

THONG NHAT JOINT - STOCK COMPANY

Bau Xeo Industrial Park - Trang Bom - Dong Nai

TAX CODE: 3 6 0 0 6 6 7 8 5 9

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FINANCIAL STATEMENTS 3RD QUARTER

FOR THE ACCOUTING PERIOD FROM 01/07/2026 TO 30/09/2026

Trang Bom, October 12, 2026

THONG NHAT JOINT - STOCK COMPANY

Bau Xeo Industrial Park - Trang Bom - Dong Nai

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FINANCIAL STATEMENTS
3RD QUARTER

FOR THE ACCOUNTING PERIOD FROM 01/07/2026 TO 30/09/2026

Trang Bom, October 12, 2026

Thong Nhat Joint Stock Company

Lot A1, 2A Road, Bau Xeo Industrial Park, Trang Bom Ward, Dong Nai City

Financial Statements

For the accounting period from 01/07/2026 to 30/09/2026

FINANCIAL STATEMENT*As at September 30, 2026*

Code	ASSETS	Note	30/09/2026 VND	01/01/2026 VND
100	A. CURRENT ASSETS		308.170.480.459	335.581.270.352
110	I. Cash and cash equivalents	03	5.086.425.617	24.311.592.863
111	1. Cash		1.579.295.480	1.767.527.795
112	2. Cash equivalents		3.507.130.137	22.544.065.068
120	II. Short-term financial investments	04	229.669.493.663	222.678.900.549
123	1. Held to maturity investments		229.669.493.663	222.678.900.549
130	III. Short-term receivables		4.849.645.821	2.746.799.202
131	1. Short-term trade receivables	05	4.035.819.119	2.420.833.707
132	2. Short-term prepayments to suppliers	06	581.968.343	304.286.360
135	3. Other short-term receivables	07	231.858.359	21.679.135
140	IV. Inventories	08	67.335.197.408	85.436.244.548
141	1. Inventories		67.335.197.408	85.436.244.548
160	VI. Other short-term assets		1.229.717.950	407.733.190
162	1. Deductible VAT		1.229.717.950	407.733.190
200	B. NON-CURRENT ASSETS		425.119.804.230	389.527.600.029
220	II. Fixed assets		21.148.424.483	21.950.503.698
221	1. Tangible fixed assets	09	21.101.342.517	21.894.990.496
222	- Historical costs		71.554.675.363	70.064.860.548
223	- Accumulated depreciation		(50.453.332.846)	(48.169.870.052)
227	2. Intangible fixed assets	10	47.081.966	55.513.202
228	- Historical costs		56.208.250	56.208.250
229	- Accumulated amortization		(9.126.284)	(695.048)
240	IV. Investment properties	11	120.647.834.864	99.917.298.180
241	- Historical costs		241.560.761.564	213.369.641.417
242	- Accumulated depreciation		(120.912.926.700)	(113.452.343.237)
250	V. Long-term assets in progress	-	160.379.430.601	142.129.105.289
252	1. Construction in progress		160.379.430.601	142.129.105.289
270	VII. Other long-term assets		122.944.114.282	125.530.692.862
271	1. Long-term prepaid expenses	13	122.636.882.247	125.215.843.503
272	2. Deferred income tax assets	27.a	307.232.035	314.849.359
280	TOTAL ASSETS		733.290.284.689	725.108.870.381

Thong Nhat Joint Stock Company

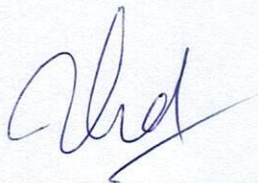
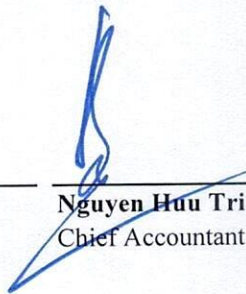
Lot A1, 2A Road, Bau Xeo Industrial Park, Trang Bom Ward, Dong Nai City

Financial Statements

For the accounting period from 01/07/2026 to 30/09/2026

FINANCIAL STATEMENT*As at September 30, 2026**(continued)*

Code	CAPITAL	Note	30/09/2026 VND	01/01/2026 VND
300	C. LIABILITIES		481.803.652.236	502.528.215.006
310	I. Current liabilities		53.603.363.679	62.840.105.510
311	1. Short-term trade payables	14	4.495.466.760	4.155.061.479
312	2. Short-term prepayments from customers	15	1.588.255.991	14.426.107.013
313	3. Dividends and profit payable	20.c	1.295.449.683	17.735.179.683
	Short-term taxes and amounts payable to state			
314	4. budget	17	12.029.070.398	8.119.911.116
315	5. Payables to employees		-	1.998.000.000
319	6. Short-term unearned revenues	18	32.492.119.653	15.291.068.044
320	7. Other short-term payables	19	1.593.399.184	992.805.663
323	8. Bonus and welfare fund		109.602.010	121.972.512
330	II. Long-term liabilities		428.200.288.557	439.688.109.496
337	1. Long-term unearned revenues	18	428.200.288.557	439.688.109.496
400	D. OWNER'S EQUITY		251.486.632.453	222.580.655.375
411	1. Contributed capital		82.000.000.000	82.000.000.000
411a	Ordinary shares with voting rights		82.000.000.000	82.000.000.000
418	2. Development investment funds		110.814.386.633	109.023.157.135
420	3. Retained earnings		58.672.245.820	31.557.498.240
421a	Retained earnings accumulated to previous year		23.875.039.244	12.132.908.287
421b	Retained earnings of the current year		34.797.206.576	19.424.589.953
440	TOTAL CAPITAL		733.290.284.689	725.108.870.381


Phan Thi Thuy Dung
Preparer

Nguyen Huu Tri
Chief AccountantNguyen Hoang Dung
General Director
Dong Nai, Oct 12, 2026

Thong Nhat Joint Stock Company

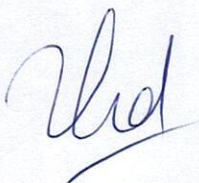
Lot A1, 2A Road, Bau Xeo Industrial Park, Trang Bom Ward, Dong Nai City

