

**BECAMEX URBAN DEVELOPMENT JOINT-
STOCK COMPANY**

No. **57**/CV/UDJ/2026

Regarding: Disclosure of Q3/2026
financial statements

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Ho Chi Minh City, October 13, 2026

To: Hanoi Stock Exchange

Persuant to Circular No. 96/2020/TT/BTC dated November 16, 2020 issued by the Ministry of Finance, guiding information disclosure on the securities market, Becamex Urban Development Joint Stock Company hereby discloses the Q3/2026 financial statements to the Hanoi Stock Exchange as follows:

1. Name of Company: **Becamex Urban Development Joint Stock Company**
 - Stock symbol: **UDJ**
 - Address of headoffice: **C1-2-3, Le Loi street, Binh Duong Ward, Ho Chi Minh City, Vietnam.**
 - Telephone: **0274.3816681** Fax: **0274.3816655**
 - Email: **becamexudj@gmail.com** Website: **becamexudj.com.vn**

2. Disclosed information Content

- Q3/2026 Financial Statements

- ☒ Separate Financial Statements
- ☐ Consolidated Financial Statements
- ☐ Combined Financial Statements

- Cases requiring explanation:

+ The audit firm issues an opinion other than an unqualified opinion on the Financial Statements (for reviewed/audited financial statements, etc.):

- ☐ Yes ☐ No

Explanation document (if Yes):

- ☐ Yes ☐ No

+ Profit after tax in the reporting period shows a difference of 5% or more before and after auditing, or changes from loss to profit (or vice versa):

- ☐ Yes ☐ No

Explained Text in case of ticking yes

- ☐ Yes ☐ No



Người ký: HUỖNH GIA ĐẠT - CÔNG
TY CP PHÁT TRIỂN ĐÔ THỊ
Cơ quan: CÔNG TY CP PHÁT TRIỂN
ĐÔ THỊ
Email: ktdvtdm110@gmail.com
Ký ngày: 13/10/2026 13:46:30



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

☒ Yes

☐ No

Explanation document (if Yes):

☒ Yes

☐ No

+ Profit after tax in the reporting period is a loss, changing from profit in the same period of the previous year to a loss in this period (or vice versa):

☐ Yes

☒ No

Explanation document (if Yes):

☐ Yes

☐ No

This information was published on the company's website on October 13, 2026 at the link: www.becamexudj.com.vn

Attached:

- Q3/2026 Financial Statements
- Official Letter No. 56/CV-UDJ/2026 regarding the explanation for the Increase in profit after tax in Q3 2026 compared with Q3 2025.

LEGAL REPRESENTATIVE
GENERAL DIRECTOR



HUYNH GIA DAT



URBAN DEVELOPMENT JOINT STOCK COMPANY
No.: 56 /CV-UDJ/2026

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

(Ref: Explanation for the increase in post-tax

profit of Quarter III/2026 compared to Quarter III/2025)

Ho Chi Minh City, date 13 October, 2026

To: STALE SECURITIES COMMISSION.
HANOI STOCK EXCHANGE

- **Company name:** Urban Development Joint Stock Company
- **Stock code:** UDJ
- **Head office address:** C1-2-3, Le Loi Street, Binh Duong Ward, Ho Chi Minh City
- **Tel:** 0274. 3816661 - 3816681 | **Fax:** 0274. 3816655
- Pursuant to Clause 4, Article 14, Chapter III of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance providing guidelines on information disclosure on the securities market;
- Pursuant to the financial statements for Quarter III of 2026 of Urban Development Joint Stock Company.

Urban Development Joint Stock Company hereby provides an explanation regarding the increase in corporate post-tax profit for Quarter III of 2026 compared to the same period last year, as follows:

Financial Indicator	Profit after corporate income tax			
	Financial Statements QIII/2026	Financial Statements QIII/2025	Variance vs. Same Period Last Year	Growth/Decline Rate vs. Prior Period (%)
<i>A</i>	<i>(1)</i>	<i>(2)</i>	<i>(3) = (1) - (2)</i>	<i>*(4) = ((3)/(2))*100%</i>
Revenue	86,002,063,090	16,994,755,080	69,007,308,010	406%
Cost of Goods Sold (COGS)	50,456,688,810	13,341,139,762	37,115,549,048	278%
Gross Profit	35,545,374,280	3,653,615,318	31,891,758,962	873%
Financial Revenue	111,250,887	128,964,350	(17,713,463)	(14%)
Financial Expenses	-	-	-	
General & Administrative (G&A) Expenses	1,171,445,779	1,092,494,093	78,951,686	7%
Other Expenses	2,068,803,038	310,056,984	1,758,746,054	567%
Net Post-Tax Profit	27,187,603,164	1,874,241,273	25,313,361,891	1,351%

Causes of Variance:

- **During the period**, the Company transferred and recognized real estate revenue from 19 houses (Green City Binh Duong Project), compared to only 02 houses in the same period last year. The cost of goods sold (COGS) ratio in this period accounted for only 54% of revenue,

whereas it was 78% in the same period last year. As a result, gross profit increased by the aforementioned rate of 873%.

- **Other expenses increased** due to late payment interest penalties for land use fees at the Green Pearl Project (from July 1 to September 30, 2026), amounting to VND 2,065,303,038, corresponding to an increase of 567%.
- **G&A expenses experienced an upward trend** of 7% due to the increased depreciation cost of the land for the Company's office.

The factors detailed above led to a corporate post-tax profit of VND 27,187,603,164 in QIII/2026, representing a variance of VND 25,313,361,891 compared to the same period last year, with a variance rate of 1,351%.

The above is the explanation for the primary causes leading to the variance and increase in post-tax profit for QIII/2026 compared to the same period in QIII/2025.

Respectfully yours,

Legal representative

GENERAL MANAGER



HUYNH GIA DAT



FINANCIAL STATEMENT REPORT

As of June 30, 2026

Currency Unit: VND

Norm	Code	Interpretation	Closing Balance	Opening Balance
1	2	3	4	5
A - SHORT-TERM ASSETS	100		427,996,982,878	207,062,846,933
I. CASH AND CASH EQUIVALENTS	110	V.1	7,656,377,729	15,250,129,664
1. Cash	111		6,456,377,729	3,250,129,664
2. Cash Equivalents	112		1,200,000,000	12,000,000,000
II. SHORT-TERM INVESTMENTS	120		1,500,000,000	
1. Trading Securities	121			
2. Allowances for decline in value of trading securities	122			
3. Held-to-Maturity Investments	123		1,500,000,000	
4. Provision on held-to-maturity investments	124			
5. Other short-term investments	125			
6. Provision for loss on other short-term investments	126			
III. SHORT-TERM RECEIVABLES	130		132,631,266,900	83,118,042,653
1. Short-term trade receivables	131	V.2	131,800,862,090	82,368,642,650
2. Short-term repayments to suppliers	132			
3. Short-term intra-company receivables	133			
4. Receivables under schedule of construction contract	134			
5. Other Short-term Receivables	135	V.4	830,404,810	749,400,003
6. Short-term allowances for doubtful debts	136			
7. Shortage of assets awaiting resolution	137			
IV. INVENTORIES	140		286,162,652,286	108,330,181,105
1. Inventories	141	V.5	286,162,652,286	108,330,181,105
2. Allowances for decline in value of inventories	142			
V. Short-term Biological Assets	150			
1. Consumable Livestock in short-term	151			
2. Consumable Plants or Seasonal Crops in short-term	152			
3. Provision for Loss on Short-term Biological Assets	153			
V. OTHER CURRENT ASSETS	160		46,685,963	364,493,511
1. Short-term Prepaid Expenses	161	V.6a		7,741,699
2. Deductible VAT	162			
3. Taxes and other receivables from government budget	163	V.12	46,685,963	356,751,812
4. Government bonds purchased for resale	164			
5. Others Current Assets	165			
B - LONG-TERM ASSETS	200		17,187,331,367	201,891,311,474
I. LONG-TERM RECEIVABLES	210			
1. Long-term trade receivables	211			
2. Long-term repayments to suppliers	212			
3. Working capital provided to sub-units	213			
4. Long-term intra-company receivables	214			
5. Other Long-term Receivables	215			
6. Long-term allowances for doubtful debts	216			
II. FIXED ASSETS	220		17,162,981,129	17,594,678,099

