

**CÔNG TY CỔ PHẦN
ĐẦU TƯ PHÁT TRIỂN THÀNH ĐẠT
THANH DAT INVESTMENT
DEVELOPMENT JOINT STOCK**

Mẫu số 01-A
CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do- Hạnh phúc
COMPANYSOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Số: 122/2026/CBTT-DTD
No: 122/2026/CBTT-DTD

Ninh Bình, ngày 25 tháng 08 năm 2026
Ninh Bình, August 25 2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC INFORMATION DISCLOSURE THE FINANCIAL STATEMENT

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

Thực hiện quy định tại 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, Công ty cổ phần Đầu tư phát triển Thành Đạt thực hiện công bố thông tin báo cáo tài chính (BCTC) kết thúc ngày 30/06/2026 với Sở Giao dịch Chứng khoán Hà Nội như sau/ *In accordance with the regulations stipulated in Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding the disclosure of information on the securities market, Thanh Dat Investment Development Joint Stock Company discloses the financial statements (FS) for the six month 2026 to the Hanoi Stock Exchange as follows:*

1. Tên tổ chức/ *Name of organization:* Công ty cổ phần Đầu tư Phát triển Thành Đạt/
Thanh Dat Investment Development Joint Stock Company

- Mã chứng khoán/ *Stock Code:* DTD
- Địa chỉ/ *Address:* Đường Nguyễn Thị Định, Phường Phú Lý, Tỉnh Ninh Bình, Việt Nam
- Điện thoại liên hệ/ *Tel:* 02263.883.136
- Email: hoadonthanhhdathn2010@gmail.com
- Website: <http://thanhhdathanam.vn>
- Nội dung thông tin công bố/ *Content of disclosure:*
- BCTC bán niên 2026 / *Financial Statements for six month 2026*

☐ BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc)/ *Separate Financial Statements (for listed companies without subsidiaries and superior accounting units with affiliated units);*



☐ BCTC hợp nhất (TCNY có công ty con)/ *Consolidated Financial Statements (for listed companies with subsidiaries)*;

☐ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/ *Combined Financial Statements (for listed companies with affiliated accounting units that have their own accounting organization)* .

- Các trường hợp thuộc diện phải giải trình nguyên nhân/ *Cases requiring explanation of reasons:*

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC đã được soát xét/kiểm toán)/ *The audit organization issues an opinion that is not a fully accepted opinion on the financial statements (for financial statements that have been reviewed/audited):*

Có/ Yes ☐

Không/No ☐

Văn bản giải trình trong trường hợp tích có/ *Explanation document in case of positive findings:*

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 năm 2026)/ *Profit after tax in the reporting period has a discrepancy of 5% or more before and after the audit, shifting from loss to profit or vice versa (for audited financial statements in 2026):*

Có/ Yes ☐

Không/No ☐

Văn bản giải trình trong trường hợp tích có/ *Explanation document in case of positive findings:*

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/ *Profit after corporate income tax in the income statement of the reporting period changes by 10% or more compared to the same period of the previous year:*

Có/ Yes ☒

Không/No ☐

Văn bản giải trình trong trường hợp tích có/ *Explanation document in case of positive findings:*

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/ *Profit after tax in the reporting period is a loss, shifting from profit in the same period of the previous year to a loss in this period or vice versa.:*

Có/ Yes ☐

Không/No ☐

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Văn bản giải trình trong trường hợp tích có/ *Explanation document in case of positive findings:*

Có/ Yes ☐

Không/No ☐

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày: 25/08/2026 tại đường dẫn: <http://thanhdathanam.vn/> *This information was published on the company's website on 25/08/2026 (date), as in the link <http://thanhdathanam.vn/>.*

Tài liệu đính kèm:

Attached documents:

- BCTC riêng bán niên năm 2026/ *Separate Financial Statements for the six month 2026,*
- BCTC hợp nhất bán niên năm 2026/ *Consolidated Financial Statements for the six month 2026 ,*
- Văn bản giải trình chênh lệch LNST tại Báo cáo tài chính bán niên 2026/ *Explanation document for the discrepancy in profit after tax in the Financial Statements for six month 2026 .*

Đại diện tổ chức/ Representative of the organization

NGƯỜI ĐẠI DIỆN THEO PHÁP LUẬT

/LEGAL REPRESENTATIVE

TỔNG GIÁM ĐỐC/DIRECTOR



Trần Đức Dũng



**THANH DAT INVESTMENT DEVELOPMENT JOINT
STOCK COMPANY**

Reviewed Interim Consolidated Financial Statements
For the six-month accounting period ended 30 June 2026



TABLE OF CONTENTS

	Pages
STATEMENT OF THE BOARD OF GENERAL DIRECTORS	1 – 3
REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS	4
Interim Statement of Consolidated Financial Position	5 – 6
Interim Statement of Consolidated Income	7
Interim Statement of Consolidated Cash Flows	8 – 9
Notes to the Interim Consolidated Financial Statements	10 – 49

STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Thanh Dat Investment Development Joint Stock Company (hereinafter called "the Company") presents this report together with the Interim Consolidated Financial Statements of the Company for the six-month accounting period ended 30 June 2026.

GENERAL INFORMATION

Thanh Dat Investment Development Joint Stock Company (hereinafter referred to as "the Company") is a Joint stock company established and operating in Vietnam under the Certificate of Business Registration No. 0700194008 first issued on 7 May 2001, and was converted from a limited liability company into a joint stock company under the 13th amendment dated 27 November 2015 issued by the Department of Planning and Investment of Ha Nam Province (now the Department of Finance of Ninh Binh Province). The Company is currently operating under the 33rd amended Business Registration Certificate dated 13 July 2026.

THE MEMBERS OF THE BOARD OF MANAGEMENT, THE BOARD OF SUPERVISORS, AND THE BOARD OF GENERAL DIRECTORS

The members of the Board of Management, the Board of Supervisors, and the Board of General Directors of the Company during the period and to the date of this statement are as follows:

The Board of Management

Full name	Position
Mr. Nguyen Huy Cuong	Chairman
Mr. Nguyen Manh Hai	Member
Mr. Nguyen Huu Thuyet	Member
Mr. Tran Viet Duc	Member
Mr. Tran Van Thang	Independent member

The Board of Supervisors

Full name	Position
Mr. Pham Van Ha	Head of the Board of Supervisors
Mr. Nguyen Dinh Thuan	Member
Ms. Nguyen Thi Thuy Van	Member

The Board of General Directors

Full name	Position
Mr. Tran Viet Duc	General Director (until 01/07/2026)
Mr. Tran Duc Dung	General Director (from 02/07/2026)
Mr. Nguyen Quang Tri	Deputy General Director

AUDITORS

International Auditing and Valuation Company Limited - Ha Noi Branch has been appointed as the independent auditor to conduct a review of the interim financial statements of the Company for the six-month period ended 30 June 2026.

STATEMENT OF THE BOARD OF GENERAL DIRECTORS (Continued)

DISCLOSURE OF THE BOARD OF GENERAL DIRECTORS RESPONSIBILITIES FOR THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The Company's Board of General Directors is responsible for the preparation of the interim consolidated financial statements that give a true and fair view of the financial position of the Company as at 30 June 2026, as well as the results of its operations and cash flows for the six-month period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and other relevant legal regulations on the preparation and presentation of interim consolidated financial statements. In preparing these interim financial statements, the Board of General Directors is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the Interim Consolidated Financial Statements;
- Prepare the Interim Consolidated Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the Interim Consolidated Financial Statements so as to minimize errors and frauds.

The Board of General Directors of the Company is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the Interim Consolidated Financial Statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Board of General Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of General Directors confirms that the Company has complied with the above requirements in preparing these Interim Consolidated Financial Statements.

APPROVAL OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The Board of General Directors has approved the attached Interim Consolidated Financial Statements. These Interim Consolidated Financial Statements present fairly, in all material respects, the Company's financial position as at June 30, 2026, as well as its financial performance and cash flows for the six-month period then ended, in accordance with Vietnamese Accounting Standards, the current Vietnamese Enterprise Accounting System, and relevant legal regulations on the preparation and presentation of interim consolidated financial statements.

COMMITMENT ON INFORMATION DISCLOSURE

The Board of General Directors confirms to have complied with Decree No. 155/2020/ND-CP dated 31 December 2020, as amended and supplemented by Decree No. 245/2025/ND-CP dated 11 September 2025 of the Government detailing the implementation of a number of articles of the Law on Securities, and that the Company has not violated information disclosure obligations under Circular No. 08/2026/TT-BTC amending and supplementing a number of articles of Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Minister of Finance providing guidelines on information disclosure on the securities market, as amended and supplemented by Circular No. 68/2024/TT-BTC dated September 18 2024 and Circular No. 18/2025/TT-BTC dated 26 April 2025 amending and supplementing a number of articles of circulars regulating securities transactions on the securities trading system; clearing and settlement of securities transactions; operations of securities companies and information disclosure on the securities market



For and on behalf of The Board of General Directors,

Mr. Tran Duc Dung
General Director
Ninh Binh, 24 August 2026

No.: 19051.1/2026/BCSX/IAVHN

REVIEW REPORT ON INTERIM CONSOLIDATED FINANCIAL INFORMATION

To: The shareholders
The Board of Management, the Board of Supervisors, and the Board of General Directors of Thanh Dat Investment Development Joint Stock Company

We have reviewed the accompanying Interim Consolidated Financial Statements of Thanh Dat Investment Development Joint Stock Company (hereinafter called "the Company"), prepared on 24 August 2026, from page 5 to page 49, which comprise the interim balance sheet as at 30 June 2026, the interim statement of income, the interim statement of cash flows for the six-month period then ended, and the accompanying notes to the interim consolidated financial statements.

The Board of General Directors' Responsibility

The Board of General Directors is responsible for the preparation and fair presentation of the Company's interim consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant regulations, and for such internal control as necessary to ensure the statements are free from material misstatement due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on the interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 – "Review of Interim Financial Information Performed by the Independent Auditor of the Entity."

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

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not present fairly, in all material respects, the financial position of Thanh Dat Investment Development Joint Stock Company as at 30 June 2026, and its financial performance and cash flows for the six-month period then ended, in accordance with Vietnamese accounting standards, the Vietnamese enterprise accounting system, and relevant legal regulations on the preparation and presentation of interim consolidated financial statements.