Financial Statements

For the accounting period from 01/07/2026 to 30/09/2026

INTERIM STATEMENT OF INCOME
Quarter 3, 2026

Code	ITEMS	Note	3rd quarter of 2026		Accumulated from the beginning of the year to the end of this quarter	
			Current period	Previous period	Current period	Previous period
			VND	VND	VND	VND
01	1. Revenues from sales of goods and rendering of services	22	30.747.110.120	23.892.213.536	92.343.980.218	83.315.169.174
02	2. Revenue deductions		-	-	-	-
10	3. Net revenues from sales of goods rendering of services		30.747.110.120	23.892.213.536	92.343.980.218	83.315.169.174
11	4. Cost of goods sold	23	16.709.874.504	11.941.237.300	49.415.625.798	46.934.505.129
20	5. Gross profit from sales of goods rendering of services		14.037.235.616	11.950.976.236	42.928.354.420	36.380.664.045
21	6. Gain/loss from sale and disposal		-	-	-	-
22	7. Financial income	24	4.764.903.293	624.702.982	13.213.487.395	6.817.187.865
23	8. Financial expense		-	-	-	7.700.000
24	<i>In which: Interest expenses</i>		-	-	-	7.700.000
25	9. Selling expenses		-	-	-	-
26	10. General administrative expenses	25	4.979.736.530	3.561.472.514	12.520.396.055	11.402.574.055
30	11. Net profit from operating activities		13.822.402.379	9.014.206.704	43.621.445.760	31.787.577.855
31	12. Other income		-	-	116.911.641	83.035.553
32	13. Other expenses		-	-	419.574	-
40	14. Other profit		-	-	116.492.067	83.035.553
50	15. Total profit before tax		13.822.402.379	9.014.206.704	43.737.937.827	31.870.613.408
51	16. Current corporate income tax expense	26	2.831.202.988	1.868.981.896	8.933.113.927	6.712.121.005
52	17. Deferred corporate income tax expense	27.c	2.539.108	2.539.108	7.617.324	7.617.324
60	18. Profit after corporate income tax		<u>10.988.660.283</u>	<u>7.142.685.700</u>	<u>34.797.206.576</u>	<u>25.150.875.079</u>
70	19. Basic earnings per share	28	1.340	871	4.244	3.067
71	20. Diluted earnings per share		-	-	-	-


 Phan Thi Thuy Dung
 Preparer


 Nguyen Huu Tri
 Chief Accountant


 Nguyen Hoang Dung
 General Director
 Dong Nai, Oct 12, 2026

Thong Nhat Joint Stock Company

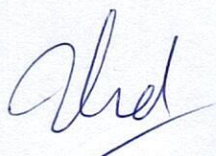
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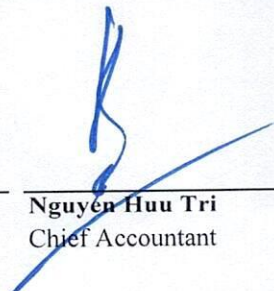
Financial Statements

For the accounting period from 01/07/2026 to 30/09/2026

INTERIM STATEMENT OF CASH FLOWS*Quarter 3, 2026
(Indirect method)*

Code	ITEMS	Note	Accumulated from the beginning of the year to the end of this quarter	
			Current period VND	Previous period VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Profit before tax		43.737.937.827	31.870.613.408
	2. Adjustments for			
02	- Depreciation and amortization of fixed assets and investment properties		9.752.477.493	9.428.006.841
05	- Gains/losses from investments		(13.213.487.395)	(6.817.187.865)
06	- Interest expense		-	7.700.000
08	3. Profit from operating activities before changes in working capital		40.276.927.925	34.489.132.384
09	- Increase/Decrease in receivables		(2.924.831.379)	13.880.225.404
10	- Increase/Decrease in inventories		6.510.570.926	2.477.979.365
11	- Increase/ decrease in payables (excluding interest payable/ corporate income tax payable)		(3.165.276.182)	4.340.550.315
12	- Increase/Decrease in prepaid expenses		2.578.961.256	2.243.446.384
14	- Interest expenses paid		-	(7.700.000)
15	- Corporate income tax paid		(10.040.300.013)	(1.784.440.764)
17	- Other payments on operating activities		(1.803.600.000)	(3.620.900.000)
20	Net cash flows from operating activities		31.432.452.533	52.018.293.088
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(36.340.784.060)	(8.589.201.059)
23	2. Loans and purchase of debt instruments from other entities		(243.828.865.425)	(273.100.000.000)
24	3. Collection of loans and resale of debt instrument of other entities		237.300.000.000	246.900.000.000
27	4. Interest and dividend received		12.751.759.706	8.901.684.851
30	Net cash flows from investing activities		(30.117.889.779)	(25.887.516.208)
	III CASH FLOWS FROM FINANCING ACTIVITIES			
36	1. Dividends or profits paid to owners		(20.539.730.000)	(20.243.975.658)
40	Net cash flows from financing activities		(20.539.730.000)	(20.243.975.658)
50	Net cash flows in the period		(19.225.167.246)	5.886.801.222
60	Cash and cash equivalents at the beginning of the period		24.311.592.863	10.096.333.730
70	Cash and cash equivalents at the end of the period	03	5.086.425.617	15.983.134.952


Phan Thi Thuy Dung
Preparer


Nguyen Huu Tri
Chief Accountant


Nguyen Hoang Dung
General Director
Dong Nai, Oct 12, 2026

Thong Nhat Joint Stock Company

Lot A1, 2A Road, Bau Xeo Industrial Park, Trang Bom Ward, Dong Nai City

Financial Statements

For the accounting period from 01/07/2026 to 30/09/2026

NOTES TO THE INTERIM FINANCIAL STATEMENTS

Quarter 3, 2026

1 . GENERAL INFORMATION**Forms of ownership**

Thong Nhat Joint Stock Company which was established and operates activities under Investment Certificate No. 47221000042 dated 29 December 2006 issued by Dong Nai Industrial Zones Authority, and Business Registration and Tax Registration Certificate for joint stock company No. 3600667859 (former number: 4703000095) issued for the first time by Dong Nai Department of Planning and Investment on 24 February 2004, with the 8th amendment dated 21 May 2026.

The Company's head office is located at: Lot A1, 2A Road, Bau Xeo Industrial Park, Trang Bom Ward, Dong Nai City.

Company's Charter capital: VND 82.000.000.000. Equivalent to 8.200.000 shares with the price of VND 10.000 per share.

The total number of employees of the Company as at 30 September 2026 was 27.

Business sector

Industrial park infrastructure development and management

Principal Business activities

The main business activities of the Company include:

- Investment in construction and business of industrial park infrastructure;
- Supply and Trading of electricity and clean water;
- Wastewater treatment services;
- Investment in construction and business of The Service Center Area.

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICIES**2.1 . Accounting period and accounting currency**

The Company's annual accounting period commences from 1 January and ends on 31 December.

The accounting currency used for bookkeeping and financial reporting is Vietnam Dong (VND).

2.2 . Standards and Applicable Accounting Policies*Applicable Accounting Policies*

The Company applies The Vietnamese Corporate Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance.

Declaration of compliance with Accounting Standards and Accounting System

The Company has applied Vietnamese Accounting Standards and relevant guiding documents issued by the State. The Financial statements are prepared and presented in accordance with all requirements of each standard and guiding circulars, and the prevailing Corporate Accounting System.

2.3 . Financial Instruments*Initial recognition*

Financial assets

Thong Nhat Joint Stock Company

Lot A1, 2A Road, Bau Xeo Industrial Park, Trang Bom Ward, Dong Nai City

Financial Statements

For the accounting period from 01/07/2026 to 30/09/2026

Financial assets of the Company include cash and cash equivalents, trade and other receivables, loans, short-term and long-term investments. At initial recognition, financial assets are measured at purchase price/issuance costs plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

Financial liabilities of the Company include loans, trade payables and other payables, accrued expenses. At initial recognition, financial liabilities are measured at issuance price plus other expense directly related to the issuance of those liabilities.

2.4 Foreign currency transactions

The foreign currency transactions during the "&'Khai bao'!D28&" are translated into Vietnam Dong using the actual exchange rate ruling at the transaction date/approximate exchange rate because its disparity does not exceed +/- 1% compared to the average transfer exchange rate.