Norm	Code	Interpretation	Closing Balance	Opening Balance
1	2	3	4	5
1. Tangible Fixed Assets	221	V.7	5,463,609,508	5,623,228,072
- Historical Cost	222		12,503,823,899	12,503,823,899
- Accumulated Depreciation	223		(7,040,214,391)	(6,880,595,827)
2. Finance lease fixed assets	224			
- Historical Cost	225			
- Accumulated Depreciation	226			
3. Intangible Fixed Assets	227	V.8	11,699,371,621	11,971,450,027
- Historical Cost	228		11,971,450,027	11,971,450,027
- Accumulated Depreciation	229		(272,078,406)	
III. Long-term Biological Assets	230			
1. Bearer Livestock	231			
a) Bearer Livestock: Cost of Immature Phase	232			
b) Bearer Livestock: Cost of Mature Phase	233			
- Original Cost	234			
- Accumulated Depreciation	235			
2. Consumable Livestock in long-term	236			
3. Consumable Plants or Seasonal Crops in long-term	237			
4. Provision for Loss on Biological Assets: Long term	238			
III. INVESTMENT PROPERTIES	240			
- Historical Cost	241			
- Accumulated Depreciation	242			
IV. LONG-TERM ASSETS IN PROGRESS	250			184,294,383,000
1. Long-term Work In Progress	251	V.9		184,294,383,000
2. Construction in progress	252			
V. LONG-TERM INVESTMENTS	260			
1. Investments in Subsidiaries	261			
2. Investments in joint ventures and associates	262			
3. Investments in equity of other entities	263			
4. Provision for loss on investments in other companies in long-term	264			
5. Held-to-Maturity Investments	265			
6. Provision for loss on held-to-maturity investments in long-term	266			
VI. OTHER LONG-TERM ASSETS	270		24,350,238	2,250,375
1. Long-term Deferred Expenses	271	V.6b	24,350,238	2,250,375
2. Deferred Income Tax Assets	272			
3. Long-term equipment and spare parts for replacement	273			
4. Other long-term assets	274			
TOTAL ASSETS	280		445,184,314,245	408,954,158,407
C - LIABILITIES	300		197,049,036,786	181,341,582,092
I. SHORT-TERM LIABILITIES	310		183,441,523,575	167,734,068,881
1. Short-term trade payables	311		159,974,363,712	152,314,281,617
2. Short-term prepayments from customers	312		10,359,000,200	10,359,000,200
3. Dividend and interest payables	313		730,501,900	764,751,900
4. Taxes and other payables to government budget in short-term	314		4,211,090,587	1,800,000
5. Payables to employees	315		200,897,447	200,111,100
6. Short-term accrued expenses	316			65,000,000
7. Short-term intra-company payables	317			
8. Payables under schedule of construction contract	318			
9. Short-term Deferred Revenues	319			
10. Other Short-term Payables	320		7,245,142,614	2,691,502,379
11. Short-term borrowings and finance lease liabilities	321			

This report must be read in conjunction with the Notes to the Financial Statements.

Norm	Code	Interpretation	Closing Balance	Opening Balance
1	2	3	4	5
12. Short-term provisions	322			
13. Bonus and welfare fund	323		720,527,115	1,337,621,685
14. Price Stabilisation Fund	324			
15. Government bonds purchased for resale	325			
II. LONG-TERM LIABILITIES	330		13,607,513,211	13,607,513,211
1. Long-term trade payables	331		13,607,513,211	13,607,513,211
2. Long-term repayments from customers	332			
3. Taxes and other payables to government budget in long-term	333			
4. Long-term accrued expenses	334			
5. Intra-company payables for operating capital received	335			
6. Long-term intra-company payables	336			
7. Long-term Deferred Revenues	337			
8. Other Long-term Payables	338			
9. Long-term borrowings and finance lease liabilities	339			
10. Convertible Bonds	340			
11. Preferred Shares	341			
12. Deferred income tax payables	342			
13. Long-term provisions	343			
14. Science and Technology Development Fund	344			
D - OWNER'S EQUITY	400		248,135,277,459	227,612,576,315
1. Contributed capital	411		165,000,000,000	165,000,000,000
- Ordinary Shares with Voting Right	411A		165,000,000,000	165,000,000,000
- Preferred Shares	411B			
2. Capital surplus	412		9,946,177,034	9,946,177,034
3. Conversion options on convertible bonds	413			
4. Other capital	414			
5. Treasury shares	415			
6. Differences upon asset revaluation	416			
7. Exchange Rate Differences	417			
8. Development and investment funds	418		44,571,783,598	43,812,587,308
9. Other equity funds	419			
10. Undistributed profit after tax	420		28,617,316,827	8,853,811,973
- Undistributed profit after tax brought forward	420A		7,740,324,081	8,853,811,973
- Undistributed profit after tax for the current year	420B		20,876,992,746	
TOTAL SOURCES	440		445,184,314,245	408,954,158,407

Approved, October 9, 2026

PREPARED BY

(Signature, full name)



BUI THI HONG ANH

CHIEF ACCOUNTANT

(Signature, full name)



NGUYEN PHAM VAN KHOA

LEGAL REPRESENTATIVE

(Signature, full name, seal)



THUẬN NGHĨA ĐẠT

REPORT ON BUSINESS PERFORMANCE

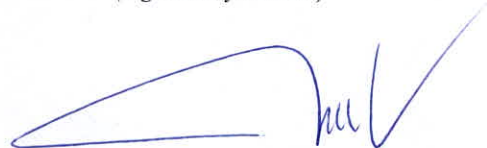
Accounting period from July 1st to September 30th, 2026

Currency Unit: VND

Norm	Code	Interpretation	Quarter 3		Cumulative figures from the beginning of the year to the end of this quarter	
			Current Year	Previous Year	Current Year	Previous Year
1	2	3	4	5	6	7
1. Revenues from sales and services rendered	01	VI.1	86,002,063,090	16,994,755,080	86,008,063,090	43,464,515,485
2. Revenue deductions	02					
3. Net revenues from sales and services rendered (10=01-02)	10	VI.2	86,002,063,090	16,994,755,080	86,008,063,090	43,464,515,485
4. Costs of goods sold	11		50,456,688,810	13,341,139,762	50,456,688,810	37,145,326,019
5. Gross revenues from sales and services rendered (20=10-11)	20	VI.3	35,545,374,280	3,653,615,318	35,551,374,280	6,319,189,466
4. Profit and Loss from the investment property selling	21					
7. Financial income	22	VI.4	111,250,887	128,964,350	346,405,459	145,547,364
8. Financial expenses	23					201,469,125
- In Which: Borrowing Cost	24					
9. Selling expenses	25					
10. General administration expenses	26	VI.5	1,171,445,779	1,092,494,093	3,625,351,532	3,446,810,664
11. Net profits from operating activities {30=20+21+22-(23+25+26)}	30		34,485,179,388	2,690,085,575	32,272,428,207	2,816,457,041
12. Other income	31					
13. Other expenses	32	VI.6	2,068,803,038	310,056,984	6,166,662,275	943,301,221
14. Other profits (40=31-32)	40		(2,068,803,038)	(310,056,984)	(6,166,662,275)	(943,301,221)
15. Total net profit before tax (50=30+40)	50	V.12	32,416,376,350	2,380,028,591	26,105,765,932	1,873,155,820
16. Current corporate income tax expenses	51		5,228,773,186	505,787,318	5,228,773,186	505,787,318
17. Deferred corporate income tax expenses	52					
18. Profits after enterprise income tax (60=50-51-52)	60	V.12	27,187,603,164	1,874,241,273	20,876,992,746	1,367,368,502
19. Basic earnings per share	70	VI.7	1,516	105	1,164	76
20. Diluted earnings per share	71	VI.7	1,516	105	1,164	76

