-term payables	10,501,984,117	10,350,049,134
Total	577,513,496,311	589,315,578,150

(i) This is the deposit for the transfer of the Company's entire capital contribution in Thanh Nguyen Energy Development and Investment Co., Ltd. according to the Board of Directors' Resolution No. 49/2024/NQ-HĐQT-TCD dated 29 August 2024 (see Note No. V.2c).

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Notes to the Financial Statements (cont.)

- (ii) This is the borrowing transferred from Nam A Bank to Nam A Bank Asset Management Company Limited (AMC) – Binh Dinh Province (see Note No. V.20a). This amount has not yet been reconciled and confirmed.

The Company has no other overdue payables.

20. Borrowings and financial lease liabilities**20a. Short-term borrowings and financial lease liabilities**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Current portions of long-term borrowings to related party</i>	30,076,239,000	45,076,239,000
Borrowing from Bamboo Capital Group Joint Stock Company ⁽ⁱ⁾	30,076,239,000	45,076,239,000
<i>Short-term borrowings and financial lease liabilities to other organizations and individuals</i>	371,021,601,599	371,021,601,599
Short-term borrowings from banks	342,635,851,599	342,635,851,599
<i>Borrowing from Nam A Bank – Ho Chi Minh City Branch ⁽ⁱⁱ⁾</i>	-	-
<i>Borrowing from VPBank – Ben Thanh Branch ⁽ⁱⁱⁱ⁾</i>	247,135,851,599	247,135,851,599
<i>Borrowing from TPBank – Ben Thanh Branch ^(iv)</i>	95,500,000,000	95,500,000,000
Current portions of long-term borrowings (see Note No. V.20b)	28,385,750,000	28,385,750,000
<i>Borrowing from Nam A Bank – Ho Chi Minh City Branch</i>	5,885,750,000	5,885,750,000
<i>Borrowing from TPBank – Ben Thanh Branch</i>	22,500,000,000	22,500,000,000
Current portions of financial lease liabilities (see Note No. V.20b)	-	-
Total	401,097,840,599	416,097,840,599

- (i) The borrowing from Bamboo Capital Group Joint Stock Company (a related party) is to make investment in the Nui Kiet quarrying and processing project, with a term of 24 months and at an interest rate of 10%/year.

According to the Agreement dated 17 November 2025 with Bamboo Capital Group Joint Stock Company and HCM Lott 68 Joint Stock Company (the subcontractor), to facilitate the Company and the subcontractor in managing their capital, Bamboo Capital Group Joint Stock Company has temporarily waived the request for the borrowing repayment of VND 30,000,000,000 for a period of 2 years from the agreement signing date (see Note No. V.4).

- (ii) The borrowing from Nam A Bank – Ho Chi Minh City Branch is to supplement working capital with a term of 12 months and at the Bank's interest rate at the date of borrowing acknowledgment. This borrowing is secured by a mortgage of the following collateral:
- 6,300,000 shares in the Company owned by Bamboo Capital Group Joint Stock Company (see Note No. V.21c);
 - 22,000,000 shares in BCG Land Joint Stock Company owned by Bamboo Capital Group Joint Stock Company (see Note No. VII.1b);
 - 4,600,000 shares in BCG Energy Joint Stock Company owned by Bamboo Capital Group Joint Stock Company (see Note No. VII.1b);
 - 7,000,000 shares in Bamboo Capital Group Joint Stock Company owned by Mr. Nguyen Ho Nam (see Note No. VII.1b);

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Notes to the Financial Statements (cont.)

- 1,000,000 shares in Bamboo Capital Group Joint Stock Company owned by Ms. Huynh Thi Kim Tuyen (see Note No. VII.1b);
- The entire capital contributions to Phoenix Mountain., Ltd, by Bamboo Capital Group Joint Stock Company and Casa Marina Resort Travel JSC amounting to VND 829,500,000,000 and VND 276,500,000,000 respectively (see Note No. VII.1b);
- Term deposit contract No. 281-HĐTG/2023/TTKD of Helios Service and Investment Joint Stock Company for an amount of VND 24,000,000,000 (see Note No. VII.1b).

In 2025, the short-term borrowing from Nam A Bank - Ho Chi Minh City became overdue; consequently, the collateral is currently subject to foreclosure according to Collateral Offer Notice No. 1151/2025/TB-AMC dated 11 March 2025 and Collateral Treatment Notice No. 468/2025/TB-AMC dated 28 May 2025 of Nam A Bank Asset Management Company Limited – Binh Dinh Province.

At the same time, this borrowing was transferred to Nam A Bank Asset Management Company Limited – Binh Dinh Province.