All exchange differences arising from foreign currency transactions in the period and from revaluation of remaining foreign currency monetary items at the preparation of Financial Statements are recorded immediately to operating results of the accounting year.

2.5 Cash and cash equivalents

Cash comprises cash on hand, demand deposits.

Cash equivalents is short-term highly liquid investments with maturity less than 3 months from the date investment, can be converted easily into a certain amount of cash and there is no risk in conversion into cash.

2.6 Financial investments

Investments held to maturity comprise term deposits held to maturity to earn profits periodically and other held to maturity investments.

Provision for devaluation of investments is made at the end of the year: the provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

2.7 Receivables

The receivables are monitored in detail in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. Receivables are classified as short-term or long-term in the financial statements based on their remaining term at the reporting date.

The provision for doubtful debts is made for receivables that are overdue as stated in economic contracts, loan agreements, contractual commitments or debt undertakings, and for receivables that are not yet due but are unlikely to be recovered. Specifically, the provision for overdue receivables is based on the principal repayment period under the original sales contract, regardless of any extension of the debt agreed between the parties. For receivables that are not yet due but whose debtors are bankrupt, undergoing dissolution procedures, missing or have absconded, the provision is based on the estimated potential loss.

2.8 Inventories

Thong Nhat Joint Stock Company

Lot A1, 2A Road, Bau Xeo Industrial Park, Trang Bom Ward, Dong Nai City

Financial Statements

For the accounting period from 01/07/2026 to 30/09/2026

Inventories are initially recognized at cost, which comprises costs of purchase, costs of conversion, and other costs incurred in bringing the inventories to their present location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

The allowance for inventory write-down is made at the end of the period based on the excess of the cost of inventories over their net realisable value.

2.9 . Fixed assets

Fixed assets (tangible and intangible) are initially stated at historical cost. During their useful lives, fixed assets (tangible and intangible) are presented at cost, accumulated depreciation and net book value (carrying amount).

Fixed assets are tangible (intangible) using the straight-line method over their estimated useful lives as follows:

- Buildings and structures	05 - 30	years
- Vehicles, transportation equipment	06 - 20	years
- Office equipment	03 - 07	years
- Other fixed assets	03 - 05	years

2.10 . Investment properties

Investment properties are initially recognised at historical cost.

Investment properties held for operating lease are recorded at cost, accumulated depreciation and carrying amount. Investment properties are depreciated using the straight-line method over the following estimated useful lives as follows:

- Industrial park infrastructure	10 - 30	years
- Other investment properties	36	years

Transfers from owner-occupied property or inventories to investment property are made only when there is a change in use, evidenced by the end of owner-occupation, the commencement of an operating lease to another party, or the completion of construction or development. Transfers from investment property to owner-occupied property or inventories are made only when there is a change in use, evidenced by the commencement of owner-occupation or of development with a view to sale. Transfers do not change the cost or the carrying amount of the property at the date of transfer.

2.11 . Construction in progress

Construction in progress comprises costs of investment in the infrastructure of the Service Center Area and costs of constructing infrastructure of the Bau Xeo Industrial Park. Costs of investment in the Service Center Area infrastructure are transferred to real estate finished goods upon completion, or are charged directly to cost of goods sold upon completion and handover to the buyer.

2.12 . Operating leases

An operating lease is a lease of fixed assets under which the significant risks and rewards incidental to ownership of the asset remain with the lessor. Operating lease payments are recognised in the income statement on a straight-line basis over the lease term.

2.13 . Prepaid expenses

Expenses incurred that relate to the operating results of several accounting periods are recorded as prepaid expenses and allocated to the operating results in the following accounting periods.

Thong Nhat Joint Stock Company

Lot A1, 2A Road, Bau Xeo Industrial Park, Trang Bom Ward, Dong Nai City

Financial Statements

For the accounting period from 01/07/2026 to 30/09/2026

The calculation and allocation of long-term deferred expenses to operating expenses in each accounting period is based on the nature of those expenses in order to select an appropriate allocation method and basis.

The Company's prepaid expenses comprise:

- Tools and supplies include assets which are held by the Company for use in the ordinary course of business, with historical cost of each asset less than VND 30 million and therefore do not meet the recognition criteria for fixed assets under current legal regulations. The historical cost of tools and equipments is allocated on a straight-line basis over 02 years.
- Brokerage commission expenses are recognized at the actual amounts incurred and are amortized on a straight-line basis over the term of the land sublease contracts.
- Compensation and site clearance costs in accordance with the approved compensation plans and are amortized from the date of completion to the expiry date of the Industrial Park land lease term.
- Costs of surveying, planning and designing the Industrial Park are recognized at the actual amounts incurred and are amortized over the remaining operating period of the Industrial Park.
- Other deferred expenses are recorded at their historical costs and allocated on the straight-line basis over their useful life from 02 to 03 years.

2.14 . Payables

Payables are monitored in detail by term, creditor, original currency and other factors in line with the Company's management requirements. Payables are classified as short-term or long-term in the financial statements based on their remaining term at the reporting date.

2.15 . Dividends and profits payable

Dividends and profits payable (in cash, non-monetary assets) are recorded when the Company does not have the right to refuse the obligation to pay dividends and profits to shareholders and capital contributors of the Company in accordance with relevant laws.

Dividends payable are recognised when the investment recipient has no right to refuse payment of dividends: after the dividend distribution announcement by the Company's Board of Directors and the announcement of the dividend entitlement date by the Vietnam Securities Depository and Clearing Corporation.

2.16 . Unearned revenue

Unearned revenue represents amounts received in advance from customers for one or more accounting periods in respect of land leases and industrial park infrastructure leases.

Unearned revenues are transferred to Revenue from sales of goods and rendering of services in the amount determined for each accounting period period.

2.17 . Owners' equity

Owners' contributed capital is recorded at the actual amount contributed by the owners.

Retained earnings represent the Company's operating results (profit or loss) after corporate income tax and profit distribution or loss treatment of the Company.

2.18 . Revenue

Thong Nhat Joint Stock Company

Lot A1, 2A Road, Bau Xeo Industrial Park, Trang Bom Ward, Dong Nai City

Financial Statements

For the accounting period from 01/07/2026 to 30/09/2026

Revenue is recognized when it is probable that the economic benefits, which can be measured reliably, will flow to the Company. Revenue is determined at the fair value of amounts received or receivable, after deducting trade discounts, sales allowances and sales returns.

Revenue from rendering of services

- The stage of completion of the transaction at the reporting date can be measured reliably.

Revenue from real estate sales

Revenue from real estate sales is recognized when all of the following conditions are satisfied:

- The real estate has been fully completed and handed over to the purchaser, and the Company has transferred to the purchaser the significant risks and rewards associated with ownership of the real estate property;
- The Company no longer retains managerial involvement to the degree usually associated with ownership of the real estate property nor effective control over the real estate property;
- The revenue can be measured reliably;
- It is probable that the economic benefits associated with the real estate sale transaction will flow to the Company; and
- The costs related to the real estate sale transaction can be measured reliably.