NGUYEN THI THUY
Director

Audit Practising Registration Certificate: No.4057-2024-283-1
For and on behalf of

INTERNATIONAL AUDITING AND VALUATION COMPANY LIMITED – HANOI BRANCH
Hanoi, 24 August 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Code	Note	Closing balance VND	Opening balance VND
A. SHORT-TERM ASSETS	100		862,447,195,737	949,099,487,876
I. Cash and cash equivalents	110	5.1	193,017,554,455	369,925,116,345
1. Cash	111		155,703,685,907	273,380,836,974
2. Cash equivalents	112		37,313,868,548	96,544,279,371
II. Short-term investments	120		504,237,535,730	430,119,941,866
1. Short-term held-to-maturity investments	123	5.2	504,237,535,730	430,119,941,866
III. Short-term receivables	130		47,473,777,863	51,760,599,117
1. Short-term trade receivables	131	5.3	98,853,468,603	111,504,748,475
2. Short-term advances to suppliers	132	5.4	16,371,314,810	8,297,817,057
3. Other short-term receivables	135	5.5	250,434,343	368,653,616
4. Short-term allowance for doubtful debts	136	5.6	(68,001,439,893)	(68,410,620,031)
IV. Inventories	140	5.7	106,618,297,258	79,857,372,988
1. Inventories	141		106,618,297,258	79,857,372,988
V. Short-term biological assets	150		-	-
VI. Other short-term assets	160		11,100,030,431	17,436,457,560
1. Short-term deferred expenses	161	5.8	1,029,530,361	1,639,436,148
2. Value added tax deductibles	162		9,139,866,104	14,866,387,446
3. Taxes and other receivables from the State budget	163	5.9	930,633,966	930,633,966
B. LONG-TERM ASSETS	200		1,719,840,960,518	1,715,450,220,320
I. Long-term receivables	210		592,167,160,483	569,975,502,483
1. Other long-term receivables	215	5.5	592,167,160,483	569,975,502,483
II. Fixed assets	220		907,740,426,144	922,809,035,683
1. Tangible fixed assets	221	5.10	907,740,426,144	922,809,035,683
- Cost	222		1,054,779,802,603	1,060,628,403,615
- Accumulated depreciation	223		(147,039,376,459)	(137,819,367,932)
III. Long-term biological assets	230		-	-
IV. Investment properties	240	5.11	127,023,800,322	127,210,160,025
- Cost	241		1,341,642,913,016	1,341,725,906,771
- Accumulated depreciation	242		(1,214,619,112,694)	(1,214,515,746,746)
V. Long-term assets in progress	250	5.12	49,417,899,330	47,711,176,826
1. Construction in progress	252		49,417,899,330	47,711,176,826
VI. Long-term financial investments	260	5.13	16,753,293,369	16,753,293,369
1. Investments in joint-ventures, associates	262		16,753,293,369	16,753,293,369
VII. Other long-term assets	270		26,738,380,870	30,991,051,934
1. Long-term deferred expenses	271	5.8	18,365,910,878	22,065,252,910
2. Deferred tax assets	272	5.14	2,847,808,968	2,296,205,796
3. Goodwill	279	5.15	5,524,661,024	6,629,593,228
TOTAL ASSETS (280 = 100 + 200)	280		2,582,288,156,255	2,664,549,708,196

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 30 June 2026

RESOURCES	Code	Note	Closing balance VND	Opening balance VND
C. LIABILITIES	300		941,002,798,236	1,003,489,177,586
I. Short-term liabilities	310		312,936,755,348	440,581,685,332
1. Short-term trade payables	311	5.16	20,096,860,905	38,262,230,039
2. Short-term advances from customers	312	5.17	84,145,465,429	81,045,792,063
3. Dividends and profits payable	313		492,625	-
4. Short-term taxes and other payable to the State	314	5.9	12,348,628,268	96,046,285,948
5. Payables to employees	315		2,408,706,062	2,623,131,802
6. Short-term accrued expenses	316	5.18	122,639,481,873	159,486,423,335
7. Short-term unearned revenue	319	5.19	9,034,534,016	1,527,069,448
8. Other short-term payables	320	5.20	32,793,507,544	42,108,491,163
9. Short-term borrowings and finance lease liabilities	321	5.21	17,900,000,000	9,400,000,000
10. Bonus and welfare fund	323		11,569,078,626	10,082,261,534
II. Long-term liabilities	330		628,066,042,888	562,907,492,254
1. Long-term deferred revenue	337	5.19	88,050,179,272	18,169,080,638
2. Other long-term payables	338	5.20	22,169,176,000	21,977,276,000
3. Long-term borrowings and finance lease liabilities	339	5.21	36,572,345,029	41,486,793,029
4. Deferred tax liabilities	342	5.14	4,449,341,327	4,449,341,327
5. Long-term provisions	343	5.22	476,825,001,260	476,825,001,260
D. EQUITY	400		1,641,285,358,019	1,661,060,530,610
I. Owner's equity	410	5.23	1,641,285,358,019	1,661,060,530,610
1. Owner's contributed capital	411		666,860,550,000	666,860,550,000
- Ordinary shares with voting rights	411a		666,860,550,000	666,860,550,000
2. Investment and development fund	418		309,147,065,833	203,027,725,621
3. Retained earnings	420		382,613,149,166	459,089,122,806
- Retained earnings/(losses) accumulated to the prior year end	420a		350,804,081,774	205,952,135,340
- Retained earnings/(losses) of the current year	420b		31,809,067,392	253,136,987,466
4. Non-controlling shareholder interests	429		282,664,593,020	332,083,132,183
II. Other resources and funds	430		-	-
TOTAL RESOURCES (440=300+400)	440		2,582,288,156,255	2,664,549,708,196

Preparer
 Dinh Thi Phuong Thao

Chief Accountant
 Duong Thi Thu Hien

General Director
 Tran Duc Dung
 Ninh Binh, Vietnam
 24 August 2026

INTERIM CONSOLIDATED STATEMENT OF INCOME

For the six-month period ended 30 June 2026

ITEMS	Code	Note	Current period VND	Prior period VND
1. Gross revenue from goods sold and services rendered	01	6.1	156,449,307,151	506,994,412,438
2. Deductions	02		3,055,556	-
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		156,446,251,595	506,994,412,438
4. Cost of goods sold and services rendered	11	6.2	110,199,718,083	185,492,839,786
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		46,246,533,512	321,501,572,652
6. Gain/loss on disposal of investment property	21		-	-
7. Financial income	22	6.3	17,520,905,014	12,923,690,196
8. Financial expenses	23	6.4	2,257,383,487	1,940,964,806
In which: Interest expense	24		2,240,258,882	286,197,449
9. Selling expenses	25	6.5	1,092,544,351	4,087,264,427
10. General and administration expenses	26	6.6	7,997,273,621	9,500,482,150
11. Share of profit or loss of associates	27		-	-
11. Net operating profit {30 = 20 + 21 + (22 - 23) - (25 + 26) + 27}	30		52,420,237,067	318,896,551,465
12. Other income	31	6.7	403,397,880	225,648,965
13. Other expenses	32	6.8	173,908,282	288,244,677
14. Other profit/ (40 = 31 - 32)	40		229,489,598	(62,595,712)
15. Accounting profit before tax (50=30+40)	50		52,649,726,665	318,833,955,753
16. Current corporate income tax expense	51	6.9	11,337,316,602	66,265,492,026
17. Deferred corporate tax income	52	6.10	(551,603,172)	(963,816,825)
18. Net profit after corporate income tax (60 = 50 - 51 - 52)	60		41,864,013,235	253,532,280,552
19. Net profit after tax of the parent	61		31,809,067,392	170,672,538,153
20. Equity holders of NCI	62		10,054,945,843	82,859,742,399
21. Basic earnings per share	70	6.11	477	2,969
22. Diluted earnings per share	71	6.11	434	2,559

Preparer
 Dinh Thi Phuong Thao

Chief Accountant
 Duong Thi Thu Hien

General Director
 Tran Duc Dung
 Ninh Binh, Vietnam
 24 August 2026

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

For the six-month period ended 30 June 2026
 (Indirect method)

ITEMS	Code Note	Current period VND	Prior period VND
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	52,649,726,665	318,833,955,753
2. Adjustments for			
- Depreciation of fixed assets, investment property	02	18,939,274,525	84,441,461,433
- Provisions	03	(409,180,138)	22,791,468,628
- Gain/loss from foreign exchange differences due to revaluation of monetary items originally denominated in foreign currency	04	-	1,654,767,357
- Gain/loss from investing activities	05	(17,918,902,894)	(13,102,868,167)
- Borrowing costs	06	2,240,258,882	286,197,449
3. Operating profit before working capital changes	08	55,501,177,040	414,904,982,453
- Increase/decrease in receivables	09	(12,320,738,438)	65,251,539,639
- Increase/decrease in inventories	10	(26,760,924,270)	16,127,108,980
- Increase/decrease in accounts payable (not including accrued interest and corporate income tax payable)	11	17,191,783,100	(149,511,146,174)
- Increase/decrease in prepaid expenses	12	4,309,247,819	(1,536,022,775)
- Borrowing costs paid	14	(2,240,258,882)	(286,197,449)
- Corporate income tax paid	15	(94,540,265,681)	(10,422,605,996)
- Other payments for operating activities	17	-	(632,107,408)
Net cash flows from operating activities	20	(58,859,979,312)	333,895,551,270
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Purchases and construction of fixed assets and other long-term assets	21	(8,250,959,170)	(193,808,374,774)
2. Proceeds from disposal of fixed assets and other long-term assets of fixed assets and other long-term assets	22	1,521,851,852	1,285,000,000
3. Loans given and purchases of debt instruments of other entities	23	(776,509,624,304)	(485,927,356,668)
4. Proceeds from collection of loans, resale of debt instruments of other entities	24	703,969,000,000	421,460,183,491
5. Interest, dividends and profits received	27	15,943,935,454	12,923,690,196
Net cash flows from investing activities	30	(63,325,796,168)	(244,066,857,755)

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS (Continued)

For the six-month period ended 30 June 2026
 (Indirect method)

ITEMS	Code	Note	Current period VND	Prior period VND
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33	7.1	8,500,000,000	10,000,000,000
2. Repayment of loan principal	34	7.2	(4,914,448,000)	(45,515,304,261)
3. Dividends, profits paid to owners	36		(58,307,338,410)	-
Net cash flows from financing activities	40		(54,721,786,410)	(35,515,304,261)
Net cash flows in the period (50=20+30+40)	50		(176,907,561,890)	54,313,389,254
Cash and cash equivalents at the beginning of the period	60		369,925,116,345	242,507,970,844
Cash and cash equivalents at the end of the period (70=50+60)	70		193,017,554,455	296,821,360,098



Preparer
 Dinh Thi Phuong Thao



Chief Accountant
 Duong Thi Thu Hien



General Director
 Tran Duc Dung
 Ninh Binh, Vietnam
 24 August 2026

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period ended 30 June 2026

These notes are an integral part of and should be read in conjunction with the accompanying Interim Consolidated Financial Statements.

1. GENERAL INFORMATION

1.1. Structure of ownership

Thanh Dat Investment Development Joint Stock Company (hereinafter referred to as "the Company") is a Joint stock company established and operating in Vietnam under the Certificate of Business Registration No. 0700194008 first issued on 7 May 2001, and was converted from a limited liability company into a joint stock company under the 13th amendment dated 27 November 2015 issued by the Department of Planning and Investment of Ha Nam Province (now the Department of Finance of Ninh Binh Province). The Company is currently operating under the 33rd amended Enterprise Registration Certificate dated July 13, 2026.