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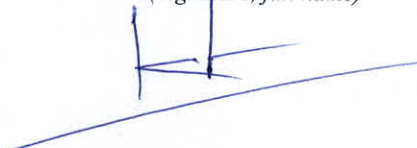
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BUI THI HONG ANH

CHIEF ACCOUNTANT

(Signature, full name)



NGUYEN PHAM VAN KHOA

Approved, October 9, 2026

LEGAL REPRESENTATIVE

(Signature, full name, seal)



HUYNH GIA DAT

CASH FLOW STATEMENT

Accounting period from January 1st to September 30th, 2026

Currency: VND

Article	Code	Interpretation	Cumulative from the beginning of the year to the end of this period	
			Current Year	Previous Year
1	2	3	4	5
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before Tax	01		26,105,765,932	1,874,241,273
2. Adjustments for				
- Depreciation of Fixed Asset and Investment Properties	02	V.7	431,696,970	159,618,564
- Provisions	03			
- Gains (losses) on exchange rate differences from revaluation of	04			
Profit and Loss from the financial investment activities	05	VI.3	(311,805,459)	(141,747,945)
- Borrowing Cost	06			
- Other Adjustments	07			
3. Operating Profit before Changes in Working Capital	08		26,225,657,443	1,892,111,892
- Increase (decrease) in receivables	09		(49,427,911,548)	(2,850,536,825)
- Increase (decrease) in inventories	10		6,461,911,819	37,023,011,480
- Increase (decrease) in payables (exclusive of interest payables, c	11		12,503,734,385	(14,072,948,802)
- Increase (decrease) in deferred expenses	12		(14,358,164)	(6,979,522)
- Increase (decrease) in trading securities	13			
- Paid Borrowing Cost	14			
- Enterprise income tax paid	15	V.12	(1,120,858,840)	(1,691,587,918)
- Other Receipts from Operating Activities	16			
- Other payments on operating activities	17	V.17	(957,975,172)	(736,391,628)
Net Cash Flows from Operating Activities	20		(6,329,800,077)	19,556,678,677
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase or construction of fixed assets and other long-term as	21			
2. Proceeds from disposals of fixed assets and other long-term as	22			
3. Loans and purchase of debt instruments from other entities	23		(1,500,000,000)	
4. Collection of loans and repurchase of debt instruments of othe	24			
5. Equity investments in other entities	25			
6. Proceeds from equity investment in other entities	26			
7. Interest and dividend received	27	V.4; VI.3	270,298,142	126,098,630
Net Cash Flows from Investing Activities	30		(1,229,701,858)	126,098,630
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from issuance of shares and receipt of contributed ca	31			
2. Repayments of contributed capital and repurchase of stock iss	32			
3. Proceeds from borrowings	33			
4. Repayment of principal	34			
5. Repayment of financial principal	35			
6. Dividends or profits paid to owners	36	V.15	(34,250,000)	(5,177,300,000)
Net Cash Flows from Financing Activities	40		(34,250,000)	(5,177,300,000)
Net cash flows during the fiscal year (50=20+30+40)	50		(7,593,751,935)	14,505,477,307
Cash and cash equivalents at the beginning of fiscal year	60		15,250,129,664	1,700,024,705

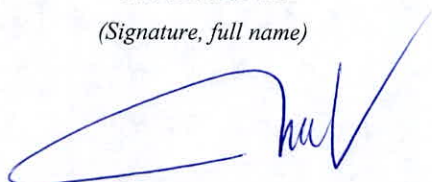
This report must be read in conjunction with the Notes to the Financial Statement

Article	Code	Interpretation	Cumulative from the beginning of the year to the end of this period	
			Current Year	Previous Year
1	2	3	4	5
Effect of exchange rate fluctuations	61			
Cash and cash equivalents at the end of fiscal year (70=50+60+61)	70		7,656,377,729	16,205,502,012

Approved, October 9, 2026

PREPARED BY

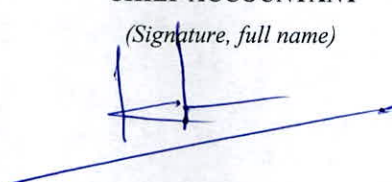
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BUI THI HONG ANH

CHIEF ACCOUNTANT

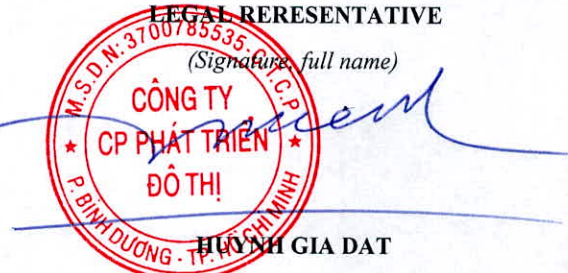
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NGUYEN PHAM VAN KHOA

LEGAL REPRESENTATIVE

(Signature, full name)




HUYNH GIA DAT



BECAMEX URBAN DEVELOPMENT JOINT - STOCK COMPANY

Address: C1-2-3 Le Loi Street, Binh Duong Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

Third Quarter for the fiscal year ending 31 December 2026

NOTES TO THE INTERIM FINANCIAL STATEMENTS

Accounting period from July 1st to September 30th, 2026

I. GENERAL INFORMATION

1. Ownership form

Becamex Urban Development Joint Stock Company (hereinafter referred to as “the Company”) is a joint stock company.

2. Business field

The Company operates in real estate construction and development sectors.

3. Principal business activities

The Company’s principal business activities are constructing and trading in technical infrastructure for industrial parks, residential and urban areas; Trading in real estate, leasing houses, apartments, factories and offices; Providing real estate brokerage services; Leveling ground; Providing consultancy, design, supervision, construction, and trading in interior decoration products.

4. Normal operating cycle

Normal operating cycle of the Company is within 12 months. Particularly, the operating cycle of real estate projects depends on each business plan.

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

The Company’s profit in the current period has decreased significantly against the same period of the previous year, primarily due to no generation of revenue and an increase in fines for late payments. During the period, the Company completed the acquisition of construction costs for residential houses on a part of the land area within Hoa Loi Resettlement Project.

6. Headcount

As of the reporting date, the Company’s headcount is 14 (headcount at the beginning of the year: 14).

7. Statement of information comparability on the Interim Financial Statements

The corresponding figures of the previous period are comparable with the figures of the current period. During the period, the Company adopted the Vietnamese Enterprise Accounting System, which was issued together with the Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance (“Circular 99”) as a replacement for the Circular No. 200/2014/TT-BTC dated 22 December 2014 (“Circular 200”). Accordingly, certain items in the Interim Financial Statements have been reclassified and renamed in accordance with the new regulations. The figures in the “Beginning balance” column and the “Previous period” column in the Interim Financial Statements have been restated in accordance with the new classifications and names specified in the Circular 99 to ensure comparability. These changes do not affect the Company’s total assets, total liabilities, owner's equity and after-tax profit.



BECAMEX URBAN DEVELOPMENT JOINT - STOCK COMPANY

Address: C1-2-3 Le Loi Street, Binh Duong Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

Third Quarter for the fiscal year ending 31 December 2026

Notes to the Interim Financial Statements (cont.)

8. Other information

The Company's shares were registered for trading on the UPCoM (Unlisted Public Company Market) of Hanoi Stock Exchange under the stock code "UDJ". The first trading date was 22 December 2009.

II. ACCOUNTING PERIOD, ACCOUNTING CURRENCY UNIT

1. Accounting period

The annual accounting period of the Company is from January 01 to December 31 annually.