For subdivided land plots transferred to customers, the Company recognizes revenue from the sale of land plots when all of the following conditions are satisfied:

- The significant risks and rewards associated with the land use rights have been transferred to the purchaser;
- The revenue can be measured reliably;
- The costs related to the land plot sale transaction can be measured reliably; and
- The Company has received, or it is probable that the Company will receive, the economic benefits from the land plot sale transaction.

Revenue from leasing developed land with infrastructure is generated at Bau Xeo Industrial Park.

Finance income

Finance income arising from interest and other finance income is recognized when when both of the following (2) conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The amount of the revenue can be measured reliably.

2.19 . Cost of goods sold and services rendered

Cost of goods sold is is recognised to match the revenue arising in the period and in compliance with the prudence principle. Cases of loss of materials and goods exceeding the norm, costs in excess of normal levels and losses of inventories after deducting the responsibility of the collective and individuals concerned,... are recognized fully and promptly into cost of goods sold in the period.

Cost of industrial park infrastructure leasing comprises all costs directly attributable to land development activities or costs that can be reasonably allocated to such activities:

- All land acquisition and land development costs;
- All construction and construction-related costs;
- Other mandatory costs and general expenses incurred in connection with land and infrastructure development activities.

The accrual of estimated costs for the provisional determination of real estate cost of sales, if any, shall comply with the following principles:

- Estimated costs are accrued only for cost items included in the approved budget that have actually been incurred but for which sufficient supporting documents or acceptance records for completed work are not yet available;

Thong Nhat Joint Stock Company

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Financial Statements

For the accounting period from 01/07/2026 to 30/09/2026

- Estimated costs are accrued only for the provisional determination of the cost of sales relating to real estate properties that have been completed, sold during the year, and satisfy the conditions for revenue recognition;
- The estimated costs accrued and the actual costs recognized in cost of sales shall correspond to the standard cost determined on the basis of the total estimated budgeted costs of the real estate properties sold (determined by area).

2.20 . General and administrative expenses

General and administrative expenses reflect the actual costs incurred in the overall management of the Company.

2.21 . Corporate income tax**Deferred income tax assets**

Deferred income tax assets are determined based on total deductible temporary difference and deductible value transferred to subsequent period of unused taxable losses or preferred taxes.

Deferred tax assets are determined using the prevailing corporate income tax rates based on the tax rates and tax laws that are enacted or substantively enacted as at the end of the accounting period.

Deferred tax assets are recognized only to the extent that it is probable that taxable profit in future will be available against which the deductible temporary difference can be utilised. Deferred tax assets are recorded an decrease to the extent that it is not sure taxable economic benefits will be usable.

Current corporate income tax expenses and Deferred corporate income tax expenses

Current corporate income tax expense comprises the current corporate income tax calculated in accordance with the provisions of the Law on Corporate Income Tax. Specifically

Current corporate income tax expenses are determined based on taxable income during period, and current corporate income tax rate.

Deferred corporate income tax expenses are determined based on deductible temporary difference, the taxable temporary differences and income tax rate.

Current corporate income tax expenses and deferred corporate income tax expenses are not offset against each other.

Current corporate income tax rate

For the accounting period from 01/07/2026 to 30/09/2026, the Company applies the corporate income tax rate as follows:

- Tax rate 10% for social housing sales activities;
- Tax rate 20% for the remaining activities

2.22 . Earnings per shares

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Company (after adjusting for Bonus and welfare fund and Bonus fund for The Board of General Directors) by the weighted average number of ordinary shares outstanding during the period.

2.23 . Related parties

Thong Nhat Joint Stock Company

Lot A1, 2A Road, Bau Xeo Industrial Park, Trang Bom Ward, Dong Nai City

Financial Statements

For the accounting period from 01/07/2026 to 30/09/2026

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering the relationship of related parties to serve for the preparation and presentation of Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

2.24 . Segment report

Due to the Company's principal activities are real estate business and industrial park infrastructure leasing in Vietnam, the Company does not prepare segment reports by business segment and geographical segment

3 . CASH AND CASH EQUIVALENTS

	30/09/2026	01/01/2026
	VND	VND
Cash on hand	7.440.171	4.516.741
Demand deposit	1.571.855.309	1.763.011.054
Cash equivalents	3.507.130.137	22.544.065.068
	<u>5.086.425.617</u>	<u>24.311.592.863</u>

Details of demand deposits and cash equivalents as at 30/09/2026 are as follows:

Demand deposit

	Currency	30/09/2026	01/01/2026
		VND	VND
Vietnam Bank for Agriculture and Rural Development - Trang Bom Branch	VND	23.682.885	384.432.306
Ho Chi Minh City Development Joint Stock Commercial Bank - Dong Nai Branch	VND	38.512.721	358.898.717
Orient Commercial Joint Stock Bank - Dong Nai Branch	VND	16.805.308	44.500.515
Joint Stock Commercial Bank for Foreign Trade of Vietnam - East Dong Nai Branch	VND	114.582.464	61.768.079
Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Nai Branch	VND	7.604.305	144.971.783
Joint Stock Commercial Bank for Investment and Development of Vietnam - Bien Hoa Branch	VND	732.430.150	420.350.914
Southeast Asia Commercial Joint Stock Bank - Dong Nai Branch	VND	382.310.841	5.500.292
Vietnam Thuong Tin Commercial Joint Stock Bank - Dong Nai Branch	VND	5.494.507	35.795.730
Vietnam Prosperity Joint Stock Commercial Bank - Dong Nai Branch	VND	31.832.409	47.556.855
Joint Stock Commercial Bank for Investment and Development of Vietnam - Dong Nai Branch	VND	1.387.070	1.879.618

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Joint Stock Commercial Bank for Investment and Development of Vietnam - East Dong Nai Branch	VND	2.080.338	2.570.079
Ho Chi Minh City Development Joint Stock Commercial Bank	VND	1.100.183	1.267.616
Vietnam Joint Stock Commercial Bank for Industry and Trade - Bien Hoa Branch	VND	11.255.773	11.586.950
Vietnam Maritime Commercial Joint Stock Bank - Dong Nai Branch	VND	85.905.459	86.766.389
Joint Stock Commercial Bank for Investment and Development of Vietnam - Bien Hoa Branch	VND	7.216.062	155.165.211
Vikki Digital Bank - Tan Binh Branch	VND	109.654.834	-
		1.571.855.309	1.763.011.054

Cash equivalents

	Currency	Term	Interest rate per	30/09/2026	01/01/2026
				VND	VND
Joint Stock Commercial Bank for Investment and Development of	VND	1 month	4,75%	2.504.554.795	12.301.664.383
- Principal balance	VND			2.500.000.000	12.240.000.000
- Accrued interest balance	VND			4.554.795	61.664.383
Orient Commercial Joint Stock Bank - Dong Nai Branch	VND		-	-	3.507.743.151
- Principal balance	VND			-	3.500.000.000
- Accrued interest balance	VND			-	7.743.151
Joint Stock Commercial Bank for Foreign Trade of Vietnam - East Dong Nai Branch	VND		-	-	5.534.657.534
- Principal balance	VND			-	5.500.000.000
- Accrued interest balance	VND			-	34.657.534
Vietnam Bank for Agriculture and Rural Development - North Dong Nai Branch	VND	1 month	4,7%	1.002.575.342	1.200.000.000
- Principal balance	VND			1.000.000.000	1.200.000.000
- Accrued interest balance	VND			2.575.342	-
				3.507.130.137	22.544.065.068