The Company's shares are listed on the Hanoi Stock Exchange under the stock code DTD.

The total number of employees of the Company as of 30 June 2026 is 266 (31 December 2025: 272)

1.2. Business area

The Company's main business areas are construction, concrete production, petroleum sales, hotel and accommodation services and leasing industrial park infrastructure.

1.3. Business activities

During the period, the company's principal business activities are:

- Construction of building of all types;
- Site preparation (details: excluding blasting services)
- Construction of other civil engineering projects.
Details: Construction of civil, industrial, transport, and irrigation works; electrical works with voltage of 35 KV or below; installation and transfer of domestic water supply stations; construction of industrial flooring; termite and wood-borer prevention and treatment for construction works;
- Water extraction, treatment and supply;
- Short-term hotel accommodation services;
- Wholesale of petrol and oil.
- Industrial park management services

1.4. Normal production and business cycle

For hotel accommodation services, the normal operating cycle is less than 12 months and for construction activities, it depends on the construction period of each project under the contract signed between the Company and the project owner.

1.5. The Company's operations during the period affecting the interim financial statements

During the six-month accounting period ended 30 June 2026, there were no activities having a material effect on the items presented in the Company's Interim Consolidated Financial Statements.

1.6. Corporate structure

Company name	Place of incorporation (or registration) and operation	Equity interest %	Voting rights held %	Principal activities
Subsidiary				
Dong Van III Industrial Park Infrastructure Investment and Development Joint Stock Company, Ha Nam Province	N2 Road, Administrative and Commercial Services and Accommodation Area, Dong Van III Supporting Industrial Park, Duy Ha Ward, Ninh Binh Province, Vietnam	65	65	Leasing of industrial park infrastructure, leasing of factory buildings and provision of industrial park management services
Associate				
Tan Cang - Dong Van Ha Nam Joint Stock Company	Dong Van III Industrial Park, Dong Van Ward, Ninh Binh Province, Vietnam	39	39	Logistics and transportation services

1.7. Statement on the comparability of information in the Interim Consolidated Financial Statements

The figures presented in the Interim Consolidated Financial Statements for the six-month accounting period ended 30 June 2026 are comparable with the corresponding figures for the same period of the previous year.

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

2.1. Financial year and interim accounting period

The Company's financial year begins on 1 January and ends on 31 December each year.

The Company's interim accounting period begins on 1 January and ends on 30 June each year.

2.2. Accounting currency

The accounting currency used by the Company is Vietnam Dong (VND).

3. APPLICABLE ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

3.1. Applicable regime applied

The Company applies Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System issued under Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance, which amends and supplements Circular No. 202/2014/TT-BTC dated 22 December 2014 guiding the enterprise accounting system.

3.2. Statement of compliance with Vietnamese Accounting Standards and the Accounting Regime

The Board of General Directors confirms that the preparation and presentation of the Company's Interim Consolidated Financial Statements for the accounting period ended 30 June 2026 are in compliance with Vietnamese Accounting Standards and the Vietnamese corporate accounting regime.

4. ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REGULATIONS

4.1. Accounting estimates

The preparation of the Interim Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant legal regulations on the preparation and presentation of interim consolidated financial statements requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities and assets and the disclosure of contingent liabilities and assets at the date of the Interim Consolidated Financial Statements, as well as the reported amounts of revenues and expenses during the period. Although these accounting estimates are made to the best of the Board of General Directors' knowledge, actual results may differ from those estimates and assumptions.

4.2. Basis of consolidation of the interim financial statements

The Interim Consolidated Financial Statements incorporate the financial statements of the Company and the financial statements of the entities controlled by the Company (its subsidiaries) drawn up to 30 June each year. Control is achieved where the Company has the power to govern the financial and operating policies of an investee so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the period are included in the Consolidated Statement of Income from the effective date of acquisition or up to the effective date of disposal of the investment in that subsidiary.

Where necessary, adjustments are made to the financial statements of subsidiaries to ensure that the accounting policies applied by the Company and its subsidiaries are consistent.

All intra-group transactions and balances are eliminated on consolidation of the interim financial statements.

Non-controlling interests comprise the amount of those interests at the date of the original business combination (details of which are set out below) and the non-controlling shareholders' share of movements in total equity since the date of the business combination. Losses incurred by a subsidiary are allocated to non-controlling interests in proportion to their ownership interest, even if this results in the non-controlling interests having a deficit balance in the net assets of the subsidiary.

4.3. Business combinations

The assets, liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition of that subsidiary. Any excess of the cost of acquisition over the total fair value of the identifiable assets acquired is recognised as goodwill. Any deficit of the cost of acquisition below the total fair value of the identifiable assets acquired is recognised in the results of operations of the accounting period in which the acquisition of the subsidiary takes place.

Non-controlling interests at the date of the original business combination are determined on the basis of the non-controlling shareholders' proportionate share of the total fair value of the assets, liabilities and contingent liabilities recognised.

4.4. Goodwill

Goodwill in the Interim Consolidated Financial Statements represents the excess of the cost of a business combination over the Company's interest in the total fair value of the assets, liabilities and contingent liabilities of the subsidiary, associate or jointly controlled entity at the date of the investment transaction. Goodwill is amortised on a straight-line basis over its estimated useful life of 10 years.

Goodwill arising on the acquisition of an associate or a jointly controlled entity is included in the carrying amount of that associate or jointly controlled entity. Goodwill arising on the acquisition of subsidiaries is presented as a separate asset in the Interim Consolidated Statement of Financial Position.

On disposal of a subsidiary, an associate or a jointly controlled entity, the unamortised balance of goodwill is included in the determination of the gain or loss on disposal of that entity.

4.5. Foreign currency transactions

Foreign currency transactions during the accounting period are translated into Vietnamese Dong at the actual exchange rate on the transaction date.

This transaction exchange rate is applied according to the following principles:

- When buying or selling foreign currency: the exchange rate specified in the foreign sale contract between the Company and the commercial bank;
- When recording receivables: the average buy-sell exchange rate of the commercial bank designated by the Company for customer payment at the time the transaction arises;
- When recording payables: the average buy-sell exchange rate of the commercial bank where the Company expects to transact at the time the transaction arises;

The actual transaction exchange rate used to revalue monetary items denominated in foreign currency at the time of preparing the Financial Statements is determined as the average buy-sell exchange rate of the commercial bank where the Company regularly transacts.

- For foreign currency deposits: Apply the average buying-selling exchange rate at the time of preparing the interim Financial Statements of the bank where the Company opens its foreign currency account;

All actual exchange rate differences arising during the fiscal year and differences arising from the revaluation of balances of items denominated in foreign currency at the time of preparing the Financial Statements are recorded in the business results of the fiscal year. Of which, exchange rate gains arising from the revaluation of year-end balances of monetary items denominated in foreign currency shall not be used for profit distribution or dividend payment.

4.6. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, and short-term, highly liquid investments that are readily convertible into known amounts of cash, are subject to an insignificant risk of changes in value and are not restricted in use.

4.7. Financial investments

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity, including term deposits with banks and loans.

Held-to-maturity investments are recognised on a trade date basis and are initially measured at acquisition price plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the statement of income on accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

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

Allowance for doubtful debts relating to held-to-maturity investments is made in accordance with prevailing accounting regulation.

Investment in associates

An associate is a company in which the Company has significant influence but which is not a subsidiary or a joint venture of the Company. Significant influence is demonstrated through the power to participate in making decisions on financial and operating policies of the investee but does not have control or joint control over these policies.

The business results, assets and liabilities of associates are consolidated in the interim financial statements using the equity method. Investments in associates are presented in the Balance Sheet at cost, adjusted for changes in the Company's share of the net assets of the associate after the date of acquisition of the investment. Losses of an associate in excess of the Company's contributed capital in that associate (including any long-term contributions which in substance form part of the Company's net investment in that associate) are not recognized.

Where a member company of the Company enters into a transaction with an associate of the Company, unrealized gains/losses corresponding to the Company's share of capital contribution in the associate are eliminated from the interim consolidated financial statements.

4.8. Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less allowance for doubtful debts.

Allowance for doubtful debts is established for each doubtful debt based on the age of overdue debts, or expected loss, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

4.9. Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition.

Cost is calculated using the weighted average method and accounted for using the perpetual inventory method.

Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The evaluation of necessary allowance for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the statement of financial position date.

4.10. Tangible fixed assets

Tangible fixed assets are stated at historical cost less accumulated depreciation.

The historical cost of a tangible fixed asset comprises its purchase price and all other costs directly attributable to bringing the asset to its working condition for its intended use.

The historical cost of self-constructed or self-manufactured tangible fixed assets comprises construction costs and actual production costs incurred plus installation and test running costs.

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives, as follows:

	<u>Current period</u>
Buildings and structures	05 - 50 years
Machinery and equipment	03 - 10 years
Means of transportation	03 - 10 years
Office equipment	05 years
Other assets	02 - 20 years

4.11. Investment property

Investment property comprises land use rights, buildings, parts of buildings or infrastructure owned by the Company or held under a finance lease that are held to earn rentals or for capital appreciation. Investment property is stated at historical cost less accumulated depreciation. The historical cost of investment property comprises all costs incurred by the Company or the fair value of the consideration given in exchange to acquire the investment property up to the date of purchase or completion of construction.

Costs relating to investment property incurred after initial recognition are charged to expenses, unless it is probable that such costs will enable the investment property to generate future economic benefits in excess of its originally assessed standard of performance, in which case they are capitalised to the historical cost.

When investment property is sold, its historical cost and accumulated depreciation are derecognised and any resulting gain or loss is recognised in income or expenses for the period.

A transfer from owner-occupied property or inventories to investment property is made only when the owner ceases to use the asset and commences an operating lease to another party, or upon completion of construction. A transfer from investment property to owner-occupied property or inventories is made only when the owner commences to use the asset or commences development with a view to sale. A transfer from investment property to owner-occupied property or inventories does not change the historical cost or the carrying amount of the property at the date of transfer.

Investment property held for lease is depreciated on a straight-line basis over its estimated useful life.

4.12. Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost. Cost includes costs that are necessary to form the assets in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

4.13. Deferred expenses

Deferred expenses are expenses which have already been paid but relate to results of operations of multiple accounting periods. Deferred expenses of the Company include the following expenses:

Tools and supplies

Tools and supplies issued for use are allocated to expenses on a straight-line basis over an allocation period of no more than 36 months.

Other deferred expenses

Costs regarded as likely to bring future economic benefits to the Company are allocated to the statement of income on a straight-line basis in accordance with prevailing accounting regulations.

4.14. Liabilities and accrued expenses

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

Payables are classified as trade payable, accrued expenses, internal payable and other payables is done according to the following principles:

- Trade payables represent trade payables arising from purchases of goods, services and assets and the seller is an independent entity of the Company.

- Accrued expenses represent amounts owed for goods and services received but not yet paid due to missing invoices or incomplete accounting records. This also includes salary payables for employee leave, production and business expenses to be settled in advance. When the actual expenses are incurred, any difference between the actual amount and the amount previously accrued is recognized by adjusting the corresponding expense.
- Other payables are non-commercial payables unrelated to the purchase, sale or provision of goods and services.