- (iii) The borrowing from VPBank – Ben Thanh Branch is to supplement the working capital, with a borrowing term of 12 months and at the Bank's interest rate at the date of borrowing acknowledgment. This borrowing is secured by mortgaging the properties located at Land Lot No. 54, Map No. 56, and Land Lot No. 02, Map No. 05, Area 1, Ghenh Rang Ward, Quy Nhon City, Binh Dinh Province (Quy Nhon Nam Ward, Gia Lai Province now) (the "Casa Marina Resort"), owned by Casa Marina Resort Travel JSC (see Note No. VII.1b).
- (iv) The borrowing from TPBank – Ben Thanh Branch is to supplement the working capital for business operations, with a borrowing term of 12 months and at the Bank's interest rate at the date of borrowing acknowledgment. This borrowing is secured by a mortgage of the following collateral:
 - 79,705,315 shares in AAA Insurance Corporation owned by Bamboo Capital Group Joint Stock Company (see Note No. VII.1b);
 - 10,822,468 shares in AAA Insurance Corporation owned by BCG Financial Joint Stock Company (see Note No. VII.1b);
 - The property rights held by Helios Service and Investment Joint Stock Company, arising from the Assignments of the shophouse sale contracts between Gia Khang Service Trading Investment Joint Stock Company (the assignor) and Helios Service and Investment Joint Stock Company (the assignee), including the contracts for 8 shophouses SH-A.01, SH-A.02, SH-A.03, SH-A.04, SH-A.39, SH-A.40, SH-A.41 and SH-A.42, together with all accompanying legal documentation, with a total value of these collateral of VND 43,554,000,000 (see Note No. VII.1b);
 - The property rights held by Orchid Service and Investment Joint Stock Company, arising from the contracts for sale of 4 villas VL01.3.05, VL01.3.06, VL01.3.07, VL01.1.01 at Malibu Hoi An project, Ha My Dong B Block;
 - An irrevocable guarantee provided by Mr. Nguyen Ho Nam (see Note No. VII.1b).

Details of increases/(decreases) of the short-term borrowings and financial lease liabilities are presented in the attached Appendix 1.

20b. Long-term borrowings and financial lease liabilities

	<u>Ending balance</u>	<u>Beginning balance</u>
Long-term borrowings from banks	112,164,250,000	112,164,250,000
Borrowing from Nam A Bank – Ho Chi Minh City Branch ⁽ⁱ⁾	84,664,250,000	84,664,250,000

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Notes to the Financial Statements (cont.)

	Ending balance	Beginning balance
<i>Borrowing from TPBank – Ben Thanh Branch⁽ⁱⁱ⁾</i>	27,500,000,000	27,500,000,000
Financial lease liabilities	-	-
<i>Financial lease liability from BIDV - Sumi Trust Leasing Company Limited - Ho Chi Minh City Branch⁽ⁱⁱⁱ⁾</i>	-	-
Long-term ordinary bonds	984,719,633,333	984,719,633,333
<i>Par value^(iv)</i>	990,000,000,000	990,000,000,000
<i>Bond issuance costs</i>	(5,280,366,667)	(5,280,366,667)
Total	1,096,883,883,333	1,096,883,883,333

- (i) The borrowing from Nam A Bank – Ho Chi Minh City Branch is to finance the business cooperation in stone quarrying, with a borrowing term of 120 months. This borrowing is secured by mortgaging the business exploitation right arising from the “Nui Kiet Quarry Project” in Suoi Kiet Commune, Tanh Linh District, Binh Thuan Province (Suoi Kiet Commune, Lam Dong Province now), with a total asset value of VND 203,764,000,000; the land use right, ownership of house and other assets attached to land according to Certificate No. DP322635, Reg. No. in Book: CT22267, issued by Binh Thuan Province Department of Natural Resources and Environment on 17 June 2024; Land Lot No. 45, Map No. 47, Suoi Kiet Commune, Tanh Linh District, Binh Thuan Province (Suoi Kiet Commune, Lam Dong Province now), with the land area of 405,079.7 m² for production of construction materials and ceramics and the land use term until 05 May 2049, held by Suoi Kiet Stone Company Limited (see Note No. VII.1b).
- (ii) The borrowing from TPBank – Ben Thanh Branch is to contribute capital under Business Cooperation Contract dated 02 February 2024 signed with Indochina Hoi An Beach Villas Company Limited for implementation of Malibu Hoi An Resort and Tourism Service Area Project - Block 1 (Ha My Dong B Block now), Dien Duong Ward, Dien Ban Town, Quang Nam Province, with a borrowing term of 60 months. This borrowing is secured by mortgaging the Business Cooperation Contract dated 02 February 2024 signed with Indochina Hoi An Beach Villas Company Limited (see Note No. V.5b). Additionally, Orchid Service and Investment Joint Stock Company used property rights arising from the contracts for sale of 4 villas VL04.3.69, VL02.5.12, VL04.1.61, VL02.4.11 at the Malibu Hoi An Project, Ha My Dong B Block to secure this borrowing.
- (iii) The financial lease liabilities from BIDV - Sumi Trust Leasing Company Limited - Ho Chi Minh City Branch are under the following contracts:
- Financial Lease Contract No. 21821000132/HĐCTTC dated 17 May 2021 with a lease term of 60 months to lease automobiles for business operations;
 - Financial Lease Contract No. 21821000359/HĐCTTC dated 01 December 2021 with a lease term of 60 months to lease automobiles for business operations;
 - Financial Lease Contract No. 21824000156/HĐCTTC dated 02 April 2024 with a lease term of 48 months to lease automobiles for business operations.
- The entire financial lease liabilities have been repaid ahead of schedule.
- (iv) This is ordinary and secured bonds with a bond tenor of 60 months, par value of VND 100,000,000/bond. The interest rate is 11%/year for the first four interest periods. For the subsequent interest periods, the interest rate is equal to the sum of the reference interest rate plus a margin of 4%/year (and not lower than 11%/year). These bonds are issued to individuals and businesses to restructure the Company’s debts, specifically to settle borrowings and/or pay the Company’s expenses, including but not limited to bond-related costs. The collateral comprises:

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Notes to the Financial Statements (cont.)

