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**REVIEW REPORTS
ON INTERIM (SEPARATE) FINANCIAL INFORMATION
FOR THE PERIOD FROM 01ST JANUARY TO 30TH JUNE 2025
INVESTMENT AND TRADING OF REAL ESTATE JSC**

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INVESTMENT AND TRADING OF REAL ESTATE JOINT STOCK COMPANY*Address: No. 18 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.***Report of the Board of Management***For the six-month period ended 30th June 2025***REPORT OF THE BOARD OF MANAGEMENT**

The Board of Management of Investment and Trading of Real Estate Joint Stock Company presents this report together with the reviewed interim (separate) financial statements of the Company for the six-month period ended 30th June 2025.

1. General information of the Company

Investment and Trading of Real Estate Joint Stock Company - the abbreviated name is INTRESCO (hereafter, referred to as "the Company") was equitized from State-owned Enterprise for Housing Investment and Trading under Saigon Real Estate Corporation in accordance with the Decision No. 23/2000/QĐ-TTg dated 18th February 2000 of the Prime Minister. The Company operates in accordance with the initial Business Registration Certificate No. 0302199864 dated 28th December 2000 granted by the Department of Planning and Investment of Ho Chi Minh city and the 16th amendment registration dated 04th April 2025 granted by the Department of Planning and Investment of Ho Chi Minh city.

Charter capital: VND 963,754,090,000 (Vietnam Dong Nine Hundred Sixty Three Billion, Seven Hundred Fifty Four Million, and Ninety Thousand Only).

The Company is listed on the Ho Chi Minh Stock Exchange (HOSE) with the ITC stock code under the Licence No. 115/QĐ-SGDHCM dated 24th September 2009 of the Ho Chi Minh Stock Exchange.

2. Registered office▪ **Head office**

- Address : No. 18 Nguyen Binh Khiem street, Da Kao ward, district 1, Ho Chi Minh city.
(currently No. 18 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city)
- Tel. : +84 (28) 3823 0256
- Fax : +84 (28) 3829 3764
- Tax code : 0 3 0 2 1 9 9 8 6 4

▪ **Information about subsidiaries**

No.	Name of subsidiary	Head office	Ratio of capital contribution		Proportion of voting rights		Proportion of interest	
			Ending balance of period	Beginning balance	Ending balance of period	Beginning balance	Ending balance of period	Beginning balance
1.	Saigon – Binh Duong Investment Corporation	No. 175 Nguyen Chi Thanh street, Chanh Hiep ward, Ho Chi Minh city	64.32%	64.32%	64.32%	64.32%	64.32%	64.32%
2.	Royal Service Restaurant Hotel Travel JSC	No. 18 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%
3.	Intresco Construction JSC	No. 20 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%

INVESTMENT AND TRADING OF REAL ESTATE JOINT STOCK COMPANY

Address: No. 18 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.

Report of the Board of Management (cont.)For the six-month period ended 30th June 2025**Information about associates and joint ventures**

No.	Name of associates and joint ventures	Head office	Ratio of capital contribution		Proportion of voting rights		Proportion of interest	
			Ending balance of period	Beginning balance	Ending balance of period	Beginning balance	Ending balance of period	Beginning balance
1.	Long Binh Construction - Trading – Producing JSC	No. 918 – 920 Nguyen Trai street, Cho Lon ward, Ho Chi Minh city	36.36%	36.36%	36.36%	36.36%	36.36%	36.36%
2.	Travel World Trading JSC (indirect associated company)	No. 18 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.	0.00%	0.00%	22.50%	45.00%	17.13%	34.25%
3.	Le Royal JSC (indirect associated company)	Floor 4, No. 280 Nam Ky Khoi Nghia street, Ho Chi Minh city.	0.00%	0.00%	40.00%	0.00%	40.00%	0.00%

3. Business activities

- Investment in real estate business and providing related products and services;
- Providing real estate brokerage services, trading floors, real estate, real estate management;
- Prize-winning game business services.