4.15. Borrowings and finance lease liabilities

Borrowings are tracked according to each object, each contract and the repayment term. In case of borrowings in foreign currency, detailed tracking is done in the original currency.

4.16. Borrowing costs

Borrowing costs are recognised in the statement of income in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

4.17. Deferred revenue

Deferred revenue represents revenue received in advance for one or more accounting periods and mainly comprises amounts prepaid by customers for premises rental and industrial park management fees for multiple periods. The Company recognises deferred revenue corresponding to the obligations it will have to perform in the future. When the conditions for revenue recognition are satisfied, deferred revenue is recognised in the statement of income in the corresponding period to the extent that those conditions are met.

4.18. Provisions

Provisions are recognised when the Company has a present obligation as a result of a past event and it is probable that the Company will be required to settle that obligation. Provisions are measured based on the Board of General Directors' estimate of the expenditure required to settle the obligation at the end of the reporting period.

The Company's provisions comprise:

Periodic repair and maintenance costs of fixed assets

Accruals for periodic repair and maintenance costs of fixed assets are based on the repair and maintenance plan for fixed assets. Where the actual repair and maintenance costs exceed the amount accrued, the difference is charged in full to expenses or allocated gradually to expenses. Where the actual repair and maintenance costs are lower than the amount accrued, the difference is recorded as a reduction of expenses.

4.19. Owners' equity

Capital is recorded according to the amount actually invested by shareholders.

4.20. Profit distribution

Undistributed post-tax profit reflects the business results (profit or loss) after corporate income tax and the appropriation of profits or treatment of losses of the Company.

Profit distribution is made where the Company has undistributed post-tax profit, and must not exceed the undistributed post-tax profit presented in the Interim Consolidated Financial Statements after excluding the effect of gains recognised from bargain purchase transactions.

Where dividends or profits are paid to owners in excess of undistributed post-tax profit, the excess is recognised as a reduction of contributed capital. Undistributed post-tax profit may be distributed to investors in proportion to their capital contributions after approval by the General Meeting of Shareholders and after appropriation to the funds required by the Company's Charter and the regulations of Vietnamese law.

4.21. Revenue and income recognition

Revenue from sales of finished goods and merchandise goods

Revenue from sales of finished goods and merchandise goods is recorded when it simultaneously satisfies the following conditions:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods.
- The Company retains neither continuing managerial involvement to the degree usually associated with; ownership nor effective control over the goods sold.
- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from service rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the statement of financial position date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The percentage of completion of the transaction at the statement of financial position date can be measured reliably; and.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Revenue from construction contracts

Where a construction contract provides that the contractor is to be paid according to the scheduled progress, and the outcome of the construction contract can be estimated reliably, revenue from the construction contract is recognised by reference to the stage of completion determined by the Company itself at the reporting date, regardless of whether a progress billing invoice has been issued and of the amount stated on such invoice.

Revenue from infrastructure leasing

Revenue from infrastructure leasing is recognised on a straight-line basis over the lease term. Rentals received in advance for multiple periods are allocated to revenue in line with the lease term.

Financial income

Interest

Interest is recognized on an accrual basis, and determined on the balance of cash in bank and the actual interest rate for each period.

Dividends and distributed profits

Dividends and distributed profits are recognised when the Company is entitled to receive dividends or profits from its capital contributions.

4.22. Cost of goods sold and services rendered

Cost of goods sold comprises the cost of products, goods and services provided during the period and is recognised in a manner consistent with the revenue realised in the period. Direct material costs consumed in excess of normal levels, labour costs and fixed production overheads not allocated to the value of finished goods received into store are charged directly to cost of goods sold (after deducting any compensation received) even where the products or goods have not yet been determined as sold.

4.23. Selling expenses

Selling expenses reflect the costs actually incurred in the course of selling goods and rendering services. They mainly comprise salary costs of sales staff and investment promotion expenses.

4.24. Financial expenses

Items recognized as financial expenses include:

- Expenses or losses related to financial investment activities;
- Borrowing costs;
- Losses arising from exchange rate differences.

4.25. General and administration expenses

General and administration expenses reflect actual expenses incurred during the general management of the Company, mainly including expenses for labour of management department salaries; social insurance, health insurance, trade union fees, unemployment insurance for labour; office equipment expenses; depreciation and amortisation; provision expenses; outside services and other expenses.

4.26. Taxation

Corporate income tax represents the sum of current tax payable and deferred tax.

Current tax payable is based on taxable income for the period. Taxable income differs from profit before tax as presented in the Interim Consolidated Statement of Income because it excludes items of income or expense that are taxable or deductible in other years (including tax losses carried forward, if any) and further excludes items that are not taxable or not deductible.

Deferred tax is calculated on temporary differences between the carrying amounts and the tax bases of assets and liabilities in the financial statements and is recognised using the balance sheet liability method. Deferred tax liabilities are recognised for all temporary differences, whereas deferred tax assets are recognised only to the extent that it is probable that sufficient taxable profits will be available in the future against which the temporary differences can be utilised.

Deferred tax is measured at the tax rates that are expected to apply in the year in which the asset is recovered or the liability is settled. Deferred tax is recognised in the Statement of Income and is charged or credited to equity only when it relates to items that are recognised directly in equity.

Deferred tax assets and deferred tax liabilities are offset when the Company has a legally enforceable right to set off current tax assets against current tax liabilities and when the deferred tax assets and deferred tax liabilities relate to corporate income tax levied by the same tax authority and the Company intends to settle current tax on a net basis.

The determination of the Company's corporate income tax is based on prevailing tax regulations. However, these regulations are subject to change from time to time and the final determination of corporate income tax depends on the results of examination by the competent tax authority.

Other taxes are applied in accordance with the tax laws currently in force in Vietnam.

4.27. Earnings per share/dilluted earnings per share

Basic earnings per share are calculated by dividing the profit or loss after tax attributable to holders of the Company's ordinary shares (after adjusting for appropriations to the Bonus and Welfare Fund and the Executive Bonus Fund) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share are calculated by dividing the profit or loss after tax attributable to holders of the Company's ordinary shares (after adjusting for appropriations to the Bonus and Welfare Fund, the Executive Bonus Fund and dividends on convertible preference shares) by the weighted average number of ordinary shares that would be issued if all dilutive potential ordinary shares were converted into ordinary shares.

4.28. Related parties

The parties are considered to be related if that party has the ability to control or significantly influence the other party in making decisions on financial policies and operations. Parties are considered a related party of the Company in case that party is able to control the company or to cause material effects on the financial decisions.

In considering the relationship of the parties involved, the nature of the relationship is more emphasized than the legal form of the relationship.

5. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

5.1. Cash and cash equivalents

	Closing balance VND	Opening balance VND
Cash	3,322,629,675	2,218,926,053
Demand deposit in bank	152,381,056,232	271,161,910,921
<i>Vietnam Joint Stock Commercial</i>		
<i>Bank for Industry and Trade - Ha Nam Branch</i>	113,836,398,236	153,198,605,019
<i>Saigon-Hanoi Commercial Joint Stock Bank</i>	8,905,667,228	6,102,796,627
<i>Joint Stock Commercial Bank for Foreign</i>		
<i>Trade of Vietnam – Ha Nam Branch</i>	17,251,908,423	36,435,335,223
<i>Bank for Investment and Development of</i>		
<i>Vietnam – Ha Nam Branch</i>	1,905,816,742	62,195,227,506
<i>Orient Commercial Joint Stock Bank</i>	24,245,191	19,812,647
<i>Saigon Tai Loc Commercial Joint Stock Bank</i>	4,485,304,528	2,133,277,849
<i>Vietnam Prosperity Joint Stock Commercial</i>		
<i>Bank</i>	27,336,537	654,016
<i>Co-operative Bank of Vietnam</i>	657,670,810	657,345,133
<i>Vietnam Bank for Agriculture and</i>		
<i>Rural Development</i>	17,004,418	17,450,333
<i>Asia Commercial Joint Stock Bank</i>	426,708,419	426,687,260
<i>Vietnam Public Joint Stock Commercial Bank</i>	17,559,670	2,258,205,900
<i>Vietnam Maritime Commercial Joint</i>		
<i>Stock Bank</i>	793,630,021	429,022,896
<i>Nam A Commercial Joint Stock Bank</i>	663,781,668	526,165,508
<i>Military Commercial Joint Stock Bank</i>	3,368,024,341	6,761,325,004
Cash equivalents (i)	37,313,868,548	96,544,279,371
<i>Orient Commercial Joint Stock Bank</i>	26,432,876,101	35,907,315,531
<i>Saigon-Hanoi Commercial Joint Stock Bank</i>	-	10,000,000,000
<i>Saigon Tai Loc Commercial Joint Stock Bank</i>	10,880,992,447	10,636,963,840
<i>Nam A Commercial Joint Stock Bank</i>	-	40,000,000,000
	193,017,554,455	369,925,116,345

(i) Term deposits with terms of 01 - 03 months at commercial banks.

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form B 09a - DN/HN

5.2. Short-term held-to-maturity investments

	Closing balance			Opening balance		
	Cost	Recoverable amount	Provision amount	Cost	Recoverable amount	Provision amount
Short-term held-to-maturity investments						
Term deposit			VND			VND
Saigon-Hanoi Commercial Joint Stock Bank – 6-month term	504,237,535,730	504,237,535,730	-	430,119,941,866	430,119,941,866	-
Orient Commercial Joint Stock Bank – 6-month term	152,868,019,568	152,868,019,568	-	112,239,406,002	112,239,406,002	-
Bank – 6-month term	60,648,219,178	60,648,219,178	-	20,000,000,000	20,000,000,000	-
Saigon Tai Loc Commercial Joint Stock Bank – 6-month term	100,592,480,004	100,592,480,004	-	58,870,236,244	58,870,236,244	-
Vietnam Joint Stock Commercial Bank for Industry and Trade – 6-month term	10,249,315,068	10,249,315,068	-	10,000,000,000	10,000,000,000	-
Joint Stock Commercial Bank for Investment and Development of Vietnam – 12-month term	366,629,696	366,629,696	-	351,851,916	351,851,916	-
Nam A Commercial Joint Stock Bank – 6-month term	39,082,140,130	39,082,140,130	-	38,044,515,068	38,044,515,068	-
Vietnam Maritime Commercial Joint Stock Bank – Ha Nam Branch – 6-month term	24,180,732,086	24,180,732,086	-	23,432,932,636	23,432,932,636	-
VPS Securities Joint Stock Company	116,250,000,000	116,250,000,000	-	167,181,000,000	167,181,000,000	-
	504,237,535,730	504,237,535,730	-	430,119,941,866	430,119,941,866	-