- Shares in Son Long Development Investment Joint Stock Company held by shareholders, together with rights, benefits, dividend interests and distributions relating to these shares (see Note No. VII.1b);
- Property rights arising from the Bai Chay Project, owned by Son Long Development Investment Joint Stock Company (see Note No. VII.1b);
- Land use rights and assets attached to land within the Bai Chay Project, owned by Son Long Development Investment Joint Stock Company (see Note No. VII.1b).

The Company's bonds have been registered and assigned the bond code of TCDH2227002 at Viet Nam Securities Depository and Clearing Corporation since 27 September 2022. The Company is authorized to redeem all or part of these bonds at any time after the issue date, unless the cases where bondholders' representative and the Company mutually agree otherwise.

The issued bonds of which Tien Phong Securities Corporation acts as the registration and depository agent. This bond package was suspended from trading according to Notice No. 1161/TB-SGDHN dated 19 March 2025 of the Hanoi Stock Exchange (HNX) from 20 March 2025.

According to the Resolution No. 29/2025/NQ-HĐQT-TCD dated 19 May 2025, the Board of Directors approved the premature redemption of the TCDH2227002 bonds, with the redemption period from May 2025 to 31 December 2025. However, as of 31 December 2025, this redemption has not been carried out. Therefore, on 03 June 2026, the Board of Directors approved Resolution No. 10/2026/NQ-HĐQT-TCD requesting Tien Phong Securities Corporation to hold a consultation with the holders of the TCDH2227002 bonds for obtaining the approval for the bond resolution plan.

The Company is solvent over its long-term borrowings.

Repayment schedule of the long-term borrowings and financial lease liabilities is as follows:

	Total debts	From 1 year or less	More than 1 year to 5 years
Ending balance			
Long-term borrowings from organizations	-	-	-
Long-term borrowings from banks	112,164,250,000	-	112,164,250,000
Ordinary bonds	984,719,633,333	-	984,719,633,333
Total	1,096,883,883,333	-	1,096,883,883,333
Beginning balance			
Long-term borrowings from organizations	-	-	-
Long-term borrowings from banks	112,164,250,000	-	112,164,250,000
Financial lease liabilities	-	-	-
Ordinary bonds	984,719,633,333	-	984,719,633,333
Total	1,096,883,883,333	-	1,096,883,883,333

Details of increases/(decreases) of the long-term borrowings and financial lease liabilities are presented in the attached Appendix 2.

20c. Overdue borrowings

As of 31 December 2025, the Company had the following overdue borrowings:

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Notes to the Financial Statements (cont.)

	<u>Ending balance</u>	<u>Beginning balance</u>
Borrowing from VPBank – Ben Thanh Branch	247,135,851,599	247,135,851,599
Borrowing from TPBank – Ben Thanh Branch	95,500,000,000	95,500,000,000
Total	<u>342,635,851,599</u>	<u>342,635,851,599</u>

On 28 February 2025, the Investigation Police Agency under the Ministry of Public Security initiated the legal proceedings against Vice Chairwoman to investigate and verify alleged violations related to fraud and asset misappropriation case at Bamboo Capital Group Joint Stock Company. The case is currently under investigation, and no official conclusions have been reached. As a consequence of this matter, operations of the Company and those of other entities within Bamboo Capital Group Joint Stock Company have encountered significant difficulties when the overdue receivables have been unlikely to be collected. This resulted in insufficient cash flows to settle maturing liabilities.

21. Owner's equity**21a. Statement of changes in owner's equity**

	<u>Owner's capital</u>	<u>Share premiums</u>	<u>Investment and development fund</u>	<u>Retained profit/Accumulated loss</u>	<u>Total</u>
Beginning balance of the previous year	3,358,206,410,000	244,421,087,982	584,650,517	(1,326,256,813,577)	2,276,955,334,922
Capital increase in the previous year	-	-	-	-	-
Profit/(loss) in the previous year	-	-	-	(399,353,015,504)	(399,353,015,504)
Ending balance of the previous year	<u>3,358,206,410,000</u>	<u>244,421,087,982</u>	<u>584,650,517</u>	<u>(1,725,609,829,081)</u>	<u>1,877,602,319,418</u>
Beginning balance of the current year	3,358,206,410,000	244,421,087,982	584,650,517	(1,725,609,829,081)	1,877,602,319,418
Profit/(loss) in the current year	-	-	-	(9,185,162,441)	(9,185,162,441)
Ending balance of the current year	<u>3,358,206,410,000</u>	<u>244,421,087,982</u>	<u>584,650,517</u>	<u>(1,734,794,991,522)</u>	<u>1,868,417,156,977</u>

21b. Details of owner's capital

	<u>Ending balance</u>	<u>Beginning balance</u>
Bamboo Capital Group Joint Stock Company	1,474,195,200,000	1,474,195,200,000
Other shareholders	1,884,011,210,000	1,884,011,210,000
Total	<u>3,358,206,410,000</u>	<u>3,358,206,410,000</u>

21c. Shares

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of shares registered to be issued	335,820,641	335,820,641
Number of shares sold to the public	335,820,641	335,820,641
• Ordinary shares	335,820,641	335,820,641
• Preferred shares	-	-

These notes form an integral part of and should be read in conjunction with the Financial Statements

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Notes to the Financial Statements (cont.)