4 FINANCIAL INVESTMENTS
Held to maturity investments

	30/09/2026		01/01/2026	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
- Term deposits	229.669.493.663	-	222.678.900.549	-
	229.669.493.663	-	222.678.900.549	-

Details of investments held to maturity as at 30/09/2026 are as follows:

Term deposits

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	Currency	Term	Interest rate per annum	30/09/2026	01/01/2026
				VND	VND
Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Nai Branch	VND	6 months	8%	15.219.178.082	18.256.854.795
- Principal balance	VND			15.000.000.000	18.000.000.000
- Accrued interest balance	VND			219.178.082	256.854.795
Ho Chi Minh City Development Joint Stock Commercial Bank - Dong Nai Branch	VND	6 months	8,34% - 8,9%	56.662.578.049	67.000.220.274
- Principal balance	VND			55.952.865.425	66.300.000.000
- Accrued interest balance	VND			709.712.624	700.220.274
Joint Stock Commercial Bank for Investment and Development of Vietnam - Bien Hoa Branch	VND	6 months	7,1% - 8%	22.481.164.383	16.826.794.521
- Principal balance	VND			21.976.000.000	16.500.000.000
- Accrued interest balance	VND			505.164.383	326.794.521
Orient Commercial Joint Stock Bank - Dong Nai Branch	VND	9 months - 12 months	8%	17.927.342.466	-
- Principal balance	VND			17.000.000.000	-
- Accrued interest balance	VND			927.342.466	-
Vietnam Thuong Tin Commercial Joint Stock Bank - Dong Nai Branch	VND	6 months	8,2% - 8,9%	14.881.410.411	30.341.152.876
- Principal balance	VND			14.600.000.000	29.900.000.000
- Accrued interest balance	VND			281.410.411	441.152.876
Joint Stock Commercial Bank for Foreign Trade of Vietnam - East Dong Nai Branch	VND	6 months	7,5% - 8%	7.080.273.972	-
- Principal balance	VND			7.000.000.000	-
- Accrued interest balance	VND			80.273.972	-
Vietnam Prosperity Joint Stock Commercial Bank - Dong Nai Branch	VND	6 months	8,8% - 9%	53.711.786.027	43.298.978.083
- Principal balance	VND			52.900.000.000	41.900.000.000
- Accrued interest balance	VND			811.786.027	1.398.978.083
Southeast Asia Commercial Joint Stock Bank - Dong Nai Branch	VND	12 months	6,6%	13.822.739.726	46.954.900.000
- Principal balance	VND			13.000.000.000	45.800.000.000
- Accrued interest balance	VND			822.739.726	1.154.900.000
Vikki Digital Bank	VND	6 months	8,6% - 9,1%	25.856.445.205	-
- Principal balance	VND			25.500.000.000	-
- Accrued interest balance	VND			356.445.205	-
Vietnam Bank for Social Policies - Trang Bom Transaction Office	VND	12 months	5%	2.026.575.342	-
- Principal balance	VND			2.000.000.000	-
- Accrued interest balance	VND			26.575.342	-
				<u>229.669.493.663</u>	<u>222.678.900.549</u>

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5 . SHORT-TERM TRADE RECEIVABLES

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Related parties	20.558.490	-	2.018.855	-
Japanese SMEs Development Joint Stock Company	16.911.141	-	-	-
Pelio Group Corporation	3.647.349	-	2.018.855	-
Other parties	3.942.543.574	-	2.358.069.872	-
Buwon Vina Co., Ltd	72.717.055	-	60.744.980	-
C.P Vietnam Corporation - Dong Nai Branch 3	142.687.603	-	131.727.163	-
Vietnam Life Sciences Co., Ltd	356.388.047	-	84.959.700	-
Pousung Co., Ltd	473.017.268	-	-	-
Sanlim Furniture Co., Ltd	167.408.218	-	123.719.502	-
Shing Mark Enterprise Co., Ltd	276.295.614	-	123.143.173	-
Vietnam Xingxun New Material Technology Co., Ltd	400.834.264	-	231.999.431	-
Receivables from customers purchasing worker apartments	1.280.617.835	-	1.019.791.987	-
Others	845.294.725	-	642.728.916	-
	4.035.819.119	-	2.420.833.707	-

6 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Other parties	581.968.343	-	304.286.360	-
Point Architecture and Construction Co., Ltd	411.111.111	-	-	-
Dong Tien Valuation Joint Stock Company	108.000.000	-	108.000.000	-
Dong Nai City Land Registration Authority	-	-	153.786.360	-
Others	62.857.232	-	42.500.000	-
	581.968.343	-	304.286.360	-

7 . OTHER SHORT-TERM RECEIVABLES

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Advances	224.727.000	-	20.000.000	-
Deposits	7.131.359	-	1.679.135	-
	231.858.359	-	21.679.135	-

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8 .INVENTORIES

	30/09/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Real estate (*)	67.335.197.408	-	85.436.244.548	-
	67.335.197.408	-	85.436.244.548	-

(*) During the period, the Company reclassified commercial and service stores from real estate inventory to investment property for leasing purposes. As at 30 Sep 2026, the Company's real estate inventory comprised the costs of 122 social housing apartments and one kindergarten with a total floor area of 7,398 m² under the Residential Development Project in the Service Center of Bau Xeo Industrial Park.

9 .TANGIBLE FIXED ASSETS

	Buildings	Transportation equipment	Other fixed assets	Total
	VND	VND	VND	VND
Historical cost				
Beginning balance	48.742.985.538	13.054.764.453	8.267.110.557	70.064.860.548
- Purchase	-	1.489.814.815	-	1.489.814.815
Ending balance	48.742.985.538	14.544.579.268	8.267.110.557	71.554.675.363
Accumulated depreciation				
Beginning balance	32.396.442.529	10.968.364.582	4.805.062.941	48.169.870.052
- Depreciation	1.323.200.772	606.816.184	353.445.838	2.283.462.794
Ending balance	33.719.643.301	11.575.180.766	5.158.508.779	50.453.332.846
Carrying amount				
Beginning balance	16.346.543.009	2.086.399.871	3.462.047.616	21.894.990.496
Ending balance	15.023.342.237	2.969.398.502	3.108.601.778	21.101.342.517

Of which:

- Cost of fully depreciated tangible fixed assets but still in use: VND 9.697.097.761

10 .INTANGIBLE FIXED ASSETS

	Computer software
	VND
Historical cost	
Beginning balance	56.208.250
Ending balance	56.208.250
Beginning balance	695.048
- Amortisation	8.431.236
Ending balance	9.126.284
Carrying amount	
Beginning balance	55.513.202
Ending balance	47.081.966

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11 . INVESTMENT PROPERTIES
Investment properties for lease

	Industrial Park Infrastructure ⁽¹⁾	Other Investment Properties ⁽²⁾	Total
	VND	VND	VND
Historical cost			
Beginning balance	201.991.952.295	11.377.689.122	213.369.641.417
- Others increase	-	16.600.643.933	16.600.643.933
- Transfer purpose for lease	-	11.590.476.214	11.590.476.214
Ending balance	201.991.952.295	39.568.809.269	241.560.761.564
Accumulated depreciation			
Beginning balance	112.599.016.554	853.326.683	113.452.343.237
- Depreciation	6.822.488.202	638.095.261	7.460.583.463
Ending balance	119.421.504.756	1.491.421.944	120.912.926.700
Beginning balance	89.392.935.741	10.524.362.439	99.917.298.180
Ending balance	82.570.447.539	38.077.387.325	120.647.834.864

⁽¹⁾ The infrastructure of Bau Xeo Industrial Park, Trang Bom Ward, Dong Nai City, is being used for lease, covering a total area of 330.86 hectares, under land sublease agreements with lease terms ranging from 36 to 50 years (see Note 18 for details of rentals received in advance for multiple years).