5.3. Short-term trade receivables

	Closing balance VND		Opening balance VND	
	Book value	Provision	Book value	Provision
Tan Cang Ha Nam Joint Stock Company	39,139,385,116	(38,070,332,935)	39,139,385,116	(38,070,332,935)
NDH Holdings Comapany Limited	-	-	13,724,884,501	-
Investment and Construction Project Management Board No. II of Phu Ly City – Phu Van Embankment	7,624,553,000	(7,624,553,000)	7,624,553,000	(7,624,553,000)
Hancorp Joint Stock Company	5,472,555,416	(5,469,766,781)	5,472,555,416	(5,469,766,781)
LCFC Company Limited (Viet Nam)	3,400,500,121	-	4,777,000,001	-
HAWEE Production and Trading Joint Stock Company	3,859,468,427	(3,859,468,427)	3,859,468,427	(3,859,468,427)
Thuan An Company Limited	3,203,636,594	-	3,243,309,176	-
Wistron Infocomm Company Limited (Viet Nam)	3,065,009,690	-	3,041,754,396	-
Hung Construction Development Company Limited	903,128,000	-	903,128,000	-
Other trade receivables	32,185,232,239	(12,977,318,750)	29,718,710,442	(13,386,498,888)
	98,853,468,603	(68,001,439,893)	111,504,748,475	(68,410,620,031)
Short-term trade receivables from related parties (Details in Note 8.2)	39,139,385,116	(38,070,332,935)	39,139,385,116	(38,070,332,935)

5.4. Short-term advances to suppliers

	Closing balance VND		Opening balance VND	
	Book value	Provision amount	Book value	Provision amount
Huyen Quy Production and Trading Company Limited	3,154,344,027	-	1,655,674,487	-
An Thinh Building Engineering Solution Joint Stock Company	-	-	1,000,403,580	-
Song Hong Ha Joint Stock Company	987,900,000	-	987,900,000	-
Ha Nam Construction Planning Center	919,457,000	-	919,457,000	-
Tran Anh Construction Consulting Joint Stock Company	715,467,000	-	715,467,000	-
Walcom Vietnam Construction Design Consulting Joint Stock Company	418,129,600	-	418,129,600	-
Hoai Thanh Trung Development Trading Company Limited	111,194,899	-	111,194,899	-
Truong Son Investment and Construction Joint Stock Company	5,126,264,078	-	-	-
Sontana Joint Stock Company	2,609,716,917	-	-	-
Others	2,328,841,289	-	2,489,590,491	-
	16,371,314,810	-	8,297,817,057	-

5.5. Other receivables

5.5.1. Other short-term receivables

	Closing balance VND		Opening balance VND	
	Book value	Provision amount	Book value	Provision amount
Advance	32,918,000	-	32,918,000	-
Others	217,516,343	-	335,735,616	-
	250,434,343	-	368,653,616	-

5.5.2. Other long-term receivables

	Closing balance VND		Opening balance VND	
	Book value	Provision amount	Book value	Provision amount
+ <i>Ha Noi South Housing and Urban Development Corporation (1)</i>	56,728,016,800	-	34,536,358,800	-
+ <i>Phu Ly City Land Fund Development Center (2)</i>	14,083,094,355	-	14,083,094,355	-
+ <i>Duy Tien Town Land Fund Development Center (3)</i>	7,289,254,000	-	7,289,254,000	-
+ <i>Site clearance costs (4)</i>	488,908,760,328	-	488,908,760,328	-
+ <i>Receivable for occupational conversion support and training funding (4)</i>	25,158,035,000	-	25,158,035,000	-
	592,167,160,483	-	569,975,502,483	-

(1) Amounts transferred under the joint venture contract with South Ha Noi Housing and Urban Development Corporation pursuant to Contract No. 01/HĐ - LD dated 24 August 2018 for the investment in and construction of the road connecting the Hoa Mac T-junction to the new National Highway 38 under a Build - Transfer (BT) arrangement.

(2) An advance to the Phu Ly City Land Fund Development Centre for compensation and support for site clearance of the project "Investment in the construction of technical infrastructure for the Thanh Dat commercial, service and residential area in Liem Tuyen and Liem Tiet Communes, Phu Ly City, Ha Nam Province" (now Ninh Binh Province). The project is currently in the compensation and site clearance stage.

(3) An advance to the Duy Tien Town Land Fund Development Centre for compensation and site clearance of the project "Investment in the construction of Yen Lenh Bac Port in Chuyen Ngoai Commune, Duy Tien Town, Ha Nam Province" (now Ninh Binh Province). Phase 1 of the project has been put into operation and Phase 2 is under implementation.

(4) An advance to the Land Fund Development Centre for site clearance and occupational transition support for the implementation of the Dong Van III Industrial Park project, Ninh Binh Province.

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form B 09a - DN/HN

5.6. Bad debts

	Closing balance		Opening balance	
	Principal amount VND	Recoverable amount VND	Principal amount VND	Recoverable amount VND
Trade receivables				
+ Tan Cang Dong Van Ha Nam Joint Stock Company	38,070,332,935	-	38,070,332,935	-
+ Construction and Investment 492 Joint Stock	657,610,000	-	657,610,000	-
+ Khanh Dat Investment and Construction Joint Stock Company	553,862,500	-	553,862,500	-
+ Hancorp Joint Stock Company	5,472,555,416	2,788,635	5,472,555,416	2,788,635
+ Hawee Industrial Construction Joint Stock Company	3,859,468,427	-	3,859,468,427	-
+ Construction Investment No.4 Joint Stock Company	1,085,543,625	-	1,085,543,625	-
+ Vinaconex 25 Joint Stock Company	896,072,364	-	896,072,364	-
+ Hong Ha Vietnam Joint Stock Company	634,098,195	-	634,098,195	-
+ Quang Minh Construction Joint Stock Company	371,550,000	-	371,550,000	-
+ Construction Investment Project Management Board No. II, Phu Ly City – Phu Van Embankment	7,624,553,000	-	7,624,553,000	-
+ Management Board for New Urban Area Development – Ha Nam Province High-Quality Medical Center	1,287,184,300	-	1,287,184,300	-
+ Duy Tien Compensation, Support & Resettlement Council – Lot E Infrastructure Construction	1,331,789,000	-	1,331,789,000	-
+ Thanh Liem District Site Clearance Board – 7% Ground Leveling, Kien Khe Industrial Cluster	1,151,566,000	-	1,151,566,000	-
+ Ha Nam Construction Investment Project Management Board – Dong Van I IP Infrastructure, Recovered Land Area	662,546,563	-	662,546,563	-
+ Quang Thanh Ha Nam Trading Company Limited	534,430,000	-	1,034,430,000	-
+ Hoang Gia Construction Company Limited	435,586,800	-	435,586,800	-
+ Dung Ngoc Investment Consulting and Construction Company Limited	153,850,000	61,540,000	153,850,000	76,925,000
+ CKBQP Real Estate Investment, Construction and E-Commerce Joint Stock Company	100,000,000	-	100,000,000	30,000,000
+ Loc Phat Steel Trading and Services Company Limited	481,989,312	144,596,794	481,989,312	240,994,656
+ Kien Hung Construction Investment Joint Stock Company	339,195,000	169,597,500	339,195,000	169,597,500
+ Others	2,676,179,385	-	2,727,142,385	-
	68,379,962,822	378,522,929	68,930,925,822	520,305,791

5.7. Inventory

	Closing balance		Opening balance	
	<i>Historical cost</i>	<i>Provision amount</i>	<i>Historical cost</i>	<i>Provision amount</i>
	VND	VND	VND	VND
Raw materials	996,566,437	-	1,818,536,882	-
Work in progress	104,963,023,312	-	77,575,426,766	-
- Administration, commercial services and accommodation building – Dong Van 3 Industrial Park	3,809,267,547	-	823,282,372	-
- Cho Luong residential area, Yen Bac commune, Duy Tien district, Ha Nam province	30,285,203,363	-	16,778,273,461	-
- Bach Mai Hospital – Facility 2	27,812,308,391	-	21,687,092,251	-
Friendship Hospital – Facility 2	42,301,585,696	-	26,658,536,566	-
- Others	754,658,315	-	11,628,242,116	-
Goods	658,707,509	-	463,409,340	-
	106,618,297,258	-	79,857,372,988	-

5.8. Deferred expenses

5.8.1. Short-term deferred expenses

	Closing balance	Opening balance
	VND	VND
- Tools and supplies issued for use	852,860,987	1,590,716,148
- Others	176,669,374	48,720,000
	1,029,530,361	1,639,436,148

5.8.2. Long-term deferred expenses

	Closing balance	Opening balance
	VND	VND
- Tool and equipment expenses pending allocation	18,276,993,657	22,065,252,910
- Others	88,917,221	-
	18,365,910,878	22,065,252,910

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

5.9. Taxes and amounts payable to the State Budget

	Opening balance		Movement in the period		Closing balance	
	Taxes Payable VND	Taxes Receivable VND	Amount payable VND	Paid VND	Taxes Payable VND	Taxes Receivable VND
Value added tax	1,247,716,776	930,633,966	1,526,406,925	1,970,817,255	803,306,446	930,633,966
Corporate income tax	94,536,881,005	-	11,337,316,602	94,540,265,681	11,333,931,926	-
Personal income tax	18,679,166	-	1,038,323,473	1,020,180,629	36,822,010	-
Fees, charges and other taxes	243,009,001	-	187,950,400	256,391,515	174,567,886	-
	96,046,285,948	930,633,966	14,089,997,400	97,787,655,080	12,348,628,268	930,633,966

The Company's tax settlements are subject to examination by the tax authorities. As the application of tax regulations to different types of transactions may be interpreted in different ways, the tax amounts presented in the financial statements may be subject to change upon the decision of the tax authorities.

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

5.10. Increase, decrease in tangible fixed assets

	Buildings and structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Others VND	Total VND
COST						
Opening balance	902,156,500,720	118,394,222,396	30,795,085,003	1,293,222,282	7,989,373,214	1,060,628,403,615
Increase in the period	246,590,000	5,590,559,259	657,407,407	49,680,000	-	6,544,236,666
- <i>Purchase in the period</i>	246,590,000	5,590,559,259	657,407,407	49,680,000	-	6,544,236,666
Decrease in the period	(2,758,015,860)	-	(9,634,821,818)	-	-	(12,392,837,678)
- <i>Liquidation or transfer</i>	-	-	(9,634,821,818)	-	-	(9,634,821,818)
- <i>Other decrease</i>	(2,758,015,860)	-	-	-	-	(2,758,015,860)
Closing balance	899,645,074,860	123,984,781,655	21,817,670,592	1,342,902,282	7,989,373,214	1,054,779,802,603
ACCUMULATED DEPRECIATION						
Opening balance	57,135,143,386	53,332,099,042	21,481,989,234	916,508,416	4,953,627,854	137,819,367,932
Increase in the period	12,180,001,737	3,728,317,706	1,293,941,799	63,696,699	465,018,432	17,730,976,373
- <i>Depreciation charged</i>	12,180,001,737	3,728,317,706	1,293,941,799	63,696,699	465,018,432	17,730,976,373
Decrease in the period	-	-	(8,510,967,846)	-	-	(8,510,967,846)
- <i>Liquidation or transfer</i>	-	-	(8,510,967,846)	-	-	(8,510,967,846)
Closing balance	69,315,145,123	57,060,416,748	14,264,963,187	980,205,115	5,418,646,286	147,039,376,459
NET BOOK VALUE						
- Opening balance	845,021,357,334	65,062,123,354	9,313,095,769	376,713,866	3,035,745,360	922,809,035,683
- Closing balance	830,329,929,737	66,924,364,907	7,552,707,405	362,697,167	2,570,726,928	907,740,426,144

- The historical cost of tangible fixed assets that were fully depreciated but still in use as at 30 June 2026 was VND 38,793,405,416 (31 December 2025: VND 21,665,991,851).