2. Accounting currency unit

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

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable accounting system

The Company applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 99/2025/TT-BTC dated 27 October 2025 ("Circular 99") as well as the Circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of the Interim Financial Statements.

Adoption of the new accounting system

The fiscal year ending 31 December 2026 is the first fiscal year when the Company applies the Vietnamese Enterprise Accounting System under the Circular 99 in replacement to the Circular No. 200/2014/TT-BTC dated 22 December 2014.

The transition to the application of Circular 99 is carried out using the following methods:

- For changes in accounting policies where the Circular 99 provides specific transition guidance, the Company follows that guidance.
- For changes in accounting policies where the Circular 99 does not require retroactive adjustments or simplified retroactive adjustments, the Company applies the non-retroactive method.

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

The General Director has complied with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with Circular 99 as well as the Circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of the Interim Financial Statements.

IV. APPLICABLE ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REQUIREMENTS

1. Accounting convention

The Interim Financial Statements are prepared on the accrual basis (except for the information related to cash flows) using the historical cost principle and the going-concern assumption.

2. Cash and cash equivalents

Cash includes cash on hand and cash in bank. Cash equivalents are short-term investments with a maturity of three months or less from the date of investment (calculated from the date of purchase to the maturity date), that are readily convertible to a known amount of cash and subject to insignificant risk

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Notes to the Interim Financial Statements (cont.)

of change in value at the reporting date. Restricted cash and cash equivalents are not presented under this item, but under the items "Other current assets" or "Other non-current assets", depending on the duration of the restriction.

3. Held-to-maturity investments

An investment is classified as a held-to-maturity investment when the Company has the intention and ability to hold it to maturity. The Company's held-to-maturity investments include term deposits held to maturity for the purpose of collecting periodic interest.

Held-to-maturity investments are initially recognized at cost, including the acquisition cost and directly attributable transaction costs (such as transaction fees, brokerage commissions, etc.). Interest accrued prior to the acquisition date is deducted from the cost of the investment upon initial recognition. After the initial recognition, these investments are measured at cost. Interest income earned after the acquisition date is recognized in financial income using accrual basis.

When there is reliable evidence proving that a part or the whole investment cannot be recovered and the loss is reliably measured, the loss is recognized as financial expenses during the period and directly deducted from the investment costs. If the evidence of loss diminishes or no longer exists in a subsequent period, the previously recognized loss is reversed and recognized in financial income for that period.

4. Receivables

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

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

- Trade receivables represent receivables of a commercial nature arising from purchase and sale transactions between the Company and customers who are independent to the Company.
- Other receivables represent receivables of a non-commercial nature that do not arise from purchase and sale transactions.

Receivables are tracked in details by subject, term and original currency. The trade receivables and other receivables are classified as short-term and long-term items in the Interim Statement of Financial Position on the basis of their remaining term as of the reporting period.

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

Increases or decreases in the obligatory allowance for doubtful debts as of the reporting date are recorded into general and administrative expenses.

5. Inventories

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

Cost of inventories is determined as follows:

- For work in process: Costs comprise costs of land use right, construction costs, direct costs and general costs incurred for the property investment and construction.
- For finished real estate: Costs comprise all costs directly relevant to the investment and construction of real estate to make the real estate ready for sale.

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Inventory costs are determined in accordance with specific identification method and recorded in line with the perpetual method.

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

Allowance for devaluation of inventories is recognized for each type of inventories or services in progress when their costs exceed their net realizable values. Increases or decreases in the obligatory allowance for devaluation of inventories as of the reporting date are recorded into cost of sales.

Spare parts, standby equipment held for use for more than 12 months or beyond the Company's normal operating cycle, and work in progress with production or conversion periods extending beyond the normal operating cycle, are not classified as inventories but are presented as non-current assets in the Interim Statement of Financial Position.

6. Deferred expenses

Deferred expenses reflect actual expenses incurred (including prepaid and unpaid expenses) relevant to financial performance in several accounting periods. These deferred expenses are allocated into operation costs of the relevant accounting periods.

In the Interim Statement of Financial Position, deferred expenses are classified as short-term (with the maximum allocation period of 12 months or within a normal operating cycle) and long-term (with the allocation period of more than 12 months or longer than a normal operating cycle). Long-term deferred expenses shall not be re-classified as short-term when preparing the Interim Financial Statements.

The Company allocates deferred expenses into operation costs for each period, using an appropriate allocation method and criteria on the basis of the nature and extent of each type of expenses.

The tools and supplies issued for use in connection with business operations over multiple accounting periods are recognized as deferred expenses and are allocated into operation costs on a straight-line basis over their estimated useful lives (24 months for maximum).

7. Tangible fixed assets

Tangible fixed assets are presented at historical cost less accumulated depreciation. Historical cost of tangible fixed assets comprises all costs incurred by the Company to acquire the assets up to the time when it is brought to its working condition for its intended use.

Subsequent costs are added to historical costs of fixed assets only if it is probable that future economic benefits associated with the asset will flow to the Company. Subsequent costs that do not meet the above conditions will be recognized as operation costs during the period. Costs of routine repairs and maintenance of tangible fixed assets are recognized into operation costs in the period in which they are incurred. For fixed assets that must undergo periodic repairs and maintenance in accordance with technical requirements, significant expenses incurred for repairing and maintaining these fixed assets are recognized as deferred expenses and amortized gradually into operation costs until the next routine repair or maintenance period.

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

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives. The useful lives and depreciation methods are reviewed at least at the end of each fiscal year and adjusted as necessary. The depreciation years applied are as follows:

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<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	05 – 40
Machinery and equipment	06 – 07
Vehicles	08
Office equipment	04 – 05

8. Intangible fixed assets

Intangible fixed assets are presented at their initial cost minus any accumulated amortization.

Initial cost of intangible fixed assets includes all costs incurred by the Company to acquire the asset up to the time when it is brought to its working condition for its intended use. Subsequent costs attributable to intangible fixed assets are recognized as operation costs during the period in which they are incurred, unless such costs are directly attributable to a specific intangible fixed asset and increase the future economic benefits expected to be derived from that asset.

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

The useful lives and depreciation methods are reviewed at least at the end of each fiscal year and adjusted as necessary.

The Company's intangible fixed assets include land use right which comprises all the actual costs incurred by the Company that are directly attributable to the land in use, including payments made to obtain the land use right, compensation and site clearance costs, land levelling costs, registration fees, etc.

The Company's land use right is amortized on a straight-line basis over the land use period stated on the Land Use Right Certificate.

9. Payables and accrued expenses

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

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

- Trade payables represent liabilities of a commercial nature arising from the purchase of goods, services or assets, where the suppliers are independent parties of the Company.
- Accrued expenses represent liabilities for goods and services received from suppliers or provided to customers during the period, for which payment has not yet been made due to insufficient supporting and accounting documentation, as well as employee entitlements such as accrued annual leave and other accrued operation costs (such as costs incurred during seasonal production interval and interest expenses).
- Other payables represent liabilities of a non-commercial nature that do not arise from the purchase, sales of goods or provisions of services.

Payables and accrued expenses are presented as short-term or long-term in the Interim Statement of Financial Position based on their remaining maturities as at the reporting date.

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10. Payables for dividends and profit distributions

Dividends are recognized as liabilities when the Company no longer has discretion to avoid the obligation to distribute dividends to shareholders in accordance with the Law on Enterprises and the Company's Charter.

11. Owner's equity

Owner's capital

The contributed capital is recorded according to the actual amounts invested by the shareholders.

Share premiums

Share premiums recognized comprise:

- The excess of the issuance price over the par value of shares issued in an IPO or additional issuance.
- The difference between the repurchase price and the re-issuance price of the Company's own share.
- The excess of the principal of convertible bonds over the par value of the additional shares issued upon conversion together with the full value of the bond conversion options, which is transferred to share premiums, regardless of whether the bondholders exercise their options or not.
- The excess of the actual amount received for capital contributions over the corresponding capital amount stated in the Company's Charter.