⁽²⁾ Other investment properties comprise commercial and service facilities with a usable area of 3,158.2 m².

Of which:

- Cost of fully depreciated investment properties at the end of the period that are still being leased out: VND 13.120.059.950

The fair value of investment properties has not been formally assessed and determined as at 30 Sep 2026. However, based on the leasing performance and the market value of these properties, the Board of Management believes that the fair value of the investment properties exceeds their carrying amount as at the end of the accounting period.

12 . LONG-TERM ASSETS IN PROGRESS

	30/09/2026	01/01/2026
	VND	VND
Construction in progress	160.379.430.601	140.403.916.511
- Service Center of Bau Xeo Industrial Park (*)	156.955.771.460	136.867.957.370
- Industrial park fence	3.307.295.505	3.299.595.505
- Others	116.363.636	236.363.636
Procurement of fixed assets	-	1.489.814.815
- Fire truck	-	1.489.814.815
Major repairs in progress	-	235.373.963
- Office building fire alarm system	-	235.373.963
	160.379.430.601	142.129.105.289

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(*) The Service Centre of Bau Xeo Industrial Park Project was initially granted Investment Certificate No. 47121000178 dated 17 December 2008 by the People's Committee of Dong Nai City, and was subsequently amended pursuant to Official Letter No. 7580/UBND-KTN dated 2 July 2020; Decision No. 1921/QD-UBND dated 11 August 2023 approving the adjustment of the investment policy; and Decision No. 667/QD-UBND extending the project implementation period, with the following details:

- Project location: Trang Bom Ward, Dong Nai City;
- Investment objective: to construct a new residential area with a complete system of technical and social infrastructure and facilities serving the residential area in accordance with the approved master plan, creating a housing stock for experts and workers in the industrial park. Following the infrastructure investment, the transfer of land use rights was permitted by the People's Committee of Dong Nai City under Decision No. 4575/QD-UBND dated 25 December 2018.
- Investor: Thong Nhat Joint Stock Company;
- Project area: approximately 385,398 m². Specifically:
 - + Residential land: 179,654.4 m², comprising: Land for terraced houses: 62,327 m², including 507 serviced land plots and 143 plots on which houses are required to be constructed; Land for villas: 13,011.4 m², including 35 serviced land plots and 23 plots on which houses are required to be constructed; Land for workers' apartment buildings: 20,450 m²; Land for apartment buildings (social housing): 34,994.2 m², to be transferred to the People's Committee of Trang Bom Ward for management and implementation; and Remaining land for apartment buildings: 48,871.8 m².
 - + Public and service land (regional level): 39,692.2 m² (including: service centre, restaurant and hotel, general polyclinic, community cultural centre, commercial and service facilities, post office and vocational training school);
 - + Public and service land (residential area level): 12,369 m² (including: kindergarten and service center stores);
 - + Park and landscaping land: 42,764.7 m²;
 - + Transport land: 110,917.7 m².
- Total investment: VND 842,482,345,748;
- Investment scope:
 - + Construction of residential technical infrastructure, including: partial site levelling, road system, parks and green areas, stormwater drainage system, water supply and fire protection and firefighting system, wastewater drainage system, power supply and lighting system, and telecommunication system;
 - + Construction of complete facilities, including: kindergarten, commercial and service stores, terraced houses, villas and workers' apartment building (Plot NC2);
 - + Other costs.
- Planned implementation schedule: from 2013 to December 2028;
- Actual status of the project cumulatively as at 30 September 2026:
 - + The following items have been completed and handed over:
 - + Partial site levelling; road systems; landscaping; stormwater drainage systems; water supply and fire prevention and firefighting systems; wastewater drainage systems; power supply and lighting systems; and telecommunications
 - + Terraced houses and villas, and Blocks CC5 and CC6 of the workers' apartment complex on Plot NC2;
 - + A kindergarten (C8), two commercial and service facilities (C10 and C11), and a community cultural centre (C2);
 - + The closing balance of construction in progress includes construction costs for Block CC4 of the workers' apartment complex on Plot NC2; land use fees; common technical infrastructure costs of the residential development at the Service Centre Area; compensation costs pending allocation; and initial investment preparation costs for apartment buildings CC1B and CC2.
- In prior years, the Company transferred and recognised revenue from 55,866.3 m² of serviced land plots and terraced houses (equivalent to 542 plots); 19,473.8 m² of land plots on which houses are to be constructed (equivalent to 143 terraced houses and 23 villas); and 2,244.1 m² of social housing (equivalent to 63 apartments). During the period, the Company transferred and recognised revenue from 229.1 m², equivalent to 6 social housing apartments; year-to-date for 2026, the total is 862.5 m², equivalent to 20 social housing apartments (see Note 22 for details).

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13 LONG-TERM PREPAID EXPENSES

	30/09/2026	01/01/2026
	VND	VND
Compensation costs for Bau Xeo Industrial Park (*)	108.218.648.600	110.743.534.457
Surveying and design costs	1.359.430.018	1.382.127.859
Industrial park site levelling costs	8.432.495.607	8.641.565.742
Brokerage commission costs	1.531.631.005	1.572.034.462
Fixed asset repair costs	1.902.835.997	1.639.092.038
Tools and supplies pending allocation	66.227.908	43.795.833
Other long-term prepaid expenses	1.125.613.112	1.193.693.112
	122.636.882.247	125.215.843.503

(*) Compensation costs for Bau Xeo Industrial Park are allocated to the land area for which land lease agreements and land allocation decisions (compensation plans, phases 1 to 4) are in place. These costs were incurred from the commencement of the project through 2016. Of this amount, VND 33.36 billion of compensation costs will be deducted from land rental payable to the State in accordance with Official Letter No. 5422/STC-QLG&CS dated 29 September 2020 of the Department of Finance of Dong Nai City. The allocated costs represent the remaining compensation costs, which are allocated from the completion date until the expiry of the land lease term of the Industrial Park.