- The closing net book value of tangible fixed assets pledged or mortgaged as security for borrowings as at 30 June 2026 was VND 19,322,574,641 (31 December 2025: VND 20,446,324,007).

Details of tangible fixed assets in use:

	Closing balance		Opening balance	
	Cost VND	Net book value VND	Cost VND	Net book value VND
Commercial Center and housing at Dong Van III	602,797,569,465	591,380,948,835	602,797,569,465	598,230,921,213
Supporting Industrial Park				
Yen Lenh Port GD1	113,712,763,868	109,080,021,644	113,712,763,868	110,343,496,796
Others	338,269,469,270	207,279,455,665	344,118,070,282	214,234,617,674
	1,054,779,802,603	907,740,426,144	1,060,628,403,615	922,809,035,683

5.11. Investment properties

	Land use rights	Total
	VND	VND
COST		
Opening balance	1,341,725,906,771	1,341,725,906,771
Decrease in the period	(82,993,755)	(82,993,755)
- Transfer from construction in progress	(82,993,755)	(82,993,755)
Closing balance	1,341,642,913,016	1,341,642,913,016
ACCUMULATED DEPRECIATION		
Opening balance	1,214,515,746,746	1,214,515,746,746
Decrease in the period	103,365,948	103,365,948
- Depreciation charged	103,365,948	103,365,948
Closing balance	1,214,619,112,694	1,214,619,112,694
NET BOOK VALUE		
- Opening balance	127,210,160,025	127,210,160,025
- Closing balance	127,023,800,322	127,023,800,322

5.12. Long-term work in progress

	Closing balance		Opening balance	
	<i>Principal amount</i> VND	<i>Recoverable amount</i> VND	<i>Principal amount</i> VND	<i>Recoverable amount</i> VND
- Capital Construction Investment	49,417,899,330	49,417,899,330	47,711,176,826	47,711,176,826
Yen Lenh Port Project (i)	47,889,902,880	47,889,902,880	46,183,180,376	46,183,180,376
Liem Tuyen Commercial Center Project (ii)	1,527,996,450	1,527,996,450	1,527,996,450	1,527,996,450
	49,417,899,330	49,417,899,330	47,711,176,826	47,711,176,826

(i) Details of the Yen Lenh Port Project:

- Project name: Investment in the construction of Yen Lenh Bac Port
- Location: Moc Nam Commune, Chuyen Ngoai Commune, Duy Tien Town, Ha Nam Province (now Ninh Binh Province);
- Purpose: Construction of a cargo port on the Red River;
- Investor: Thanh Dat Investment Development Joint Stock Company;
- Source of funds: Owners' capital and bank borrowings;
- Total investment capital: VND 468,424,000,000;
- Status of the project as at 30 June 2026: Phase 1 has been completed and put into operation and Phase 2 is under implementation.

(ii) Details of the Liem Tuyen Commercial Centre Project:

- Project name: Construction of technical infrastructure for the Thanh Dat commercial, service and residential area;
- Location: Liem Tuyen Commune, Liem Tiet Commune, Phu Ly City, Ha Nam Province (now Ninh Binh Province);
- Investor: Thanh Dat Investment Development Joint Stock Company;
- Source of funds: Owners' capital and bank borrowings;
- Total investment capital: VND 103,350,036,000;
- Commencement and expected completion: From 2018 to 2026;
- Status of the project as at 30 June 2026: The master plan is being adjusted and carrying out site clearance

5.13. Long-term financial investments

	Closing balance			Opening balance		
	Historical cost VND	Value under the equity method VND	Provision amount VND	Historical cost VND	Value under the equity method VND	Provision amount VND
<i>Investments in joint ventures and associates</i>						
Tan Cang - Dong Van						
Ha Nam Joint Stock						
Company –	39,000,000,000	16,753,293,369	(22,246,706,631)	39,000,000,000	16,753,293,369	(22,246,706,631)
ownership ratio of						
39%						
	39,000,000,000	16,753,293,369	(22,246,706,631)	39,000,000,000	16,753,293,369	(22,246,706,631)

Summary of the associate's operations during the period:

Tan Cang - Dong Van Ha Nam Joint Stock Company operates mainly in the field of logistic and transportation.

5.14. Deferred tax assets and deferred tax liabilities

5.14.1. Deferred tax assets

	Closing balance VND	Opening balance VND
Corporate income tax rate used to determine deferred tax assets	20.00%	20.00%
Deferred tax assets related to deductible temporary differences	2,847,808,968	2,296,205,796
	<u>2,847,808,968</u>	<u>2,296,205,796</u>

5.14.2. Deferred tax liabilities

	Closing balance VND	Opening balance VND
Corporate income tax rate used to determine deferred tax liabilities	20.00%	20.00%
Deferred tax liabilities arising from taxable temporary differences	4,449,341,327	4,449,341,327
	<u>4,449,341,327</u>	<u>4,449,341,327</u>

5.15. Goodwill

	Current period VND	Prior period VND
HISTORICAL COST		
Opening balance	22,098,644,084	22,098,644,084
Closing balance	<u>22,098,644,084</u>	<u>22,098,644,084</u>
ACCUMULATED ALLOCATION		
Opening balance	15,469,050,856	13,259,186,448
Depreciation for the year	1,104,932,204	1,104,932,204
Closing balance	<u>16,573,983,060</u>	<u>14,364,118,652</u>
NET BOOK VALUE		
At the beginning of the year	<u>6,629,593,228</u>	<u>8,839,457,636</u>
At the end of the year	<u>5,524,661,024</u>	<u>7,734,525,432</u>

5.16. Short-term trade payables

	Closing balance VND	Opening balance VND
Ha Noi South Housing and Urban Development Corporation	8,662,984,644	5,351,796,000
Nhat Le Company Limited	-	5,196,141,496
Viet's Power Joint Stock Company	-	2,458,180,090
Tan San Construction Investment and Trading Company Limited	535,342,210	2,452,177,263
Dong Nam Trading Construction Joint Stock Company	-	2,168,469,220
Luxsen International Paint Development Joint Stock Company	183,408,000	1,727,836,000
Nha Viet Architecture Company Limited	349,099,962	1,029,599,340
Others	10,366,026,089	17,878,030,630
	20,096,860,905	38,262,230,039

5.17. Short-term advances from customers

	Closing balance VND	Opening balance VND
Management Board for Key Medical Projects (Viet Duc Friendship Hospital – Facility II) (i)	50,798,017,600	50,798,017,600
Management Board for Key Medical Projects (Bach Mai Friendship Hospital – Facility II) (i)	28,618,399,800	28,618,399,800
Huy Hung Building Material Joint Stock Company	1,709,635,613	-
Northern Power Engineering Consulting Joint Stock Company	1,067,909,789	-
Others	1,951,502,627	1,629,374,663
	84,145,465,429	81,045,792,063

5.18. Short-term accrued expenses

	Closing balance VND	Opening balance VND
Accrued construction cost	122,504,481,873	159,405,423,335
Others	135,000,000	81,000,000
	122,639,481,873	159,486,423,335

5.19. Deferred revenue

5.19.1 Short-term deferred revenue

	Closing balance VND	Opening balance VND
Infrastructure lease fees – Dong Van III Industrial Park	2,257,693,468	851,908,720
Revenue from hotel and premises leasing	517,830,000	675,160,728
Management fees – Dong Van III Industrial Park	6,259,010,548	-
	9,034,534,016	1,527,069,448

5.19.2 Long-term deferred revenue

	Closing balance VND	Opening balance VND
Infrastructure lease fees – Dong Van III Industrial Park	88,050,179,272	18,169,080,638
	88,050,179,272	18,169,080,638

5.20. Other payables

5.20.1. Other short-term payables

	Closing balance VND	Opening balance VND
Deposit and collateral received	32,582,909,637	41,863,391,237
Social insurance and trade union fees	210,597,907	70,799,926
Remuneration payable to the Board of Directors and Board of Supervisor	-	168,000,000
Others	-	6,300,000
	32,793,507,544	42,108,491,163

5.20.2. Other long-term payables

	Closing balance VND	Opening balance VND
Deposits and collateral received	283,400,000	91,500,000
Others	21,885,776,000	21,885,776,000
<i>Ha Nam Provincial People's Committee (i)</i>	<i>21,885,776,000</i>	<i>21,885,776,000</i>
	22,169,176,000	21,977,276,000

(i) Decision No. 295/QĐ-UBND of the People's Committee of Ha Nam Province dated 31 January 2019 approving the adjusted final settlement of completed investment capital for the sub-project: Construction of the clean water supply system in Liem Tuyen and Liem Tiet Communes, Thanh Liem District, Ha Nam Province (now Ninh Binh Province), under the water supply component of the results-based rural water supply and sanitation programme of Ha Nam Province (now Ninh Binh Province).

5.21. Borrowings and finance lease liabilities

5.21.1. Short-term borrowings and finance lease liabilities

	Opening balance	In the period		Closing balance
	Amount VND	Increase VND	Decrease VND	Amount VND
<i>Short-term borrowings</i>				
- Individual loan (1)	-	8,500,000,000	-	8,500,000,000
	-	8,500,000,000	-	8,500,000,000
<i>Long-term debts due for repayment (see Note 5.21.2)</i>	9,400,000,000	4,700,000,000	4,700,000,000	9,400,000,000
Short-term loans and finance lease liabilities	9,400,000,000	13,200,000,000	4,700,000,000	17,900,000,000

(1) Borrowings from individuals with a term of 12 months and an interest rate of 5% per annum.