4. The Board of Management, the Supervisory Board and the Board of Directors

Members of the Board of Management, the Supervisory Board and the Board of Directors of the Company during period and as of the date of this report include:

4.1 The Board of Management

Full name	Position	Appointed date	Dismissed date
Mr. Nguyen Manh	Chairperson	28 th April 2021	-
Mr. Truong Minh Thuan	Vice Chairperson	28 th April 2021	-
Mr. Tran Huu Khanh	Member	28 th April 2021	-
Ms Nguyen Thi Xuan Trang	Member	29 th April 2022	-
Mr. Le Vinh Khiem	Member	29 th April 2022	-

4.2 The Supervisory Board

Full name	Position	Appointed date	Dismissed date
Ms Phan Thi Hong Lien	Head of board	28 th April 2021	-
Mr. Le Quang Son	Member	28 th April 2021	-
Ms Ho Thi Luu	Member	28 th April 2021	-

INVESTMENT AND TRADING OF REAL ESTATE JOINT STOCK COMPANY*Address: No. 18 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.***Report of the Board of Management (cont.)***For the six-month period ended 30th June 2025***4.3 The Board of Directors and Chief Accountant**

Full name	Position	Appointed / Reappointed date	Dismissed date
Mr. Truong Minh Thuan	General Director	28 th April 2021	-
Mr. Doan Huu Chi	Deputy General Director	02 nd May 2019	-
Mr. Au Chi Nhan	Deputy General Director	12 th October 2022	-
Ms Ha Thu Huong	Chief Accountant	19 th August 2024	-

5. Legal representative

Legal representative of the Company during period and as of the date of this report is Mr. Truong Minh Thuan (General Director).

6. Business results

The interim financial position and the interim business results for the six-month period ended 30th June 2025 of Investment and Trading of Real Estate Joint Stock Company are expressed in the interim (separate) financial statements attached to this report from page 08 to page 45.

7. Subsequent events

In the opinion of the Board of Management, the Company's the interim (separate) financial statements for the six-month period ended 30th June 2025 would not be seriously affected by any important items, transactions, or any extraordinary events from 30th June 2025 to the date of this Report, which would require any adjustments to the figures or disclosures in the interim (separate) financial statements.

8. Auditors

VIETVALUES Audit and Consulting Co., Ltd. has been appointed to perform the review on the Company's interim (separate) Financial Statements for the six-month period ended 30th June 2025.

9. Responsibility of the Board of Directors

The Board of Directors of the Company is responsible for the preparation of the interim (separate) financial statements to give a true and fair view on the financial position, the business results and the cash flows of the Company for the period. In order to prepare these interim (separate) financial statements, the Board of Directors must:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates reasonably and prudently;
- Announce the accounting standards to be followed for the material issues to be disclosed and explained in the interim (separate) financial statements;
- Prepare the interim (separate) financial statements of the Company on the basis of the going-concern assumption except for the cases that the going-concern assumption is considered inappropriate;
- Design and implementation of internal control systems effectively for the purpose of preparing and presenting the interim (separate) financial statements reasonably in order to minimize risk and fraud.

The Board of Directors ensure that all the relevant accounting books have been fully recorded and can fairly reflect the financial position of the Company at any time, and that all accounting books have been prepared in compliance with the adopted accounting regime. The Board of Directors of the Company is also responsible for protecting the Company's assets and consequently has taken appropriate measures to prevent and detect frauds and legal regulations related to the preparation and fair presentation of the financial statements.

INVESTMENT AND TRADING OF REAL ESTATE JOINT STOCK COMPANY

Address: No. 18 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.

Report of the Board of Management (cont.)

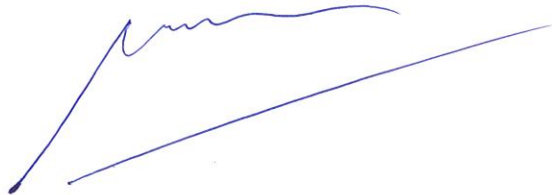
For the six-month period ended 30th June 2025

The Board of Directors hereby ensure to comply with all the requirements above in the preparation of the interim (separate) financial statements.

10. Approving the interim (separate) financial statements

We, members of the Board of Management confirm that all the accompanying interim (separate) financial statements. The interim (separate) financial statements have been properly prepared and have given a true and fair view on the financial position as at 30th June 2025, the business results and the cash flows for the six-month period then ended of the Company, in compliance with the accounting standards, Vietnamese enterprises' accounting regime as well as legal regulations related to the preparation and fair presentation of the interim (separate) financial statements.