14 SHORT-TERM TRADE PAYABLES

	30/09/2026		01/01/2026	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
Related parties	208.119.170	208.119.170	15.148.450	15.148.450
Dinh Quang Construction Investment Joint Stock Company	189.756.000	189.756.000	-	-
Tin Nghia Petrol JSC	18.363.170	18.363.170	15.148.450	15.148.450
Other parties	4.287.347.590	4.287.347.590	4.139.913.029	4.139.913.029
Nguyen Hoang Co., Ltd	2.197.823.454	2.197.823.454	2.773.805.026	2.773.805.026
Hoang Hung Minh Construction and	1.331.876.534	1.331.876.534	-	-
Huy Thuan Phat Construction Trading Co., Ltd	273.714.632	273.714.632	872.290.703	872.290.703
	483.932.970	483.932.970	493.817.300	493.817.300
	4.495.466.760	4.495.466.760	4.155.061.479	4.155.061.479

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15 . SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	30/09/2026	01/01/2026
	VND	VND
Related parties	-	145.885.350
Pelio Group Corporation	-	145.885.350
Other parties	1.588.255.991	14.280.221.663
Pousung Viet Nam Co., Ltd	-	6.191.536.876
Shing Mark Enterprise Co., Ltd	-	3.818.449.102
Customers buying apartments for workers	1.581.399.325	3.290.953.034
Others	6.856.666	979.282.651
	1.588.255.991	14.426.107.013

16 . DIVIDENDS AND PROFITS PAYABLE

	30/09/2026	01/01/2026
	VND	VND
Dividends and profits payable	1.295.449.683	17.735.179.683
	1.295.449.683	17.735.179.683

17 . TAXES AND AMOUNTS PAYABLE TO THE STATE

	Tax payable at the beginning of the period	Tax payable in the period	Tax paid in the period	Tax payable at the end of the period
	VND	VND	VND	VND
Value added tax	-	3.284.686.212	3.284.686.212	-
Corporate income tax	7.795.448.549	8.933.113.927	10.040.300.013	6.688.262.463
Personal income tax	324.462.567	482.363.952	629.970.647	176.855.872
Land and housing tax, land rental	-	15.491.856.189	10.327.904.126	5.163.952.063
Environmental protection tax	-	27.795.633	27.795.633	-
Fees, charges and other payables	-	53.165.560	53.165.560	-
	8.119.911.116	28.272.981.473	24.363.822.191	12.029.070.398

18 . UNEARNED REVENUE

	30/09/2026	01/01/2026
	VND	VND
a) Short-term		
Unearned revenue from infrastructure rental	25.943.564.965	15.277.376.564
Unearned revenue from land rental	6.548.554.688	13.691.480
	32.492.119.653	15.291.068.044
b) Long-term		
Unearned revenue from infrastructure rental	428.017.216.803	439.492.987.620
Unearned revenue from land rental	183.071.754	195.121.876
	428.200.288.557	439.688.109.496

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19 . OTHER SHORT-TERM PAYABLES

	30/09/2026	01/01/2026
	VND	VND
Trade union fund	51.435.750	-
Short-term deposits, collateral received	1.039.538.232	495.000.000
Others	502.425.202	497.805.663
	1.593.399.184	992.805.663

20 . OWNER'S EQUITY
a) Changes in owner's equity

	Contributed capital	Development investment fund	Retained earnings	Total
	VND	VND	VND	VND
Beginning balance of previous period	82.000.000.000	106.605.460.130	21.831.646.498	210.437.106.628
Profit/loss of the previous period	-	-	35.824.589.953	35.824.589.953
Setting up Development and investment funds	-	2.417.697.005	(2.417.697.005)	-
Deduction to reward and welfare fund	-	-	(2.863.679.060)	(2.863.679.060)
Setting up Bonus for Board of Directors, Board of Supervision, Board of Executive	-	-	(317.362.146)	(317.362.146)
Dividend payment in 2024	-	-	(4.100.000.000)	(4.100.000.000)
Advance dividend in 2025	-	-	(16.400.000.000)	(16.400.000.000)
Ending balance of previous period	82.000.000.000	109.023.157.135	31.557.498.240	222.580.655.375
Beginning balance of current period	82.000.000.000	109.023.157.135	31.557.498.240	222.580.655.375
Profit/loss of the current period	-	-	34.797.206.576	34.797.206.576
Appropriation to development investment fund	-	1.791.229.498	(1.791.229.498)	-
Deduction to reward and welfare fund	-	-	(716.491.799)	(716.491.799)
Setting up Bonus for Board of Directors, Board of Supervision, Board of Executive	-	-	(1.074.737.699)	(1.074.737.699)
Dividend payment in 2025	-	-	(4.100.000.000)	(4.100.000.000)
Ending balance of current period	82.000.000.000	110.814.386.633	58.672.245.820	251.486.632.453

b) Details of owner's invested capital

	Rate	30/09/2026	Rate	01/01/2026
	(%)	VND	(%)	VND
Dong Nai Rubber Corporation Limited Company	36,07	29.577.600.000	36,07	29.577.600.000
Tin Nghia Corporation Joint Stock Company	29,52	24.204.000.000	29,52	24.204.000.000
America LLC	16,69	13.688.000.000	16,69	13.688.000.000
Mr. Quach Trong Nguyen	6,47	5.304.800.000	6,47	5.304.800.000
Other shareholders	11,25	9.225.600.000	11,25	9.225.600.000
	100	82.000.000.000	100	82.000.000.000

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c) Capital transactions with owners and distribution of dividends and profits

	Quarter 3, 2026	Quarter 3, 2025
	VND	VND
Owner's invested capital		
- At the beginning of period	82.000.000.000	82.000.000.000
- At the ending of period	82.000.000.000	82.000.000.000
- Dividend, profit payable at the beginning of the period	1.317.949.683	1.352.052.183
- Dividend, profit payable in the period		
+ From the previous year profit	-	4.100.000.000
- Dividend, profit paid in cash during the period	(22.500.000)	(4.096.872.500)
+ From the previous year profit	(22.500.000)	(4.096.872.500)
- Dividend, profit payable at the end of the period	<u>1.295.449.683</u>	<u>1.355.179.683</u>

d) Share

	30/09/2026	01/01/2026
Quantity of Authorized issuing shares	8.200.000	8.200.000
Quantity of issued shares		
- Common shares	8.200.000	8.200.000
Quantity of circulation shares		
- Common shares	8.200.000	8.200.000
Par value per share: VND 10,000		

f) Company's funds

	30/09/2026	01/01/2026
	VND	VND
Investment and development fund	110.814.386.633	109.023.157.135
	<u>110.814.386.633</u>	<u>109.023.157.135</u>

21 ITEMS OFF THE INTERIM STATEMENT OF FINANCIAL POSITION AND OPERATING LEASE COMMITMENTS**a) Operating lease commitments**

The Company has entered into land lease agreements at Bau Xeo Industrial Park, Trang Bom Ward, Dong Nai City, for the purpose of developing the industrial park and its infrastructure, with lease periods running from 2005 to 2056. The total leased land area is 4,058,736.9 m². Under these agreements, the Company is required to pay annual land rental until the expiry date of each agreement in accordance with prevailing State regulations. Of which:

b) Doubtful debts written off

	30/09/2026	01/01/2026
	VND	VND
Shing Mark Enterprise Co., Ltd	6.150.668	6.150.668
KL Texwell Vina Co., Ltd	66.529.068	66.529.068
An Thien Ly Co., Ltd	43.121.254	43.121.254
	<u>115.800.990</u>	<u>115.800.990</u>

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22 . TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	Quarter 3, 2026	Quarter 3, 2025
	VND	VND
Revenue from land and infrastructure leasing.	21.024.872.838	15.775.521.081
Revenue from clean water supply	3.399.561.000	2.331.096.000
Revenue from wastewater treatment services	3.930.348.710	2.778.992.557
Revenue from sale of social housing, Service Centre Area project (*)	2.096.088.745	2.632.644.361
Other revenue	296.238.827	373.959.537
	30.747.110.120	23.892.213.536