5.21.2. Long-term borrowings and finance lease liabilities

	Opening balance	In the period		Closing balance
	Amount VND	Increase VND	Decrease VND	Amount VND
<i>Long-term borrowings</i>	50,886,793,029	-	4,914,448,000	45,972,345,029
Vietnam Joint Stock Commercial Bank for Foreign Trade – Ha Nam Branch (2)	10,000,000,000	-	-	10,000,000,000
On-lent capital borrowed by Ha Nam Provincial People's Committee from the Government (3)	9,646,331,879	-	214,448,000	9,431,883,879
Vietnam Joint Stock Commercial Bank for Industry and Trade – Ha Nam Branch (4)	31,240,461,150	-	4,700,000,000	26,540,461,150
	50,886,793,029	-	4,914,448,000	45,972,345,029
<u>In which:</u>				
Amount payable within 12 months:	9,400,000,000			9,400,000,000
Long-term debts due for repayment	9,400,000,000			9,400,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade – Ha Nam Branch (4)	9,400,000,000			9,400,000,000
Long-term loans and finance lease liabilities	41,486,793,029			36,572,345,029

Additional information on long-term borrowings:

- (2) Project investment loan agreement No. 07/25/HDDADT/HNA dated 14 April 2025 and Amendment and Supplement Agreement No. 1 dated 30 May 2025 between the Company and Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ha Nam Branch; maximum loan amount of VND 250,000,000,000; maximum loan term of 120 months; preferential interest rate of 6.5% per annum, fixed for two years from the date of first disbursement; lending method: drawdown by instalments; loan purpose: to finance lawful, reasonable and valid credit needs relating to the implementation of the investment project for the construction of the administrative and commercial services and accommodation area of Dong Van III Supporting Industrial Park; loan security: mortgage of assets attached to land under the investment project for the construction of the administrative and commercial services and accommodation area of Dong Van III Supporting Industrial Park pursuant to the mortgage contract over assets attached to land to be formed in the future No. 08/25/HĐTC/HNA signed on 14 March 2025; mortgage of machinery and equipment to be formed in the future under the said investment project pursuant to the machinery and equipment mortgage contract No. 09/25/HĐTC/HNA signed on 14 March 2025; mortgage of property rights under the project, including but not limited to: the right to receive insurance proceeds from the assets mortgaged to the bank, and the rights to operate, develop and exploit the assets of the project to be formed in the future; movable property (whether or not yet formed) belonging to the project, receivables, rights to collect money and rights to claim debts arising from sale and lease contracts and other services generating revenue from the project, pursuant to the contract on the mortgage of property rights arising from contracts No. 11/2025/HĐTC/HNA dated 14 March 2025.

- (3) A long-term loan on-lent by the People's Committee of Ha Nam Province from the Government under Decision No. 295/QĐ-UBND dated 31 January 2019 for the purpose of implementing the Liem Tuyen - Liem Khiet Clean Water Project. The loan term is 21 years with an interest rate of 2% per annum. The loan is secured by the Liem Tuyen - Liem Khiet Clean Water Plant.
- (4) A long-term loan from Vietnam Joint Stock Commercial Bank for Industry and Trade - Ha Nam Branch under Loan Agreement No. 01/2023-HĐCVDADT/NHCT384-THANH DAT signed on 10 July 2023, with a credit limit of VND 50,000,000,000 and interest rates as specified in each debt acknowledgement. The loan is used to pay the lawful investment costs of the Yen Lenh Bac Port construction project in Moc Nam and Chuyen Ngoai Communes. The loan is secured by pledge and mortgage contracts of related parties, namely Mr. Nguyen Huy Cuong - Chairman of the Board of Management and Mrs. Nguyen Thanh Tam - Member of the Board of Management, comprising:
- Asset mortgage contract No. 01/2010/HĐTC dated 2 July 2010;
 - Real estate mortgage contract No. 02/2016/HĐTC dated 20 June 2016;
 - Pledge contracts over valuable papers No. 02/2019/HĐBĐ/NHCT384-TĐ dated 5 April 2019, No. 04/2019/HĐBĐ/NHCT384-TĐ dated 29 August 2019, No. 05/2019/HĐBĐ/NHCT384-TĐ dated 24 October 2019, No. 06/2019/HĐBĐ/NHCT384-TĐ dated 24 October 2019, No. 03/2021/HĐBĐ/NHCT384-TĐ dated 24 December 2021, No. 05/2021/HĐBĐ/NHCT384-TĐ dated 24 December 2021, No. 01/2022/HĐBĐ/NHCT384-TĐ dated 29 December 2022, No. 02/2022/HĐBĐ/NHCT384-TĐ dated 29 December 2022 and No. 01/2021/HĐBĐ/NHCT384-TĐ dated 5 August 2021;
 - Online savings deposit pledge contract No. 02/2021/HĐBĐ/NHCT384-TĐ dated 25 August 2021, together with all assets to be formed in the future from the Yen Lenh Bac Port project.

5.22. Long-term provisions

	Provision for industrial park infrastructure repair costs VND	Total VND
Opening balance	476,825,001,260	476,825,001,260
Provision for the year	-	-
Closing balance	476,825,001,260	476,825,001,260

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form B 09a - DN/HN

5.23. Owners' equity

5.23.1. Statement of changes in owners' equity

	Owner's contributed capital VND	Investment and development fund VND	Retained earnings and other funds VND	Non-controlling shareholder interests VND	Total VND
Prior year's opening balance	574,887,850,000	152,262,985,748	349,725,590,313	243,919,032,486	1,320,795,458,547
Increase in the year	91,972,700,000	-	253,136,987,466	116,614,668,197	461,724,355,663
- Profit for the year	-	-	253,136,987,466	116,614,668,197	369,751,655,663
- Increase in capital during the year	91,972,700,000	-	-	-	91,972,700,000
Decrease in the year	-	50,764,739,873	(143,773,454,973)	(28,450,568,500)	(121,459,283,600)
- Appropriation to development investment fund	-	50,764,739,873	(50,764,739,873)	-	-
- Dividend payment	-	-	(1,036,015,100)	(557,854,284)	(1,593,869,384)
	-	-	(91,972,700,000)	(27,892,714,216)	(119,865,414,216)
Prior year's closing balance	666,860,550,000	203,027,725,621	459,089,122,806	332,083,132,183	1,661,060,530,610
Current period's opening balance	666,860,550,000	203,027,725,621	459,089,122,806	332,083,132,183	1,661,060,530,610
Increase in the period	-	-	31,809,067,392	10,054,945,843	41,864,013,235
- Profit for the period	-	-	31,809,067,392	10,054,945,843	41,864,013,235
Decrease in the period	-	106,119,340,212	(108,285,041,032)	(59,473,485,006)	(61,639,185,826)
- Appropriation to development investment fund	-	106,119,340,212	(106,119,340,212)	-	-
- Deduction to bonus and welfare	-	-	(2,165,700,820)	(1,166,146,596)	(3,331,847,416)
- Dividend payment	-	-	-	(58,307,338,410)	(58,307,338,410)
Current period's closing balance	666,860,550,000	309,147,065,833	382,613,149,166	282,664,593,020	1,641,285,358,019

5.23.2. Details of owners' contributed capital

	Closing balance VND	Opening balance VND
Mr. Nguyen Huy Cuong	194,831,980,000	194,831,980,000
Ms. Nguyen Thanh Tam	38,893,660,000	38,893,660,000
Mr. Nguyen Quang Tri	35,164,760,000	35,164,760,000
Others	397,970,150,000	397,970,150,000
	666,860,550,000	666,860,550,000

5.23.3. Capital transactions with owners and distribution of dividends and profits

	Current period VND	Prior period VND
Owners' invested capital		
Contributed capital at the beginning of the period	666,860,550,000	574,887,850,000
Capital contributed during the period	-	91,972,700,000
Contributed capital at the end of the period	666,860,550,000	666,860,550,000
Dividends and profits distributed	-	91,972,700,000

5.23.4. Shares

	Closing balance Share	Opening balance Share
- Number of shares registered for issuance	66,686,055	66,686,055
- <i>Number of shares sold to the public</i>	66,686,055	66,686,055
+ <i>Ordinary shares</i>	66,686,055	66,686,055
+ <i>Preference shares</i>	-	-
- Number of shares outstanding	66,686,055	66,686,055
+ <i>Ordinary shares</i>	66,686,055	66,686,055
+ <i>Preference shares</i>	-	-

Par value of shares outstanding: VND 10,000 per share.

5.24. Off-balance sheet items

Foreign currencies

	Closing balance VND	Opening balance VND
Dollar (USD)	16,205.55	16,237.39

6. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM CONSOLIDATED STATEMENT OF INCOME

6.1. Revenue from goods sold and services rendered

	Current period VND	Prior period VND
Revenue from concrete sales	-	10,948,369,907
Revenue from construction and installation	-	20,849,397,363
+ Total construction revenue recognized during the period	-	20,849,397,363
+Total cumulative revenue of construction services recognized up to the end of the accounting period	-	28,981,763,268
Revenue from infrastructure and accomodation leasing	47,815,825,835	390,151,700,147
Revenue from port loading	25,533,085,897	22,646,579,384
Revenue from petroleum sales	44,064,279,765	37,574,881,022
Other revenues	39,036,115,654	24,823,484,615
	156,449,307,151	506,994,412,438
Revenue arising during the period with related parties (details in Note No 8.2)	16,185,194,457	11,545,519

6.2. Cost of goods sold

	Current period VND	Prior period VND
Cost of concrete sold	-	8,109,452,902
Cost of construction and installation	-	17,082,964,040
Cost of goods sold for infrastructure leasing, commercial center space leasing, accomodation, and warehouse leasing	24,969,606,786	101,648,188,741
Cost of port loading	15,819,463,518	9,382,514,307
Cost of petroleum sold	43,295,410,330	35,330,500,160
Other cost of goods sold	26,115,237,449	13,939,219,636
	110,199,718,083	185,492,839,786

6.3. Financial income

	Current period VND	Prior period VND
Bank, and loan interest	17,520,905,014	12,923,690,196
	17,520,905,014	12,923,690,196

6.4. Financial expenses

	Current period VND	Prior period VND
Loan interest expense	2,257,383,487	286,197,449
Foreign exchange loss arising during the period	17,124,605	-
Loss from foreign exchange differences due to year-end revaluation of balances	-	1,654,767,357
	2,257,383,487	1,940,964,806

6.5. Selling expenses

	Current period VND	Prior period VND
Labor cost	776,463,028	1,139,413,415
Real estate brokerage expenses	55,000,000	2,947,851,012
Other cash expenses	261,081,323	-
	1,092,544,351	4,087,264,427

6.6. General and administrative expenses

	Current period VND	Prior period VND
Management staff costs	4,195,237,758	3,525,457,744
Management materials expenses	360,343,376	-
Tools and supplies expenses	214,336,507	18,642,420
Depreciation of fixed assets, goodwill amortization	1,831,289,364	1,757,361,393
Taxes, fees and charges	29,323,619	74,668,000
Reversal of provisions	(550,963,000)	(649,852,500)
Provision for doubtful debts	141,782,862	1,666,461,090
Purchased services expenses	871,496,444	-
Other cash expenses	904,426,691	3,107,744,003
	7,997,273,621	9,500,482,150

6.7. Other income

	Current period VND	Prior period VND
Income from disposal of assets	397,997,880	179,177,971
Other income	5,400,000	46,470,994
	403,397,880	225,648,965

6.8. Other expenses

	Current period VND	Prior period VND
Administrative fines	156,341,446	288,244,677
Others	17,566,836	-
	173,908,282	288,244,677

6.9. Current corporate income tax expense

	Current period VND	Prior period VND
Current corporate tax	11,337,316,602	66,265,492,026
Total current corporate income tax expense	11,337,316,602	66,265,492,026