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of shares repurchased	-	-
• <i>Ordinary shares</i>	-	-
• <i>Preferred shares</i>	-	-
Number of outstanding shares	335,820,641	335,820,641
• <i>Ordinary shares</i>	335,820,641	335,820,641
• <i>Preferred shares</i>	-	-

Par value per outstanding share: VND 10,000.

6,300,000 shares of the Company held by Bamboo Capital Group Joint Stock Company have been used to secure the Company's borrowings from Nam A Bank – Ho Chi Minh City Branch (see Note No. V.20a). However, the Company's borrowings from this Bank became overdue; consequently, these shares are currently subject to foreclosure according to Asset Offer Notice No. 1151/2025/TB-AMC dated 11 March 2025 of Nam A Bank Asset Management Company Limited – Binh Dinh Province.

22. Off-balance sheet items**22a. Foreign currencies**

As of the balance sheet date, the Company's cash includes:

	<u>Current year</u>	<u>Previous year</u>
US Dollars (USD)	7,860.07	7,860.07
Euro (EUR)	606.95	606.95
Monetary gold	8,846,710	8,846,710

22b. Treated doubtful debts

	<u>Ending balance</u>	<u>Beginning balance</u>
Fujisan Company Limited	-	48,297,080,000
Bao Minh Tien Trading Service Company Limited	-	7,932,732,500
Other entities	-	16,912,601,844
Total	-	73,142,414,344

The doubtful debts have been treated due to irrecoverableness.

VI. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE INCOME STATEMENT**1. Revenue from sales of goods and provisions of services****1a. Gross revenue**

	<u>Current year</u>	<u>Previous year</u>
Revenue from sales of merchandise	-	-
Revenue from construction contracts	18,026,714,297	114,176,438,367
Total	18,026,714,297	114,176,438,367

1b. Revenue from sales of goods and provisions of services to related parties

In addition to the sales of goods and provisions of services to the subsidiaries and associates presented in Note No. V.2c, the Company also provided construction services to related parties which are not its subsidiaries and associates as follows:

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Notes to the Financial Statements (cont.)

	<u>Current year</u>	<u>Previous year</u>
Shuaa Investment and Trading Joint Stock Company	-	386,359,254
B.O.T DT 830 Company Limited	680,602,148	1,364,084,577
Skylar Joint Stock Company	-	-
Gia Khang Service Trading Investment Joint Stock Company	-	-
Indochina Hoi An Beach Villas Company Limited	-	-
Conbap Ecological Tourist Co. Ltd.	-	-
G8 Services Joint Stock Company	-	-
Tulip Solar Limited Liability Company	-	-
Suoi Kiet Stone Company Limited	-	-
2. Cost of sales		
	<u>Current year</u>	<u>Previous year</u>
Cost of merchandise sold	-	-
Cost of construction contracts	16,603,192,785	107,950,746,542
Total	16,603,192,785	107,950,746,542
3. Financial income		
	<u>Current year</u>	<u>Previous year</u>
Bank deposit interest	32,345,469	63,547,791
Loan interest	-	613,698,630
Interest on bond and share investments	-	-
Interest on business cooperation	-	-
Dividends and profit received	36,336,442,303	(2,839,348,410)
Interest on late payments	-	-
Exchange gain arising	-	-
Total	36,368,787,772	(2,162,101,989)
4. Financial expenses		
	<u>Current year</u>	<u>Previous year</u>
Interest expenses	9,631,094,261	46,485,964,207
Expenses for business cooperation	-	-
Exchange loss arising	-	-
Exchange loss due to the revaluation of monetary items in foreign currencies	-	6,392,141,682
Provisions for impairment of trading securities and investment losses	-	10,293,479,781
Other financial expenses	-	827,221,212
Total	9,631,094,261	63,998,806,882
5. General and administrative expenses		
	<u>Current year</u>	<u>Previous year</u>
Expenses for employees	4,048,869,459	8,448,995,932
Office supplies	-	374,206,594
Depreciation/(amortization) of fixed assets	87,221,910	1,320,825,589
Taxes, fees and legal fees	160,533,308	584,279,611

These notes form an integral part of and should be read in conjunction with the Financial Statements

TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City

Notes to the Financial Statements (cont.)