Directly attributable costs incurred in connection with a successful share issuance are deducted from share premiums. Costs incurred in connection with an unsuccessful share issuance are recognized as financial expenses during the period.

12. Distribution of profits

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

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

13. Recognition of revenue and income

Revenue from provisions of services

Revenue from provisions of services shall be recognized when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, the revenue is recognized only when these specific conditions no longer exist and the buyers retain no right to return the services provided.
- The Company received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the reporting date can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

When services are provided over several accounting periods, revenue is recognized by reference to the stage of completion based on the volume of work performed at the reporting date.

Revenue from sales of real estate

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

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- The real estate is fully completed and handed over to the buyers, and the Company transfers most of risks and benefits incident to the ownership of real estate to the buyer.
- The Company no longer retains the continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate.
- The amount of revenue can be measured reliably.
- The Company received or shall probably receive the economic benefits associated with the transaction.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

In case the customer has the right to complete the interior of the real estate and the Company completes the interiors according to the designs, models as requested by customer under a separate contract on interior completion, revenues are recognized upon the completion and handover of the main construction works to customers.

Interest

Interest income is recognized based on the term and the effective interest rate applicable in each particular period.

14. Expenses

Expenses are those that result in outflows of the Company's economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not. Expenses are recognized even if they are not yet due for payment, provided that their incurrence is reasonably certain in order to ensure the principle of prudence and capital preservation.

When the Company recognizes revenue, it also shall recognize the costs corresponding to generating that revenue. Such costs include those incurred in the reporting period in which the related revenue was recognized, together with costs incurred in the prior reporting periods or accrued expenses related to the revenue recognized in that period. In the event that matching principle conflicts with prudence principle, costs are recognized in accordance with the nature of the underlying transaction and the requirements of the applicable Vietnamese Accounting Standards in order to ensure true and fair representation of that transaction.

15. Corporate income tax

The Company's accounting policy for corporate income tax is applied in accordance with the provisions of the Corporate Income Tax Law No. 67/2025/QH15 dated 14 June 2025, the Decree No. 320/2025/NĐ-CP dated 15 December 2025 of the Government detailing certain articles of the Corporate Income Tax Law, guidance documents issued by the Ministry of Finance, and other relevant legal regulations. Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax includes the tax amount computed based on the assessable income during the year and the current corporate income tax rate. The assessable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses, non-taxable income and losses brought forward.

On a quarterly basis, the Company determines and recognizes the provisional corporate income tax payable based on the tax return. At the end of the fiscal year, the Company determines the actual corporate income tax payable based on the final tax return and adjusts any differences with the provisional amounts recognized during the year.



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Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between carrying values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes.

Deferred income tax liabilities are recognized for all the temporary taxable differences, except to the extent that they arise from the initial recognition of an asset or liability in a transaction that, at the time of transaction, affects neither accounting profit nor taxable income.

Deferred income tax assets are recognized for all deductible temporary differences to the extent that future taxable income will be available against which the deductible temporary difference can be utilized. Deferred income tax assets are also recognized for unused taxable losses and tax credits to the extent that it is probable that future taxable profit will be available against which they can be utilized. Deferred income tax assets and deferred income tax liabilities arising from transactions recognized directly in owner's equity are not recognized into deferred income tax expenses.

The carrying amount of deferred corporate income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be recovered.

Deferred income tax assets and deferred income tax liabilities are measured using the tax rates that are expected to apply in the fiscal year when the assets are recovered or the liabilities are settled, based on the effective tax rates and tax laws that have been enacted or substantively enacted by the reporting date.

When preparing the Interim Statement of Financial Position, deferred income tax assets and deferred income tax liabilities are offset against each other if:

- The Company has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax levied by the same taxation authority on either:
 - The same taxable subjects; or
 - The Company has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period in which significant amounts of deferred tax liabilities or deferred tax assets are expected to be settled or recovered.

16. Related party

A party is considered a related party of the Company if that party has the ability to control the Company or exercise significant influence over the Company, or has power to participate in financial and operating policy decisions of the Company. A party is also considered a related party of the Company if both parties are subject to common control.

Related parties of the Company include:

- The Parent Company and other fellow subsidiaries within the Group.
- Individuals with direct or indirect voting rights and thereby have significant influence over the Company, including members of the Board of Directors and their close family members.
- Key management personnel with the authority and responsibility to plan, manage and control the Company's operations, including the General Director, other management members and their close family members.
- Entities over which individuals referred to above are able to exercise sufficient influence through direct or indirect ownership of voting rights, including entities owned by the key management

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personnel or major shareholders of the Company and entities that share the key management personnel with the Company.

Close family members of an individual are those who may cause influence or be influenced by that individual in their dealings with the Company, including the individual's parents, spouse, children and siblings.

17. Segment reporting

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

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

The nature of economic risks and benefits is the primary basis for determining whether the primary segment report is prepared by the business field or geographical area. If risks and rates of return are primarily influenced by differences in products and services, the primary segment report is prepared by the business segment and the secondary segment report is prepared by geographical area. Conversely, if risks and rates of return are primarily influenced by differences in geographical area, the primary segment report is prepared by geographical area and the secondary segment report is prepared by the business field. The Company's organizational structure, management and internal financial reporting system form the primary basis for determining whether a segment report is primary or secondary.

A segment must be reported if the majority of its revenue derives from external sales of goods and provisions of services and meets at least one of the following thresholds:

- The segment's revenue accounts for 10% or more of the total revenue of all segments.
- The segment's financial performance accounts for 10% or more of the total financial performance of all profitable segments or the total financial performance of all loss-making segments (whichever is greater in absolute terms).
- The segment's total assets account for 10% or more of the total assets of all segments.

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

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Notes to the Interim Financial Statements (cont.)**V. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE INTERIM STATEMENT OF FINANCIAL POSITION****1. Cash and cash equivalents**

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	50.039.770	164.587.169
Cash in bank	6.406.337.959	3.085.542.495
- <i>BIDV – Binh Duong Branch</i>	6.367.588.923	3.049.996.412
- <i>Other banks</i>	38.749.036	35.546.083
Cash equivalents	1.200.000.000	12.000.000.000
- <i>1-month deposit at BIDV – Binh Duong Branch</i>	<u>1.200.000.000</u>	<u>12.000.000.000</u>
Total	<u>7.656.377.729</u>	<u>15.250.129.664</u>

2. Short-term held-to-maturity investments

This item reflects 6-month deposit at BIDV – Binh Duong Branch at an interest rate of 7.1%/year. The recoverable amount of this deposit is equivalent to its cost.

3. Short-term trade receivables

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Carrying value</u>	<u>Allowance</u>	<u>Carrying value</u>	<u>Allowance</u>
Ms. Tran Thi Tinh	21.534.034.150	-	21.534.034.150	-
Ms. Nguyen Thi Hue	10.947.000.000	-	10.947.000.000	-
Other customers	99.319.827.940	-	49.887.608.500	-
Total	<u>131.800.862.090</u>	<u>-</u>	<u>82.368.642.650</u>	<u>-</u>

4. Short-term advances to suppliers

This is the advance to Becamex Infrastructure Development Joint Stock Company (a related party) according to the contracts and contract appendices for the trade in and transfer of real estate at Hoa Loi Resettlement Area Project.