For and on behalf of the Board of Management



Mr. NGUYEN MANH

Chairperson

Ho Chi Minh city, 26th August 2025

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No.: 2463/25/BCKT/AUD-VVALUES

REVIEW REPORTS ON INTERIM (SEPARATE) FINANCIAL INFORMATION

**To: SHAREHOLDERS, THE BOARD OF MANAGEMENT
AND THE BOARD OF DIRECTORS
INVESTMENT AND TRADING OF REAL ESTATE JSC**

We have reviewed the accompanying interim (separate) financial statements of Investment and Trading of Real Estate Joint Stock Company (hereafter referred to as “the Company”) prepared on 26th August 2025, from page 08 to page 45, which comprise the interim (separate) Balance Sheet as at 30th June 2025, the interim (separate) Income Statement, the interim (separate) Cash Flows Statement for the six-month period then ended and the Notes to the interim (separate) Financial Statements.

The Board of Directors’ responsibility

The Board of Directors of the Company is responsible for the preparation and fair presentation of these interim (separate) financial statements in accordance with the accounting standards, Vietnamese enterprises' accounting regime as well as other related regulations and for such internal control as the Board of Directors determines is necessary to enable the preparation and presentation of interim (separate) financial statements that are free from material misstatement, whether due to fraud or error.

Auditor’s responsibility

Our responsibility is to express a conclusion on this interim (separate) financial information based on our review. We conducted our review in accordance with the Vietnamese Standards on Review Engagements 2410 – Review of interim financial information performed by the independent auditor of the entity.

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

Auditor's conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim (separate) financial information does not give a true and fair view, in all material respects, of the interim (separate) financial position of the Company as at 30th June 2025, the interim (separate) business results and the interim (separate) cash flows for the six-month period then ended in conformity with the accounting standards, the prevailing Vietnamese enterprises' accounting regime as well as legal regulations related to the preparation and presentation of the interim (separate) financial statements.

Other matter

We draw attention to: the scope of these interim (separate) financial statements is only to give the interim (separate) financial position and investments at historical cost method of the Company as at 30th June 2025 as well as the interim (separate) business results and the interim (separate) cash flows for the six-month period then ended. This is not the consolidated interim financial statements for the six-month period then ended of the Company and subsidiaries.

Ho Chi Minh city, 26th August 2025.

VIETVALUES Audit and Consulting Co., Ltd.



Nguyen Thanh Hong – Deputy General Director

Certificate of registration for practicing audit No. 1512-2023-071-1

Authorized signature

File:

- *As above.*
- **VIETVALUES.**

INVESTMENT AND TRADING OF REAL ESTATE JOINT STOCK COMPANY

Address: No. 18 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.

INTERIM (SEPARATE) BALANCE SHEET

As at 30th June 2025

INTERIM (SEPARATE) BALANCE SHEET

As at 30th June 2025

Currency: VND

Code	ASSETS	Notes	Ending balance of period	Beginning balance
1	2	3	4	5
100	A. CURRENT ASSETS AND SHORT-TERM INVESTMENTS		1,391,246,933,522	1,503,473,467,918
110	I. Cash and cash equivalents	V.1	29,201,059,168	27,606,178,415
111	1. Cash		29,201,059,168	27,606,178,415
120	II. Short-term financial investments		-	-
130	III. Accounts receivable		238,936,875,773	335,852,540,684
131	1. Short-term trade receivables	V.2	127,867,413,061	125,798,217,439
132	2. Short-term advance payments to suppliers	V.3	52,769,249,847	50,130,552,103
135	3. Short-term loan receivables		-	93,469,066,023
136	4. Other short-term receivables	V.4a	64,157,186,665	72,311,678,919
137	5. Provisions for doubtful debts	V.5	(5,856,973,800)	(5,856,973,800)
140	IV. Inventories	V.6	1,122,087,087,141	1,138,955,520,013
141	1. Inventories		1,135,744,519,394	1,152,612,952,266
142	2. Provision for obsolete inventory		(13,657,432,253)	(13,657,432,253)
150	V. Other current assets		1,021,911,440	1,059,228,806
151	1. Short-term prepaid expenses	V.7a	443,107,258	485,083,473
152	2. VAT deductible		578,804,182	574,145,333
200	B. FIXED ASSETS AND LONG-TERM INVESTMENTS		2,737,460,665,706	2,104,310,712,103
210	I. Long-term receivables		11,893,000,000	19,908,157,000
211	1. Long-term trade receivables		-	8,015,157,000
216	2. Other long-term receivables	V.4b	14,554,060,000	14,554,060,000
219	3. Provisions for doubtful long-term receivables	V.5	(2,661,060,000)	(2,661,060,000)
220	II. Fixed assets		280,936,823,192	282,417,343,778
221	1. Tangible fixed assets	V.8	37,299,526,815	39,322,359,723
222	- Historical cost		67,262,775,002	66,942,775,002
223	- Accumulated depreciation		(29,963,248,187)	(27,620,415,279)
227	2. Intangible fixed assets	V.9	243,637,296,377	243,094,984,055
228	- Historical cost		243,673,984,175	243,094,984,055
229	- Accumulated amortization		(36,687,798)	-
230	III. Investment Properties	V.10	1,410,832,846,774	1,428,875,358,532
231	- Historical cost		1,619,298,884,530	1,619,298,884,530
232	- Accumulated depreciation		(208,466,037,756)	(190,423,525,998)
240	IV. Non-current unfinished assets		-	-
250	V. Long-term financial investments	V.11	1,014,866,194,713	352,850,792,569
251	1. Investment in subsidiaries		1,052,320,000,000	376,960,000,000
252	2. Investment in associates and joint ventures		21,000,000,000	21,000,000,000
253	3. Investment in other entities		42,566,500,000	42,566,500,000
254	4. Provision for long-term financial investments		(102,020,305,287)	(88,675,707,431)
255	5. Held-to-maturity investments		1,000,000,000	1,000,000,000
260	VI. Other non-current assets		18,931,801,027	20,259,060,224
261	1. Long-term prepaid expenses	V.7b	17,297,669,168	18,624,928,365
262	2. Deferred income tax assets		1,634,131,859	1,634,131,859
270	TOTAL ASSETS		4,128,707,599,228	3,607,784,180,021