	<u>Current year</u>	<u>Previous year</u>
Allowance for doubtful debts	-	273,669,992,994
Expenses for external services	7,150,797,711	6,288,883,150
Other expenses	-	-
Total	11,447,422,388	290,687,183,870
6. Other income		
	<u>Current year</u>	<u>Previous year</u>
Proceeds from liquidation of fixed assets	386,363,636	-
Income from asset lease	-	-
Income from written-off doubtful debts from previous years (An Son Market Town Residence project)	-	-
Income from electricity and water charges for construction works from subcontractors	-	40,380,101
Income from fines collected from third parties	-	145,041,636
Income from undefined debts	-	-
Income from reduction in contractor receivables per settlement statement	-	-
Other income	2,518,996	592,362,950
Total	388,882,632	777,784,687
7. Other expenses		
	<u>Current year</u>	<u>Previous year</u>
Tax fines and tax collected in arrears	1,222,958	1,312,878,195
Penalty for overdue borrowing principal and interest	28,170,224,938	-
Long-standing project processing costs	-	-
Other expenses	-	2,173,586,820
Total	28,171,447,896	3,486,465,015
8. Earnings per share		
Information on earnings per share is presented in the Consolidated Financial Statements.		
9. Operating costs by factors		
	<u>Current year</u>	<u>Previous year</u>
Cost of materials and supplies	5,849,291,930	7,495,035,051
Labor costs	-	8,448,995,932
Depreciation/(amortization) of fixed assets	87,221,910	1,320,825,589
Expenses for external services	12,737,268,545	236,264,919,248
Other expenses	-	274,628,479,199
Total	18,673,782,385	528,158,255,019

VII. OTHER DISCLOSURES**1. Transactions and balances with related parties**

The Company's related parties include key management personnel, their related individuals and other related parties.

TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City

Notes to the Financial Statements (cont.)**1a. Transactions and balances with the key management personnel and their related individuals**

The key management personnel comprise the Board of Directors and the Board of Management. The key management personnel's related individuals are their close family members.

Transactions with the key management personnel and their related individuals

The Company has no sales of goods or provisions of services and no other transactions with the key management personnel and their related individuals.

Receivables from and payables to the key management personnel and their related individuals

The Company has no receivables from or payables to the key management personnel and their related individuals.

Remuneration of the key management personnel and the Supervisory Board

	Position	Current year	Previous year
Mr. Nguyen Thanh Hung	Chairman	129,392,517	332,334,857
Ms. Huynh Thi Kim Tuyen	Vice Chairwoman (resigned on 01 July 2025)	-	6,000,000
Mr. Nguyen Van Bac	BOD Member and Deputy General Director, Chief Financial Officer (resigned 01 July 2025)	240,000,00	298,000,000
Mr. Le Thanh Tung	BOD Member (resigned on 01 July 2025)	-	7,740,000
Mr. Bui Quang Nam	Independent Member (resigned on 01 July 2025)	-	900,000
Mr. Do Ngoc An	BOD Member (resigned on 01 July 2025)	-	113,571,429
Mr. Tomas Sven Jaehnig	Independent BOD Member (resigned on 01 July 2025)	-	12,000,000
Mr. Duong Anh Van	Independent BOD Member	-	-
Mr. Pham Huu Quoc	BOD Member (resigned on 23 December 2025)	120,000,000	110,595,239
Mr. Le Huynh Thuong Minh	Chief Executive Officer	180,000,000	99,523,810
Mr. Tran Nguyen Huan	Chief Executive Officer (resigned on 18 March 2025)	-	234,025,714
Ms. Nguyen Thi Thanh Huong	Deputy General Director	-	171,428,572
Mr. Ha Chi Dung	Deputy General Director	-	150,857,143
Mr. Nguyen Trung Kien	Deputy General Director	-	-
Mr. Nguyen Viet Doan	Chief Accountant (resigned on 10 April 2024)	-	209,000,000
Ms. Nguyen Thi Kim Yen	Chief Accountant	120,000,000	55,000,000
Mr. Nguyen Viet Cuong	Head of the Supervisory Board	-	56,000,000
Ms. Huynh Thi Thao	Supervisory Board Member (resigned on 01 July 2025)	-	5,480,000
Mr. Hoang Quoc Trung	Supervisory Board Member	-	-
Mr. Vo Van Hoa	Supervisory Board Member	-	-
Mr. Nguyen Dang Hai	Supervisory Board Member (resigned on 01 July 2025)	-	6,540,000
Ms. Nguyen Thi Anh Tuyet	Company Secretary	-	85,736,172
Ms. Le Nguyen Phuong Thao	BOD Secretary	-	12,000,000
Total		789,392,517	1,978,732,936

1b. Transactions and balances with other related parties

Other related parties of the Company include:

TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

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Notes to the Financial Statements (cont.)