5. Other short-term receivables

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Carrying value</u>	<u>Allowance</u>	<u>Carrying value</u>	<u>Allowance</u>
Corporate income tax provisionally paid for the amount received in advance from the sales of properties	142.208.442	-	142.208.442	-
Output VAT for the amount received in advance from the customer according to the payment schedule	360.932.027	-	360.932.027	-
Accrued deposit interest	51.558.904	-	14.794.521	-
Advances	208.718.309	-	142.754.484	-
Other short-term receivables	66.987.128	-	88.710.529	-
Total	<u>830.404.810</u>	<u>-</u>	<u>749.400.003</u>	<u>-</u>

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Notes to the Interim Financial Statements (cont.)**6. Overdue debts**

As of September 30, 2026, customer receivables that were overdue for payments ranging from 9 months to more than 3 years amounted to VND 19.082.421.198

7. Inventories

	Ending balance		Beginning balance	
	Cost	Allowance	Cost	Allowance
Green Pearl Project – Finished real estate	108.330.181.105	-	108.330.181.105	-
- Hoa Loi Resettlement Area (Green City) Project	177.832.471.181	-	-	-
- Real estate	57.726.579.181	-	-	-
Work in process	120.105.892.000	-	-	-
Total	286.162.652.286	-	108.330.181.105	-

8. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Total
Historical cost					
Beginning balance	8.799.523.183	1.919.549.712	1.231.372.845	553.378.159	12.503.823.899
Ending balance	8.799.523.183	1.919.549.712	1.231.372.845	553.378.159	12.503.823.899
<i>In which:</i>					
Assets fully depreciated but still in use	286.533.300	1.812.883.046	1.231.372.845	186.470.250	3.517.259.441
Assets waiting for liquidation	-	106.666.666	-	366.907.909	473.574.575
Depreciation					
Beginning balance	3.176.295.111	1.919.549.712	1.231.372.845	553.378.159	6.880.595.827
Depreciation during the period	159.618.564	-	-	-	159.618.564
Ending balance	3.335.913.675	1.919.549.712	1.231.372.845	553.378.159	7.040.214.391
Carrying value					
Beginning balance	5.623.228.072	-	-	-	5.623.228.072
Ending balance	5.463.609.508	-	-	-	5.463.609.508
<i>In which:</i>					
Assets temporarily not in use	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-

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List of tangible fixed assets as of the reporting date is as follows:

	Historical cost	Accumulated depreciation	Carrying value
<i>Buildings and structures</i>	8.799.523.183	3.282.707.487	5.463.609.508
The Company's Head Office in Binh Duong Ward	8.512.989.883	3.049.380.375	5.463.609.508
Others	286.533.300	286.533.300	-
<i>Machinery and equipment</i>	1.919.549.712	1.919.549.712	-
Air conditioning and lightning protection systems	1.071.188.501	1.071.188.501	-
Other machinery and equipment	848.361.211	848.361.211	-
<i>Vehicles</i>	1.231.372.845	1.231.372.845	-
<i>Office equipment</i>	553.378.159	553.378.159	-
Total	12.503.823.899	7.040.214.391	5.463.609.508

9. Intangible fixed assets

This item reflects the value of land use rights for three terraced houses in the Green Pearl Project in Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province (now Binh Duong Ward, Ho Chi Minh City) used as the Company's office. The land use period will be until 07 May 2059. Details are as follows:

	Initial cost	Amortization	Carrying value
Beginning balance	11.971.450.027	-	11.971.450.027
Amortization during the period		272.078.406	
Ending balance	11.971.450.027	272.078.406	11.699.371.621

10. Long-term work in process

The beginning balance represents work in process of Hoa Loi Resettlement Area Project, which extends beyond the normal operating cycle. In the current period, construction of the project continued and sales are expected to commence within the next 12 months; therefore, this cost should be reclassified as short-term and presented under item "Inventories".

11. Deferred income tax assets

The Company recognized a deferred income tax assets for the unused taxable losses of the first 6 months of 2026, amounting to VND 6,310,610,418 (see Note No. V.15).

According to the current law on Corporate Income Tax, taxable losses may be carried forward and offset against taxable profits of subsequent years for a maximum period of five (5) years, commencing from the year following the year in which the loss arises. No deferred income tax asset has been recognized in respect of these carried-forward losses, as it is not probable that sufficient future taxable profits will be available to utilize them.

12. Trade payables**12a. Short-term trade payables**

	Ending balance	Beginning balance
<i>Payables to related parties</i>	156.146.780.466	143.518.742.228
Becamex Investment and Industrial Development Group	132.079.498.226	132.079.373.226
Becamex Infrastructure Development Joint Stock Company	24.065.632.240	11.437.719.000

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

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	<u>Ending balance</u>	<u>Beginning balance</u>
Vietnam Technology & Telecommunication Joint Stock Company	1.650.000	1.650.002
<i>Payables to other suppliers</i>	<i>3.827.583.246</i>	<i>8.795.539.389</i>
Total	<u>159.974.363.712</u>	<u>152.314.281.617</u>

12b. Long-term trade payables

This item reflects payables to Becamex Investment and Industrial Development Group, which is the Parent Company.

12c. Overdue debts

The Company has no overdue trade payables.

13. Short-term advances from customers

This item reflects advance from Ms. Doan Thi Giap in accordance with the progress of the property purchase contract.

14. Payables for dividends and profit distributions

This item reflects dividends payable to shareholders.

15. Short-term taxes and amounts payable to the State budget

	<u>Beginning balance</u>		<u>Movements during the period</u>		<u>Ending balance</u>	
	<u>Payables</u>	<u>Receivables</u>	<u>Amount payable</u>	<u>Amount paid</u>	<u>Payables</u>	<u>Receivables</u>
VAT on local sales	-	51.849.295	6.434.121.695	(6.019.378.158)	362.894.242	-
Corporate income tax	-	259,718,001	5.228.773.186	(1.120.858.840)	3.848.196.345	-
Corporate income tax provisionally paid for the amount received in advance from the transfer of property	-	-	-	-	-	-
Personal income tax	1,800,000	45,184,516	172.163.494	(175.464.941)	-	46.685.963
Total	<u>1.800.000</u>	<u>356.751.812</u>	<u>11.835.058.375</u>	<u>(7.315.701.939)</u>	<u>4.211.090.587</u>	<u>46.685.963</u>

All taxes and other amounts payable to the State budget are paid in the short term.

Value Added Tax (VAT)

The Company pays VAT using the deduction method. The tax rates applied are as follows:

- Land use right Not subject to tax
- Other items 10% ⁽ⁱ⁾

- ⁽ⁱ⁾ From 01 January 2026 to September 30, 2026, the Company is applied the VAT rate of 8% to certain merchandise and services in accordance with the Government's Decree No. 174/2025/NĐ-CP dated 30 June 2025 stipulating the VAT reduction policy under Resolution No. 204/2025/QH15 dated 17 June 2025 of the National Assembly.

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

The corporate income tax payable for the period is estimated as follows:

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Notes to the Interim Financial Statements (cont.)

	This period	Previous period
Total accounting profit/(loss) before tax	32.416.376.350	2.380.028.591
Increases/(decreases) of accounting profit to determine taxable income:		
- <i>Increases</i>	38.100.000	148.908.000
- <i>Decreases</i>	(6.310.610.418)	-
Assessable income	26.143.865.932	2.528.936.591
Corporate income tax rate	20%	20%
Corporate income tax payable	5.228.773.186	505.787.318

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

Corporate income tax provisionally paid for the amount received in advance from the transfer of property

The Company has to pay provisionally corporate income tax at the rate of 1% on the amount received in advance from the transfer of property in accordance with regulations of the Circular No. 78/2014/TT-BTC dated 18 June 2014 of the Ministry of Finance. The Company will finalize the accounts of corporate income tax payable for this activity upon handover of property.

Other taxes

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

16. Other short-term payables

	Ending balance	Beginning balance
<i>Payables to related party</i>	6.128.562.275	1.216.890.312
Becamex Investment and Industrial Development Group – interest on late payment	6.128.562.275	1.216.890.312
<i>Payables to other organizations and individuals</i>	1.116.580.339	1.474.612.067
Trade Union's expenditure	9.861.000	41.776.308
Short-term deposits received	9.000.000	334.500.000
Other short-term payables	1.097.719.339	1.098.335.759
Total	7.245.142.614	2.691.502.379

The Company has no other overdue payables.