INVESTMENT AND TRADING OF REAL ESTATE JOINT STOCK COMPANY

Address: No. 18 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.

INTERIM (SEPARATE) BALANCE SHEET (cont.)

As at 30th June 2025

Code	RESOURCES	Notes	Ending balance of period	Beginning balance
1	2	3	4	5
300	C. LIABILITIES		2,054,694,698,598	1,536,720,304,534
310	I. Current liabilities		1,217,866,340,974	1,288,179,376,518
311	1. Short-term trade payables	V.12	231,851,082,548	254,650,051,200
312	2. Short-term advance payments from customers	V.13a	267,068,483,574	207,520,857,593
313	3. Tax and statutory obligations	V.14	27,133,731,675	27,902,013,470
314	4. Payables to employees		753,588,062	2,003,453,887
315	5. Short-term accruals	V.15	59,853,206,466	65,644,045,159
318	6. Short-term unearned revenue	V.16	130,325,306,758	115,469,861,303
319	7. Other short-term payables	V.17a	73,295,622,916	117,419,183,021
320	8. Short-term finance lease loans and liabilities	V.18a	417,803,803,825	488,149,155,664
322	9. Bonus and welfare funds	V.19	9,781,515,150	9,420,755,221
330	II. Non-current liabilities		836,828,357,624	248,540,928,016
332	1. Long-term advance payments from customers	V.13b	137,285,879,569	138,185,879,569
333	2. Long-term accruals		1,539,429,608	-
336	3. Long-term unearned revenue		5,462,272,538	5,462,272,538
337	4. Other long-term payables	V.17b	53,066,514,000	20,218,514,000
338	5. Long-term finance lease loans and liabilities	V.18b	638,200,000,000	83,400,000,000
342	6. Provision for long-term payables		1,274,261,909	1,274,261,909
400	D. OWNERS' EQUITY		2,074,012,900,630	2,071,063,875,487
410	I. Capital of the owners	V.20	2,074,012,900,630	2,071,063,875,487
411	1. Owners' invested equity		963,754,090,000	963,754,090,000
411a	- Common stocks with voting rights		963,754,090,000	963,754,090,000
412	2. Surplus of share capital		748,683,126,824	748,683,126,824
415	3. Treasury stock		(9,825,117,611)	(9,825,117,611)
418	4. Development and investment funds		96,375,409,000	96,375,409,000
421	5. Undistributed earnings after tax		275,025,392,417	272,076,367,274
421a	- Accumulated undistributed earnings after tax to the end of previous year		270,924,307,398	237,281,319,041
421b	- Accumulated undistributed earnings after tax in current year		4,101,085,019	34,795,048,233
430	II. Other capital, funds		-	-
440	TOTAL RESOURCES		4,128,707,599,228	3,607,784,180,021

Ho Chi Minh city, 26th August 2025

Prepared by

PP. Chief Accountant

General Director

NGUYEN THI NGOC

NGUYEN KHAC VIET

TRUONG MINH THUAN



INVESTMENT AND TRADING OF REAL ESTATE JOINT STOCK COMPANY

Address: No. 18 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.