6.10. Deferred corporate income tax income

	Current period VND	Prior period VND
Deferred corporate income tax income	(551,603,172)	(963,816,825)
Deferred corporate income tax income arising from unused tax losses and unused tax incentives	(551,603,172)	(963,816,825)
Total deferred CIT income	(551,603,172)	(963,816,825)

6.11. Basic/diluted earnings per share

	Current period VND	Prior period VND
a) Basic earnings per share	-	-
Accounting profit after corporate income tax (VND)	31,809,067,392	170,672,538,153
Adjustments increasing or decreasing accounting profit to determine the profit or loss attributable to ordinary shareholders	-	-
- Appropriation to bonus and welfare fund	-	-
Profit allocated to holders of ordinary shares	31,809,067,392	170,672,538,153
Average ordinary shares in circulation for the period (shares)	66,686,055	57,488,785
Basic earnings per share (VND/share)	477	2,969
b) Diluted earnings per share		
Number of additional shares issued	6,667,733	9,197,270
Diluted earnings per share(VND/share)	434	2,559

6.12. Production and business costs by element

	Current period VND	Prior period VND
Raw materials and consumables	56,533,746,480	94,331,163,438
Labour	13,357,024,285	4,973,629,115
Cost of tools, instruments and supplies	652,814,632	38,289,159
Depreciation and amortisation	18,939,274,525	83,336,529,229
Taxes, charges and fees	29,323,619	79,389,253
Provision expense	141,782,862	1,666,461,090
Reversal of provision	(550,963,000)	
Cost of outsourced services	27,053,434,775	75,403,369,232
Others	3,133,097,877	8,203,861,524
	119,289,536,055	268,032,692,040

7. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

7.1. Proceeds from borrowings during the period

	Current period VND	Prior period VND
Proceeds from borrowings under normal contracts	8,500,000,000	10,000,000,000
	8,500,000,000	10,000,000,000

7.2. Repayments of borrowing principal during the period

	Current period VND	Prior period VND
Repayment of borrowings under normal contracts	4,914,448,000	45,515,304,261
	4,914,448,000	45,515,304,261

8. OTHER INFORMATION

8.1. Events after the end of the accounting period

No significant events have occurred since the end of the six-month accounting period that would require adjustment or disclosure in the notes to the Interim Consolidated Financial Statements.

8.2. Related party transactions and balances

The Company's related parties comprise key management personnel, individuals, parties related to key management personnel and other related parties.

8.2.1. Transactions and balances with key management personnel and individuals related to key management personnel

Key management personnel comprise members of the Board of Management/Members' Council and members of the executive management (the Board of General Directors/Board of Directors/Director, Chief Financial Officer and Chief Accountant). Individuals related to key management personnel are close members of the families of key management personnel.

Income of key management personnel:

	Title	Current period VND	Prior period VND
The Board of Directors			
Mr. Nguyen Huy Cuong	Chairman	252,429,670	198,453,843
Mr. Nguyen Manh Hai	Member	104,509,451	41,984,896
Mr. Tran Van Thang	Independent member	12,000,000	-
Mr. Tran Viet Duc	Member and General Director (until 01/07/2026)	119,565,792	56,174,306
Mr. Nguyen Huu Thuyet	Member	96,983,488	-
The Board of Supervisors			
Mr. Pham Van Ha	Head of BOS	110,294,510	52,159,500
Mr. Nguyen Dinh Thuan	Member	88,982,953	52,882,205
Ms. Nguyen Thi Thuy Van	Member	56,653,632	40,873,949
The Board of Management			
Mr. Nguyen Quang Tri	Deputy General Director	76,907,701	48,166,095
Mr. Tran Duc Dung	Deputy General Director (from 15/04/2025). General Director (from 02/07/2026)	104,760,932	51,545,380
Mr. Vu Anh Tan	Deputy Director of subsidiary	125,395,200	109,497,900
Ms. Nguyen Ngoc Lan	Deputy Director of subsidiary	7,906,200	43,402,800
Ms. Nguyen Thi Thu Hien	Deputy Director of subsidiary	125,395,200	102,599,192
Mr. Van Tuong Anh	Deputy Director of subsidiary	39,531,000	-

8.2.2. Transactions and balances with other related parties

The Company's other related parties comprise associates, jointly controlled entities, individuals holding direct or indirect voting rights in the Company and close members of their families, and enterprises controlled by key management personnel and by individuals holding direct or indirect voting rights in the Company and close members of their families.

List of other related parties

Related parties	Relationship
Quang Anh Company Limited	Key management personnel of the two companies with a family relationship
Tri Dung DTD Construction and Trading Joint Stock Company	Common key management personnel
Tan Cang - Dong Van Ha Nam Joint Stock Company	Associate company

Transactions with other related parties

During this accounting period, the Company entered into the following principal transactions with related parties:

	Content	Current period VND	Prior period VND
Revenue from goods sold and services		16,185,194,457	11,545,519
Quang Anh Company Limited	Revenue from petroleum sales	4,194,457	11,545,519
Tri Dung DTD Construction	Revenue from goods sold	16,181,000,000	-
Proceeds from sale of goods		17,803,630,014	12,700,069
Quang Anh Company Limited	Proceeds from sale of goods and rendering of services	4,530,014	12,700,069
Tri Dung DTD Construction and Trading Joint Stock	Proceeds from sale of goods	17,799,100,000	-

Balances with other related parties

	Current period VND	Prior period VND
Trade receivables	39,139,385,116	39,139,385,116
Tan Cang - Dong Van Ha Nam Joint Stock Company	39,139,385,116	39,139,385,116

8.3. Segment information

During the period, the Company's revenue arose mainly within Ninh Binh Province and accordingly the Company does not present segment information by geographical area. The Company therefore presents segment information by business line. Segment information by business line is as follows:

CURRENT PERIOD

Items	Construction and installation	Sale of finished concrete products	Sale of petrol and oil	Revenue from leasing of commercial center premises, accommodation and workshops	Port loading and unloading services	Other activities	Total
	VND	VND	VND	VND	VND	VND	VND
Net revenue from sale of goods and rendering of services	-	-	44,064,279,765	47,815,825,835	25,533,085,897	39,036,115,654	156,449,307,151
Depreciation and amortization expenses	-	-	43,295,410,330	24,969,606,786	15,819,463,518	26,115,237,449	110,199,718,083
Operating profit Total	-	-	768,869,435	22,846,219,049	9,713,622,379	12,920,878,205	46,249,589,068
expenditures on acquisition of fixed assets	4,947,966,666			1,300,000,000	1,706,722,504	296,270,000	8,250,959,170
Segment assets	208,649,444,824	-	103,561,964,227	1,347,988,936,965	249,583,503,268	250,045,850,684	2,159,829,699,969
Unallocated assets	-	-	-	-	-	-	422,458,456,286
Total assets	208,649,444,824	-	103,561,964,227	1,347,988,936,965	249,583,503,268	250,045,850,684	2,582,288,156,255
Segment liabilities	83,165,155,555	-	4,353,479,595	774,010,881,631	29,063,088,753	46,085,417,392	936,678,022,926
Unallocated liabilities	-	-	-	-	-	-	4,324,775,310
Total liabilities	83,165,155,555	-	4,353,479,595	774,010,881,631	29,063,088,753	46,085,417,392	941,002,798,236

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Form B 09a - DN/HN

PRIOR PERIOD

Items	Construction and installation	Sale of finished concrete products	Sale of petrol and oil	Revenue from leasing of commercial center premises, accommodation and workshops	Port loading and unloading services	Other activities	Total
	VND	VND	VND	VND	VND	VND	VND
Net revenue from sale of goods and rendering of services	20,849,397,363	10,948,369,907	37,574,881,022	390,151,700,147	22,646,579,384	24,823,484,615	506,994,412,438
Depreciation and amortization expenses	17,082,964,040	8,109,452,902	35,330,500,160	101,648,188,741	9,382,514,307	13,939,219,636	185,492,839,786
Operating profit	3,766,433,323	2,838,917,005	2,244,380,862	288,503,511,406	13,264,065,077	10,884,264,979	321,501,572,652
Total expenditures on acquisition of fixed assets	-	-	-	-	-	6,580,053,956	6,580,053,956
Segment assets	76,160,785,370	39,993,311,851	137,257,322,071	1,425,185,552,342	82,725,713,449	90,677,732,838	1,852,000,417,921
Unallocated assets	-	-	-	-	-	-	591,468,805,272
Total assets	76,160,785,370	39,993,311,851	137,257,322,071	1,425,185,552,342	82,725,713,449	90,677,732,838	2,443,469,223,193
Segment liabilities	36,317,800,039	19,071,088,824	65,452,108,361	679,609,639,754	39,448,331,639	43,240,307,373	883,139,275,990
Unallocated liabilities	-	-	-	-	-	-	15,488,791,704
Total liabilities	36,317,800,039	19,071,088,824	65,452,108,361	679,609,639,754	39,448,331,639	43,240,307,373	898,628,067,694

8.4. Comparative figures

The comparative figures are those presented in the Company's consolidated financial statements for the year 2025, which were audited by International Auditing and Valuation Company Limited - Ha Noi Branch, and those presented in the reviewed interim consolidated financial statements for the six-month accounting period of 2025, in which certain items have been reclassified to conform with Circular No. 99/2025/TT-BTC dated 27 October 2025 guiding accounting vouchers, accounts, bookkeeping and the preparation and presentation of interim consolidated financial statements of enterprises, for comparison with the figures of the current period (see Appendix 01 for details).

Appendix 01: Restatement of certain items to conform with Circular No. 99/2025/TT-BTC dated 27 October 2025 for comparison with the figures of the current period

Financial statements for the fiscal year ended 31 December 2025			Adjusted in accordance with Circular No. 99/2025/TT-BTC		Difference
Items	Code	Closing balance VND	Items	Code	
Balance sheet			Interim consolidated statement of financial position		
ASSETS					
Held-to-maturity investments	123	430,119,941,866	Short-term held-to-maturity investments	123	430,119,941,866
Short-term prepaid expenses	161	1,639,436,148	Short-term deferred expenses	161	1,639,436,148
Long-term prepaid expenses	261	22,065,252,910	Long-term deferred expenses	271	22,065,252,910
CAPITAL RESOURCES					
Taxes and other payables to the State	313	96,046,285,948	Short-term taxes and other payable to the State	314	96,046,285,948
Short-term unearned revenue	318	1,527,069,448	Short-term deferred revenue	319	1,527,069,448
Long-term unearned revenue	336	18,169,080,638	Long-term deferred revenue	337	18,169,080,638

Adjusted in accordance with Circular No. 99/2025/TT-BTC

8.5. Events after the accounting period

Except for the above event, no other material events have occurred after 30 June 2026 that require adjustment or disclosure in these interim consolidated financial statements.

Dinh Thi Phuong Thao

Duong Thi Thu Hien

Tran Duc Dung

Ninh Binh, Vietnam

24 August 2026