Other related parties	Relationship
Bamboo Capital Group Joint Stock Company ("BCG")	Ultimate Parent Company
TCD Plus Joint Stock Company	Subsidiary
EcoBuild Construction Trading Company Limited	Subsidiary
Vietnam Taxi Co. Ltd	Subsidiary
Antraco Joint Venture Company Ltd	Subsidiary
Life Purity Joint Stock Company	Subsidiary
Son Long Development Investment Joint Stock Company	Associate
Thanh Nguyen Energy Development and Investment Co., Ltd.	Associate
BCG Land Joint Stock Company ("BCG Land")	Associate
Shuaa Investment and Trading Joint Stock Company	BCG fellow subsidiary
BCG Energy Joint Stock Company ("BCG Energy")	BCG fellow subsidiary
Skylar Joint Stock Company	BCG fellow subsidiary
BCG Vinh Long Join Stock Company	BCG fellow subsidiary
Sao Sang Sai Gon Corporation	BCG fellow subsidiary
Herb Solar Joint Stock Company	BCG fellow subsidiary
Orchid Solar Joint Stock Company	BCG fellow subsidiary
Nguyen Hoang Development Joint Stock Company	BCG fellow subsidiary
BCG Financial Joint Stock Company	BCG fellow subsidiary
AAA Insurance Corporation	BCG fellow subsidiary
Cat Trinh Industrial Area BCG Joint Stock Company	BCG fellow subsidiary
Tipharco Pharmaceutical Joint Stock Company	BCG fellow subsidiary
Casa Marina Resort Travel JSC	BCG fellow subsidiary
Conbap Ecological Tourist Co. Ltd.	BCG fellow subsidiary
Indochina Hoi An Beach Villas Company Limited	BCG fellow subsidiary
Aton Joint Stock Company	BCG fellow subsidiary
Aurai Wind Energy Joint Stock Company	BCG fellow subsidiary
BCG Dien Bien Dong Wind Power Joint Stock Company	BCG fellow subsidiary
BCG ECO Joint Stock Company	BCG fellow subsidiary
BCG Gaia Joint Stock Company	BCG fellow subsidiary
BCG Wind Soc Trang Joint Stock Company	BCG fellow subsidiary
Cosmos Solar Joint Stock Company	BCG fellow subsidiary (until 20 February 2024)
BCG - Bang Duong Energy Joint Stock Company	BCG fellow subsidiary
BCG Thanh Hoa Energy Joint Stock Company	BCG fellow subsidiary
Hanwha - BCG Bang Duong Energy Joint Stock Company	BCG fellow subsidiary
Gia Huy Electric Development Joint Stock Company	BCG fellow subsidiary
Clean Energy Vision Development Joint Stock Company	BCG fellow subsidiary
Tapiotek JSC	BCG fellow subsidiary
Thanh Phuc Joint Stock Company	BCG fellow subsidiary
Vxperia Trading Joint Stock Company	BCG fellow subsidiary
Violet Solar Joint Stock Company	BCG fellow subsidiary
Dong Thanh 1 Wind Power Company Limited	BCG fellow subsidiary
Dong Thanh 2 Wind Power Company Limited	BCG fellow subsidiary
Phoenix Mountain., Ltd	BCG fellow subsidiary
Helios Village Company Limited	Associate of BCG
B.O.T DT 830 Company Limited	Associate of BCG
An Giang Real Estate Joint Stock Company	Associate of BCG
Core Vietnam Joint Stock Company	Associate of BCG
Gia Khang Service Trading Investment Joint Stock Company	Associate of BCG Land

TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

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Notes to the Financial Statements (cont.)

Other related parties	Relationship
BCG - SP Greensky Joint Stock Company ("BCG – SP Greensky")	Associate of BCG Energy
Skylight Power Company Limited	Associate of BCG Energy
Tam Sinh Nghia Investment Development Joint Stock Company	Associate of BCG Energy
TSN Ha Nam Joint Stock Company	Associate of BCG Energy
TSN Hon Dat Joint Stock Company	Associate of BCG Energy
TSN Hue Joint Stock Company	Associate of BCG Energy
TSN Long An Joint Stock Company	Associate of BCG Energy
Hanwha BCGE - O&M Company Limited	Associate of BCG Energy
Lotus Solar Limited Liability Company	Subsidiary of BCG - SP Greensky
Daisy Solar Limited Liability Company	Subsidiary of BCG - SP Greensky
Tulip Solar Limited Liability Company	Subsidiary of BCG - SP Greensky
Bleu Soleil Joint Stock Company	Subsidiary of BCG - SP Greensky
Nong Thon Viet Energy Corporation	Subsidiary of BCG - SP Greensky
Skylar1 Service Company Limited	Subsidiary of BCG - SP Greensky
Iris Solar Limited Liability Company	Subsidiary of BCG - SP Greensky
Lily Solar Limited Liability Company	Subsidiary of BCG - SP Greensky
Skylar3 Trading Company Limited	Subsidiary of BCG - SP Greensky
Bleu Soleil-1 Build Company Limited	Subsidiary of BCG - SP Greensky
Skylar2 Build Company Limited	Subsidiary of BCG - SP Greensky
An Khang Land Service Trading Investment Joint Stock Company	Subsidiary of Gia Khang Service Trading Investment Joint Stock Company
Phu Tam Khoi Joint Stock Company	Company holding 10% of charter capital
Blacksoil Viet Nam Corporation	Corporation having the same Executive Board
BFC Investment Joint Stock Company	Company having the same Executive Board
MHDI 2 Housing Development Investment Joint Stock Company	Company having the same Executive Board
Tracodi Labour Export Joint Stock Company	Company having the same Executive Board
Truong Thanh Dai Nam Security Company Limited	Company having the same Executive Board
Helios Service and Investment Joint Stock Company	Company having the same Executive Board
Bang Duong E&C Joint Stock Company	Company having the same Executive Board
BCG Khai Long 1 Wind Power Joint Stock Company	Company having the same Executive Board
My Khe Villas Resort Corporation	Corporation having the same Executive Board
G8 Services Joint Stock Company	Company having the same Executive Board
Thang Phuong Joint Stock Company	Company having the same Executive Board
White Magnolia Joint Stock Company	Company having the same Executive Board

TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City

Notes to the Financial Statements (cont.)