INTERIM (SEPARATE) INCOME STATEMENT

For the six-month period ended 30th June 2025

INTERIM (SEPARATE) INCOME STATEMENT

For the six-month period ended 30th June 2025

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
1	2	3	4	5
01	1. Revenues from sale of goods and rendering of service	VI.1	187,326,830,349	141,713,480,215
02	2. Revenue deductions		-	-
10	3. Net revenues from sale of goods and rendering of services		187,326,830,349	141,713,480,215
11	4. Cost of goods sold	VI.2	111,960,563,050	92,866,511,507
20	5. Gross profit from sale of goods and rendering of services		75,366,267,299	48,846,968,708
21	6. Income from financial activities	VI.3	5,094,029,079	5,235,232,696
22	7. Expenses from financial activities	VI.4	44,026,580,633	42,152,079,972
23	- In which: Interest expenses		29,495,935,811	32,178,075,089
24	8. Selling expenses	VI.5	6,666,623,955	167,181,000
25	9. General & administration expenses	VI.6	17,307,602,263	12,088,972,863
30	10 Net profit/(loss) from operating activities		12,459,489,527	(326,032,431)
31	11. Other income	VI.7	167,709,682	12,894,247,336
32	12. Other expenses	VI.8	897,534,542	4,545,341,371
40	13. Other profit		(729,824,860)	8,348,905,965
50	14. Total pre-tax accounting profit		11,729,664,667	8,022,873,534
51	15. Current Corporate Income tax expenses	V.14	7,628,579,648	3,872,728,445
52	16. Deferred Corporate Income tax expenses		-	-
60	17. Profit/(loss) after corporate income tax		4,101,085,019	4,150,145,089
70	20. Gains on stock	VI.9		
71	21. Diluted gains on stock	VI.9		

Ho Chi Minh city, 26th August 2025

Prepared by

PP. Chief Accountant

General Director


NGUYEN THI NGOC


NGUYEN KHAC VIET


TRUONG MINH THUAN

INVESTMENT AND TRADING OF REAL ESTATE JOINT STOCK COMPANY

Address: No. 18 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.

INTERIM (SEPARATE) CASH FLOW STATEMENT

For the six-month period ended 30th June 2025

INTERIM (SEPARATE) CASH FLOW STATEMENT

(As per Indirect Method)

For the six-month period ended 30th June 2025

Currency: VND

Code	Items	Notes	Current year	Previous year
1	2	3	4	5
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Net profit/(loss) before tax	V.14	11,729,664,667	8,022,873,534
	2. Adjustments for:		59,413,484,929	85,515,839,521
02	- Depreciation and amortisation	V.9,10,11	20,422,032,464	33,556,466,791
03	- Provisions	VI.4	13,344,597,856	9,971,278,883
04	- (Gains)/Losses of exchange rate differences due to the revaluation of the ending balances in foreign currencies		1,186,046,966	-
05	- (Profit)/ loss from investing activity		(5,035,128,168)	9,810,018,758
06	- Interest expense	VI.4	29,495,935,811	32,178,075,089
07	- Other adjustments			
08	3. Operating income/(loss) before changes in working capital		71,143,149,596	93,538,713,055
09	- (Increase)/decrease in receivables		6,265,926,839	980,005,921
10	- (Increase)/decrease in inventory		16,868,432,872	12,608,482,008
11	- Increase/(decrease) in payables (excluding interest payable, CIT payables)		34,681,462,760	(87,037,420,089)
12	- Increase/(decrease) in prepaid expenses		1,369,235,412	1,736,619,015
13	- Increase/(decrease) in trading securities		-	-
14	- Interest paid		(27,978,830,321)	(13,297,234,302)
15	- Corporate income tax (CIT) paid	V.14	(11,854,208,890)	(16,092,180,613)
16	- Other cash inflows from operating activities		-	-
17	- Other cash outflows from operating activities	V.19	(791,299,947)	(166,600,000)
20	Net cash inflows/(outflows) from operating activities		89,703,868,321	(7,729,615,005)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase of fixed assets and other long-term assets	V.8	(899,000,120)	(2,229,728,460)
22	2. Proceeds from disposals of fixed assets and other long-term assets			5,436,363,636
23	3. Loans to other entities and payments for purchase of debt instruments of other entities		(8,850,000,000)	(8,320,000,000)
24	4. Repayments from borrowers and proceeds from sales of debt instruments of other entities		102,319,066,023	-
25	5. Payments for investments in other entities		(675,360,000,000)	-
26	6. Proceeds from sales of investments in other entities		-	-
27	7. Interest and dividends received		10,226,298,368	-
30	Net cash inflows/(outflows) from investing activities		(572,563,635,729)	(5,113,364,824)
	III. CASH FLOW FROM FINANCING ACTIVITIES			
31	1. Proceeds from issue of stocks, capital contribution of the owner		-	-
32	2. Capital redemption of the owners, the acquisition of issued stocks		-	-
33	3. Proceeds from borrowings	V.19a	609,730,961,265	201,591,059,850
34	4. Repayments of borrowing principal	V.19a	(125,276,313,104)	(206,450,003,856)
35	5. Repayments of finance lease principal		-	-
36	6. Dividends, gains paid to the owner		-	-
40	Net cash inflows/(outflows) from financing activities		484,454,648,161	(4,858,944,006)
50	Net cash inflows/(outflows) in year (20+30+40)		1,594,880,753	(17,701,923,835)
60	Cash and cash equivalents at the beginning of the year	V.1	27,606,178,415	120,663,308,201
61	Impact of exchange rate fluctuation		-	-
70	Cash and cash equivalents at the end of the year	V.1	29,201,059,168	102,961,384,366