17. Bonus and welfare fund

The Company only has the bonus fund. Details are as follows:

	This period	Previous period
Beginning balance	1.337.621.685	1.937.373.643
Increase due to appropriation from profit	253.065.430	338.860.542
Disbursement	(870.160.000)	(938.612.500)
Ending balance	720.527.115	1.337.621.685

18. Owner's equity

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

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Notes to the Interim Financial Statements (cont.)**18a. Statement of changes in owner's equity**

	<u>Owner's capital</u>	<u>Share premiums</u>	<u>Investment and development fund</u>	<u>Retained profit</u>	<u>Total</u>
Beginning balance of the previous year	165.000.000.000	9.946.177.034	42.457.145.138	13.872.350.300	231.275.672.472
Profit/(loss) in the previous period	-	-	-	1.367.368.502	1.367.368.502
Appropriation for funds	-	-	1.355.442.170	(1.694.302.712)	(338.860.542)
Pay dividends during the period	-	-	-	(8.250.000.000)	(8.250.000.000)
Compensation of the Board of Directors, bonus for the Management	-	-	-	(135.544.217)	(135.544.217)
Ending balance of the previous period	<u>165.000.000.000</u>	<u>9.946.177.034</u>	<u>43.812.587.308</u>	<u>5.159.871.873</u>	<u>223.918.636.215</u>
Beginning balance of the current year	165.000.000.000	9.946.177.034	43.812.587.308	8.853.811.973	227.612.576.315
Profit/(loss) in the current period	-	-	-	20.876.992.746	20.876.992.746
Pay dividends during the period	-	-	-	-	-
Appropriation for funds	-	-	759.196.290	(1.012.261.720)	(253.065.430)
Compensation of the Board of Directors, bonus for the Management	-	-	-	(101.226.172)	(101.226.172)
Ending balance of the current period	<u>165.000.000.000</u>	<u>9.946.177.034</u>	<u>44.571.783.598</u>	<u>28.617.316.827</u>	<u>248.135.277.459</u>

18b. Details of owner's capital

	<u>Ending balance</u>	<u>Beginning balance</u>
Becamex Investment and Industrial Development Group	84.150.000.000	84.150.000.000
Other shareholders	80.850.000.000	80.850.000.000
Total	<u>165.000.000.000</u>	<u>165.000.000.000</u>

18c. Shares

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of shares registered to be issued	16.500.000	16.500.000
Number of shares issued to the public	16.500.000	16.500.000
- Ordinary shares	16.500.000	16.500.000
- Preferred shares	-	-
Number of shares repurchased	-	-
- Ordinary shares	-	-
- Preferred shares	-	-
Number of outstanding shares	16.500.000	16.500.000
- Ordinary shares	16.500.000	16.500.000
- Preferred shares	-	-

Par value per outstanding share: VND 10,000.

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Notes to the Interim Financial Statements (cont.)**18d. Profit distribution**

During the period, the Company distributed the 2025 profits in accordance with Resolution No. 01/NQ/ĐHĐCĐ/2026 dated 16 April 2026 of the 2026 Annual General Meeting of Shareholders as follows:

	VND
• Appropriation for investment and development fund	759.196.290
• Appropriation for bonus and welfare fund	253.065.430
• Compensation of the Board of Directors, the Supervisory Board	101.226.172
• Approval of the 2025 dividend distribution plan at a rate of 4%/share ⁽ⁱ⁾	6.600.000.000

- (i) As of the end of the accounting period, the Company issued a Resolution No.07/NQ-HĐQT/2026 dated September 18, 2026, regarding the finalization of the shareholders list for the 2025 dividend payments.

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

	<u>This period</u>	<u>Previous period</u>
Revenue from sales of real estate	85.987.063.090	14.208.227.379
Other revenues	15.000.000	2.786.527.701
Total	<u>86.002.063.090</u>	<u>16.994.755.080</u>

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

The Company has no sales of goods or service provisions to its related parties.

2. Cost of sales

	<u>This period</u>	<u>Previous period</u>
Cost of real estate sold	50.456.688.810	13.341.139.762
Other costs	-	-
Total	<u>50.456.688.810</u>	<u>13.341.139.762</u>

3. Financial income

	<u>This period</u>	<u>Previous period</u>
Term deposit interest	110.873.287	128.038.356
Demand deposit interest	377.600	925.994
Total	<u>111.250.887</u>	<u>128.964.350</u>

4. Financial expenses

This item reflects interest on late dividend payment.

5. General and administrative expenses

	<u>This period</u>	<u>Previous period</u>
Expenses for employees	854.791.085	889.691.392
Office supplies	12.370.000	4.638.889

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

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Notes to the Interim Financial Statements (cont.)

	This period	Previous period
Depreciation/(amortization) of fixed assets	143.898.990	53.206.188
Taxes, fees and legal fees	2.147.075	3.916.273
Expenses for external services	71.759.291	58.416.403
Other expenses	86.479.338	82.624.948
Total	1.171.445.779	1.092.494.093

6. Other expenses

	This period	Previous period
Fines for contract violation	2.065.303.038	310.056.984
Other expenses	3.500.000	-
Total	2.068.803.038	310.056.984

7. Earnings per share**7a. Basic/diluted earnings per share**

	This period	Previous period
Accounting profit/(loss) after corporate income tax	27.187.603.164	1.874.241.273
Appropriation for bonus and welfare fund	(1.359.380.158)	(93.721.000)
Appropriation for bonus to the Board of Directors and the Supervisory Board	(815.628.095)	(56.227.000)
Profit used to calculate basic/diluted earnings per share	25.012.594.911	1.724.303.273
The average number of ordinary shares outstanding during the period	16,500,000	16,500,000
Basic/diluted earnings per share	1.516	105

7b. Other information

There are no transactions over the common share or potential common share from the reporting date until the date of these Interim Financial Statements.

8. Operating costs by factors

	This period	Previous period
Costs of materials and supplies	12.370.000	4.638.889
Labor costs	854.791.085	889.691.392
Depreciation/(amortization) of fixed assets	143.898.990	53.206.188
Expenses for external services	50.528.448.101	13.399.556.165
Other expenses	88.626.413	86.541.221
Total	51.628.134.589	1.100.964.801

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Notes to the Interim Financial Statements (cont.)

VII. OTHER DISCLOSURES

1. Transactions and balances with related parties

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

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

The key management personnel comprise members of the Board of Directors and the Management (General Director and Chief Accountant). The key management personnel's related individuals are their close family members.

Transactions with the key management personnel and their related individuals

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

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

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

The income of key management member during the period are as follows.

	This period	Previous period
Mr. Nguyen Minh Dong – Chairman	118.800.000	181.183.217
Mr. Quang Van Viet Cuong – Vice Chairman	-	18.224.000
Ms. Pham Viet Yen – Board Member	-	15.946.000
Mr. Huynh Vinh Thanh – Board Member	-	15.946.000
Ms. Nguyen Thi Thanh Tra – Board Member	-	15.946.000
Mr. Tran Hong Minh – Board Member	-	-
Mr. Nguyen Hai Hoang – Head of the Supervisory Board	-	15.946.000
Ms. Huynh Thi Que Anh – Supervisory Board Member	-	10.251.000
Ms. Le Thi Thuy Duong – Supervisory Board Member	-	10.251.000
Mr. Huynh Gia Dat – General Director	110.700.000	147.600.000
Mr. Nguyen Pham Van Khoa – Chief Accountant	82.260.000	109.680.000
Total	311.760.000	540.973.217

1b. Transactions and balances with other related parties

Other related parties of the Company include:

Other related parties	Relationship
Becamex Investment and Industrial Development Group	Parent Company
My Phuoc Hospital Joint Stock Company	Fellow subsidiary
Eastern International University	Fellow subsidiary
Becamex International General Hospital Joint Stock Company	Fellow subsidiary
Becamex IDC- Block 71 Startup Support MTV Company Limited	Fellow subsidiary
WTC Becamex One-Member Limited Liability Company	Fellow subsidiary
Binh Duong Trade and Development Joint Stock Company	Associate of the Parent Company
Binh Duong Construction & Civil Engineering Joint Stock Company	Associate of the Parent Company
Becamex Infrastructure Development Joint Stock Company	Associate of the Parent Company
Binh Duong Rubber Joint Stock Company	Associate of the Parent Company
Vietnam-Singapore Industrial Park J.V. Co., Ltd	Associate of the Parent Company
Setia – Becamex Joint Stock Company	Associate of the Parent Company

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Other related parties	Relationship
Savi Pharmaceutical Joint Stock Company	Associate of the Parent Company
Vietnam Technology & Telecommunication Joint Stock Company	Associate of the Parent Company
Becamex Tokyu Co., Ltd.	Associate of the Parent Company
Eastern Educational Development Joint Stock Company	Associate of the Parent Company
BW Industrial Development Joint Stock Company	Associate of the Parent Company
Becamex Binh Phuoc Infrastructure Development Joint Stock Company	Associate of the Parent Company
Becamex Binh Dinh Joint Stock Company	Associate of the Parent Company
Vietnam - Singapore Smart Energy Solutions Joint Stock Company	Associate of the Parent Company
East Saigon Investment and Industrial Development Joint Stock Company	Associate of the Parent Company
Becamex - VSIP Power Investment and Development Joint Stock Company	Associate of the Parent Company
VSIP Can Tho Joint Stock Company	Associate of the Parent Company
Ho Chi Minh City - Thu Dau Mot - Chon Thanh Expressway Joint Stock Company	Associate of the Parent Company
Ho Chi Minh City Ring Road 4 Joint Stock Company	Associate of the Parent Company

Transactions with other related parties

Transactions between the Company and other related parties are as follows:

	This period	Previous period
<i>Becamex Investment and Industrial Development Group</i>		
Dividends payable	-	4.207.500.000
Fines for contract violation	2.065.303.038	310.056.984
<i>Vietnam Technology & Telecommunication Joint Stock Company</i>		
Service fees	5.151.121	5.152.628
<i>Becamex International General Hospital Joint Stock Company</i>		
Service fees	59.015.000	63.386.000
<i>Becamex Infrastructure Development Joint Stock Company</i>		
Real estate transfer	85.987.063.090	
Adjusting down the amount received for the transfer of real estate downwards.	(8.591.680.190)	

Sales of merchandise and services to other related parties are made at mutually agreed prices. Purchases of merchandise and services from other related parties are done at the agreed prices

Receivables from and payables to other related parties

The receivables from and payables to other related parties are presented in Notes No. V.4, V.12a, V.12b and V.16.

The receivables from other related parties are unsecured and will be settled in cash. No allowances have been made for the receivables from other related parties.

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Notes to the Interim Financial Statements (cont.)

2. Segment information

The Company operates primarily in the fields of real estate construction and trading. The Company's principal business activities are mainly conducted in Binh Duong Province (now Binh Duong Ward, Ho Chi Minh City).

3. Significant accounting judgements, estimates and assumptions

In preparing these Interim Financial Statements, the General Director has made estimates and assumptions that affect the reported amounts of assets, liabilities, revenue and expenses. Actual results may differ from these estimates. Significant accounting judgements, estimates and assumptions are reviewed and updated by the General Director on an ongoing basis based on historical experience and other relevant factors.

The estimates described below have been identified by the General Director as those that could have a material effect on the Financial Statements for the subsequent fiscal year should the underlying assumption change.

Allowance for doubtful debts

The Company estimates the allowance for doubtful debts based on an assessment of the recoverability of individual receivable balances, taking into account debt ages, customers' financial condition. Uncertainty arises primarily from forecasting customers' future ability to settle outstanding balances, particularly under changing economic conditions.

As of September 30, 2026, total trade receivables amounted to VND 131.800.862.090. The General Director assesses the irrecoverableness as low, based on customers' payment history and available information on the financial position of each debtor.

To mitigate credit risk, the General Director has implemented the following measures:

- Performing regular monitoring and collection of outstanding receivables;
- Requiring collateral or third-party guarantees for significant credit exposures;

Allowance for devaluation of inventories

The Company estimates the net realizable value of inventories based on estimated selling prices less estimated costs necessary to make the sale. Uncertainty arises from fluctuations in market prices, changes in customer demand and the risk of inventory obsolescence.

Based on the assessment performed as of September 30, 2026, the General Director concluded that the net realizable value of inventories is not lower than their cost. Accordingly, no allowance for devaluation of inventory is required. This assessment will continue to be reviewed at each subsequent reporting date.

To minimize risks, the General Director has implemented the following measures:

- Conducting physical inventory counts and quality assessments on the quarterly basis.
- Adjusting production plans in line with market demand.

Estimated useful lives and residual values of fixed assets

The Company estimates the useful lives of fixed assets based on technical assessments and actual operating experience. Uncertainty arises from technological developments, changes in utilization

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Notes to the Interim Financial Statements (cont.)

patterns and maintenance conditions that may differ from the original assumptions, resulting in actual useful lives being shorter or longer than initially estimation.

The General Director considers the likelihood of significant differences between the estimated and actual useful lives to be low for the majority of the Company's fixed assets.

As at of September 30, 2026, the General Director has not identified any factors that would require significant revisions to the assumptions currently applied in determining the useful lives of fixed assets.

The General Director has adopted the following measures:

- Reviewing and, where appropriate, revising estimated useful lives on an annual basis;
- Performing scheduled maintenance in accordance with technical requirements;

Estimation of corporate income tax and deferred tax

The determination of income tax expense and deferred tax assets/tax liabilities requires the General Director to exercise judgement regarding the application of prevailing tax regulations, the probability of generating sufficient future taxable profits against which deferred tax assets can be utilized, and the potential outcomes of tax audits and assessments by the tax authorities.

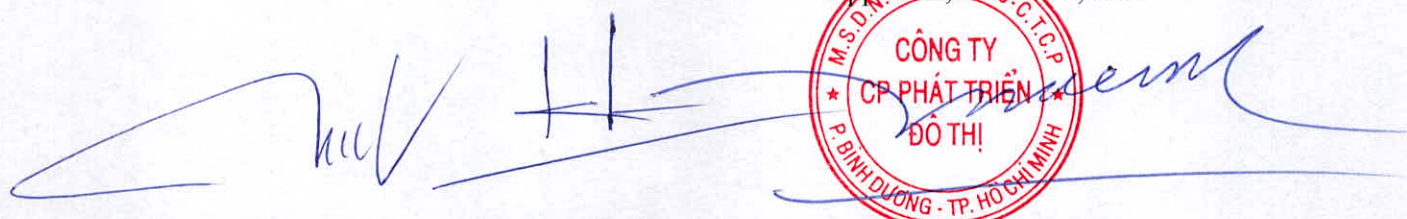
The General Director has implemented the following measures:

- Reviewing the recoverability of deferred tax assets on an annual basis;
- Closely monitoring developments in tax legislation and updating tax estimates, where necessary, on a timely basis.

4. Subsequent events

From the reporting date to the approval date of the Interim Financial Statements, there are no material events which require adjustments or disclosures in the Interim Financial Statements.

Approved, October 9, 2026

A red circular stamp is positioned in the center, overlapping the signatures. The stamp contains the text: "M.S.D.N. 3007.855", "CÔNG TY", "CP PHÁT TRIỂN", "ĐÔ THỊ", and "P. BÌNH DƯƠNG - TP. HỒ CHÍ MINH".

Bui Thi Hong Anh
Preparer

Nguyen Pham Van Khoa
Chief Accountant

Huynh Gia Dat
Legal representative