Other related parties	Relationship
Pegas Company Limited	Company having the same Executive Board
Suoi Kiet Stone Company Limited	Company having the same Executive Board
Development & Trading Investment Joint Stock Company	Company having the same key management personnel
Tesla Pharmaceutical Joint Stock Company	Company having the same key management personnel
Sai Gon Architecture Technical Construction Joint Stock Company	Company having the same key management personnel
Le Bao Minh Joint Stock Company	Company having the same key management personnel
Dalat Coffee Import & Export Joint Stock Company	Company having the same key management personnel
Indoba - GmbH – Dresden	Company having the same key management personnel
Thanh An An Company Limited	Company having the same key management personnel
Nguyen Hoang Group	Company having the same key management personnel
International Education City - IEC Quang Ngai	Company having the same key management personnel
Nam Cuong Sai Gon Company Limited	Company having the same key management personnel

Transactions with other related parties

Apart from the transactions with the subsidiaries and associates presented in Note No. V.2c and the provisions of construction services to other related parties presented in Note No. VI.1b, the Company also has other transactions with other related parties as follows:

	Current year	Previous year
<i>Bamboo Capital Group Joint Stock Company</i>		
Consultancy fees	-	960,000,000
Borrowing	-	1,400,000,000
Borrowing repayment	15,000,000,000	8,684,000,000
Borrowing interest	1,462,666,647	2,227,492,401
Payment for consultancy fees	4,687,518,147	256,209,546
<i>Shuaa Investment and Trading Joint Stock Company</i>		
Collection of payments	-	-
Purchase of materials and supplies	-	1,165,174,050
Construction costs	-	1,435,350,000
Payment for construction works	-	11,229,928,005
Advance for construction works	-	224,424,600
Reimbursement of construction advance	-	1,180,000,000
Soft borrowing	-	-
Net-off	-	-
Storage fees	-	-
Other expenses	-	189,894,444
Provision of other services	-	-

These notes form an integral part of and should be read in conjunction with the Financial Statements

TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

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Notes to the Financial Statements (cont.)

	<u>Current year</u>	<u>Previous year</u>
<i>Truong Thanh Dai Nam Security Company Limited</i>		
Service fees	566,148,148	540,000,000
Provision of other services	-	-
Payment for service fees	569,036,955	-
Net-off	-	738,720,000
<i>Helios Service and Investment Joint Stock Company</i>		
BCC profit	-	-
Bond interest	-	-
Collection of BCC profit and bond interest	5,724,318,147	3,000,000,000
Provision of other services	-	48,440,021
<i>Gia Khang Service Trading Investment Joint Stock Company</i>		
Service fees	-	-
BCC profit	-	-
Interest expenses	-	-
Borrowing	-	-
Advance for construction work received	-	60,540,000,000
Reimbursement of construction advance	-	-
Debt offsetting	1.271.657.508.752	-
<i>Suoi Kiet Stone Company Limited</i>		
Advance for construction work received	-	-
BCC capital contribution	-	-
Repayment of BCC capital contribution	-	-
Net-off	-	-
<i>Indochina Hoi An Beach Villas Company Limited</i>		
BCC capital contribution	-	-
BCC profit	-	-
Advance for construction works	-	148,000,000,000
<i>Conbap Ecological Tourist Co. Ltd.</i>		
Service fees	-	-
Advance for construction work received	-	-
Reimbursement of construction advance	-	12,500,000,000
<i>Casa Marina Resort Travel JSC</i>		
Office rental	-	-
Service fees	-	-
Payment for service fees	-	-
Net-off	-	-
Advance for construction works received	-	-
Reimbursement of construction advance	-	-
<i>AAA Insurance Corporation</i>		

These notes form an integral part of and should be read in conjunction with the Financial Statements

TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

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Notes to the Financial Statements (cont.)

	<u>Current year</u>	<u>Previous year</u>
Insurance premiums	-	2,225,000
Payment for insurance premiums	-	27,416,400
<i>BCG Financial Joint Stock Company</i>		
BCC profit	-	-
Collection of BCC capital contribution	-	-
Collection of BCC profit	-	-
<i>Herb Solar Joint Stock Company</i>		
Interest on late payments	-	-
Collection of payments	-	145,000,000
Net-off	-	577,231,371
<i>Orchid Solar Joint Stock Company</i>		
Interest on late payments	-	-
Collection of payments	205,000,000	205,000,000
<i>BCG Vinh Long Joint Stock Company</i>		
Receipt of deposit for share transfer	-	39,000,000,000
<i>Bang Duong E&C Joint Stock Company</i>		
Collection of payments	-	350,000,000
<i>Thang Phuong Joint Stock Company</i>		
BCC profit	-	28,241,161,644
Collection of BCC profit	-	20,500,000,000
<i>G8 Services Joint Stock Company</i>		
Advance for construction works	-	402,286,127,731
Collection of payments	-	52,419,589,500
<i>B.O.T DT 830 Company Limited</i>		
Collection for station maintenance	735,050,320	1,473,211,343
<i>Clean Energy Vision Development Joint Stock Company</i>		
Collection of payments	-	10,000,000,000
<i>Skylar Joint Stock Company</i>		
Collection of payments	-	880,555,528
Net-off	-	-
<i>BCG Khai Long 1 Wind Power Joint Stock Company</i>		
Reimbursement of construction advance	-	-
<i>Tulip Solar Limited Liability Company</i>		
Collection of payments	-	-

The prices of merchandise and services supplied to other related parties are mutually agreed prices.
The purchases of merchandise and services from other related parties are done at the agreed prices.

TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

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Notes to the Financial Statements (cont.)

Guarantee commitments

The Company has used the entire shares in Thanh Nguyen Energy Development and Investment Co., Ltd. to secure a bond package issued by Thanh Nguyen Energy Development and Investment Co., Ltd. (see Note No. V.2c); 35,600,000 shares in BCG Land Joint Stock Company to secure the borrowing of Nam Cuong Sai Gon Company Limited from Nam A Bank – Ho Chi Minh City Branch (see Note No. V.2c).

Bamboo Capital Group Joint Stock Company and BCG Financial Joint Stock Company have respectively used 79,705,315 shares and 10,822,468 shares in AAA Insurance Corporation to secure the Company's borrowing from TPBank – Ben Thanh Branch (see Note No. V.20a).

Helios Service and Investment Joint Stock Company has used assignments of Shophouse Sale Contracts between Gia Khang Service Trading Investment Joint Stock Company (the assignor) and Helios Service and Investment Joint Stock Company (the assignee) and the accompanying documents to guarantee all of the Company's repayment obligations to TPBank – Ben Thanh Branch, including borrowing principals, interest, fees, costs, fines, compensation for damages and other obligations as stipulated in all borrowing contracts entered into with this Bank (see Note No. V.20a).

Mr. Nguyen Ho Nam provided an irrevocable payment guarantee for all of the Company's repayment obligations to TPBank – Ben Thanh Branch (see Note No. V.20a).

The shareholders of Son Long Development Investment Joint Stock Company have used all of their shares, together with the rights, benefits, dividend interests and distributions arising in relation to their shares in Son Long Development Investment Joint Stock Company; and Son Long Development Investment Joint Stock Company has used the property rights arising from Bai Chay Project and the land use rights and assets attached to land within Bai Chay Project, owned by Son Long Development Investment Joint Stock Company, to secure the Company's issuance of the TCDH2227002 bonds (see Note No. V.20b).

Suoi Kiet Stone Company Limited has used its business exploitation right for the "Nui Kiet Stone Quarry Project" in Suoi Kiet Commune, Tanh Linh District, Binh Thuan Province (Suoi Kiet Commune, Lam Dong Province now), with a total asset value of VND 203,764,000,000; together with the land use right, ownership of house and other assets attached to land according to Certificate No. DP322635, Reg. No. in Book: CT22267, issued by Binh Thuan Province Department of Natural Resources and Environment on 17 June 2024; Lot No. 45, Map No. 47, Suoi Kiet Commune, Tanh Linh District, Binh Thuan Province (Suoi Kiet Commune, Lam Dong Province now), with the land area of 405,079.7 m² for production of construction materials and ceramics, and the land use term until 05 May 2049, to secure the Company's long-term borrowing from Nam A Bank – Ho Chi Minh City Branch (see Note No. V.20b).

Casa Marina Resort Travel JSC has used its properties located at Lot No. 54, Map No. 56, and Land Lot No. 02, Map No. 05, Area 1, Ghenh Rang Ward, Quy Nhon City, Binh Dinh Province (Quy Nhon Nam Ward, Gia Lai Province now) to secure the Company's borrowing from VPBank – Ben Thanh Branch (see Note No. V.20a).

Receivables from and payables to other related parties

The receivables from and payables to other related parties are presented in Notes No. V.3a, V.3b, V.4, V.5a, V.5b, V.14a, V.15, V.18, V.19 and V.20a.

The receivables from other related parties are unsecured and will be settled in cash. The allowances for these receivables are made, based on an assessment of recoverability, payment and net-off

TRACODI CONSTRUCTION HOLDINGS JOINT STOCK COMPANY

Address: No. 89 Cach Mang Thang Tam Street, Ben Thanh Ward, Ho Chi Minh City

Notes to the Financial Statements (cont.)

methods. Apart from the allowances made for the receivables from related parties presented in Note No. V.6, no allowances have been made for receivables from other related parties.

2. Segment information

The segment information is presented according to business segments and geographical segments. The primary reporting format is the business segments because the Company's operations are organized and managed based on the nature of services provided.

2a. Information on business segments

The Company has the following main business fields:

- Construction: construction of high-rise buildings, roads, bridges, etc.
- Trading in construction materials: supply of sand, stone, construction materials, etc.

Information on the Company's financial performance, fixed assets, other non-current assets and remarkable non-cash expenses by the business segments is presented in attached Appendix 3.

2b. Information on geographical segments

All of the Company's business operations take place within Vietnam territory only.

Ho Chi Minh City, July 31, 2026



Nguyen Thi Kim Yen
Chief Accountant/Preparer



Le Huynh Thuong Minh
Chief Executive Officer