Of which: Revenue from related parties

	533.629.931	456.886.807
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(See Note No. 30)

(*) This represents revenue from the sale of social housing units under the Service Centre Area project of Bau Xeo Industrial Park. The area transferred during the period was 229.1 m². (See Note 12. for details)

23 . COST OF GOODS SOLD

	Quarter 3, 2026	Quarter 3, 2025
	VND	VND
Costs of leasing land and infrastructure	9.291.976.769	5.490.059.049
Costs of providing clean water	3.100.170.910	2.174.074.652
Costs of wastewater treatment	1.616.886.774	979.756.693
Costs of social housing	1.860.260.493	2.560.040.452
Other	840.579.558	737.306.454
	16.709.874.504	11.941.237.300

Of which: Goods purchased from related parties

	641.242.495	638.291.487
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(See Note No. 30)

24 . FINANCIAL INCOME

	Quarter 3, 2026	Quarter 3, 2025
	VND	VND
Interest income, interest from loans	4.764.903.293	624.702.982
	4.764.903.293	624.702.982

25 . GENERAL AND ADMINISTRATIVE EXPENSES

	Quarter 3, 2026	Quarter 3, 2025
	VND	VND
Raw materials and supplies expenses	100.870.998	79.244.998
Labour costs	3.443.139.047	2.321.100.091
Fixed asset depreciation expenses	233.012.202	168.126.176
Taxes, fees and charges	51.548.000	7.306.187
Outsourced service expenses	484.207.283	358.714.022
Other cash expenses	666.959.000	626.981.040
	4.979.736.530	3.561.472.514

Of which: Expenses purchased from related parties

	130.553.075	125.150.192
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(See Note No. 30)

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26 . CURRENT CORPORATE INCOME TAX EXPENSE

	Quarter 3, 2026 VND	Quarter 3, 2025 VND
<i>Corporate income tax from main business activities</i>		
Total profit before tax	14.492.727.652	9.536.304.533
Increase	331.500.002	318.000.002
- <i>Unreasonable expenses</i>	331.500.002	318.000.002
Decrease	(12.695.538)	(12.695.538)
- <i>Unearned revenue is taxed</i>	(12.695.538)	(12.695.538)
Taxable income	14.156.014.941	9.344.909.481
Income is taxable at 20%	14.811.532.116	9.841.608.997
Offsetting losses from real estate business activities	(655.517.175)	(496.699.516)
Current corporate income tax expense	2.831.202.988	1.868.981.896
Tax payable at the beginning of period	3.839.012.263	4.843.139.109
Tax paid in the period	-	-
Closing period income tax payable of main business activities	6.670.215.251	6.712.121.005
<i>Corporate income tax from real estate business</i>		
Total profit before tax from real estate business	(670.325.273)	(522.097.829)
Increase	670.325.273	522.097.829
- <i>Unreasonable expenses</i>	14.808.098	25.398.313
- <i>Offsetting losses from real estate business activities</i>	655.517.175	496.699.516
Current corporate income tax expense	-	-
Tax payable at the beginning of period of real estate business	18.047.212	-
Closing period income tax payable of real estate business	18.047.212	-
Total current corporate income tax expense	2.831.202.988	1.868.981.896
Corporate income tax payable at the end of the period:	6.688.262.463	6.712.121.005

27 . DEFERRED TAX**a) Deferred income tax assets**

	30/09/2026 VND	01/01/2026 VND
Corporate income tax rate used to determine the value of Deferred income tax assets	20%	20%
Deferred income tax assets related to deductible temporary differences	307.232.035	314.849.359
	307.232.035	314.849.359

b) Deferred income tax expenses

	30/09/2026 VND	01/01/2026 VND
Returned of deferred income tax assets	2.539.108	2.539.108
	2.539.108	2.539.108

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28 . BASIC EARNINGS PER SHARE

Basic earnings per share attributable to ordinary shareholders of the Company are calculated based on the following data :

	Quarter 3, 2026	Quarter 3, 2025
	VND	VND
Net Profit after tax	10.988.660.283	7.142.685.700
Profit attributable to ordinary shareholders	10.988.660.283	7.142.685.700
Weighted average number of ordinary shares outstanding during the period (shares)	8.200.000	8.200.000
Basic earnings per share	1.340	871

Profit attributable to ordinary shareholders used to calculate basic earnings per share is before appropriation to the bonus and welfare fund.

29 . BUSINESS AND PRODUCTIONS COST BY ITEMS

	Quarter 3, 2026	Quarter 3, 2025
	VND	VND
Raw materials and supplies expenses	291.842.998	137.744.998
Labour costs	4.014.055.873	2.736.361.377
Fixed asset depreciation expenses	3.319.317.302	3.107.953.074
Outsourced service expenses	1.691.722.073	3.540.301.203
Other cash expenses	12.372.672.788	5.980.349.162
	21.689.611.034	15.502.709.814

30 . TRANSACTIONS AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Company detail as follows:

Related parties	Relation
Dong Nai Rubber Corporation	Major shareholder
Tin Nghia Corporation	Major shareholder
America LLC	Major shareholder
Pelio Group Joint Stock Company	The company is related to major shareholders
Japanese SMEs Development Joint Stock Company	Subsidiary of Tin Nghia Corporation
Tin Nghia Professional Security Services Corporation	Subsidiary of Tin Nghia Corporation
Tin Nghia Petrol JSC	Subsidiary of Tin Nghia Corporation
Dinh Quang Construction Investment Joint Stock Company	Affiliate company of Tin Nghia Corporation
Nhon Trach Green Trees Corporation	Affiliate company of Tin Nghia Corporation

Except from information with related parties presented as in above Notes, the Company still had transactions occurred in the period with related parties as follows:

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	Quarter 3, 2026	Quarter 3, 2025
	VND	VND
Revenue from sales of goods and rendering of services	533.629.931	456.886.807
Japan Small and Medium Enterprise Development Joint Stock Company	406.024.056	406.796.518
Pelio Group Joint Stock Company	127.605.875	50.090.289
Purchasing goods and services	771.795.570	763.441.679
Tin Nghia Professional Security Services Joint Stock Company	466.636.347	520.636.359
Tin Nghia Petroleum Joint Stock Company	54.462.170	40.788.172
Dong Nai Agricultural Products Import-Export Processing Joint Stock Company	-	6.111.112
Nhon Trach Tree Joint Stock Company	250.697.053	195.906.036
Construction and resulting construction	185.700.000	351.911.111
Dinh Quang Construction Investment Joint Stock Company	185.700.000	351.911.111
Remuneration of key managers		
	Quarter 3, 2026	Quarter 3, 2025
	VND	VND
Remuneration to the General Director	443.833.334	283.833.334
Income of other members of the Board of General Directors and Board of Directors	825.666.668	565.666.668
	1.269.500.002	849.500.002



Phan Thi Thuy Dung
Preparer



Nguyen Huu Tri
Chief Accountant



Nguyen Hoang Dung
General Director
Dong Nai, Oct 12, 2026