Ho Chi Minh city, 26th August 2025

Prepared by

PP. Chief Accountant

General Director

NGUYEN THI NGOC

NNGUYEN KHAC VIET

TRUONG MINH THUAN



NOTES TO THE INTERIM (SEPARATE) FINANCIAL STATEMENTS**For the six-month period ended 30th June 2025**

These notes form an integral part of and should be read in conjunction with the interim (separate) Financial Statements for the six-month period ended 30th June 2025 of Investment and Trading of Real Estate Joint Stock Company.

I. OPERATION FEATURES**1. Forms of ownership**

Investment and Trading of Real Estate Joint Stock Company (hereafter referred to as “the Company”) is joint stock company.

2. Lines of business

Business lines of the Company is trading and service.

3. Business activities

- Investment in real estate business and providing related products and services;
- Providing real estate brokerage services, trading floors, real estate, real estate management;
- Prize-winning game business services.

4. Normal operating cycle

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

5. The Company's operations in year affect the interim (separate) financial statements

Revenue this period increased by 32.2%, however, cost of goods sold increased by only 20.6% because the Company has liquidated the business cooperation contract at prize-winning game zones for foreigners and self-operated, well-controlled and managed related costs, leading to a decrease in cost of goods sold and a 54% increase in gross profit. In addition, due to restructuring employee salary costs to match the changes, leading to an increase in selling expenses and General & administration expenses but no other income from liquidation occurred, leading to a 1.2% decrease in profit after tax this period compared to the previous period.

6. Company structures***Subsidiaries***

No.	Name of subsidiary	Head office	Ratio of capital contribution		Proportion of voting rights		Proportion of interest	
			Ending balance of period	Beginning balance	Ending balance of period	Beginning balance	Ending balance of period	Beginning balance
1.	Saigon – Binh Duong Investment Corporation	No. 175 Nguyen Chi Thanh street, Chanh Hiep ward, Ho Chi Minh city	64.32%	64.32%	64.32%	64.32%	64.32%	64.32%
2.	Royal Service Restaurant Hotel Travel JSC	No. 18 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%

INVESTMENT AND TRADING OF REAL ESTATE JOINT STOCK COMPANY

Address: No. 18 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.

For the six-month period ended 30th June 2025

Notes to the interim (separate) Financial statements (cont.)

No.	Name of subsidiary	Head office	Ratio of capital contribution		Proportion of voting rights		Proportion of interest	
			Ending balance of period	Beginning balance	Ending balance of period	Beginning balance	Ending balance of period	Beginning balance
3.	Intresco Construction JSC	No. 20 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%

▪ **Information about associates and joint ventures**

No.	Name of associates and joint ventures	Head office	Ratio of capital contribution		Proportion of voting rights		Proportion of interest	
			Ending balance of period	Beginning balance	Ending balance of period	Beginning balance	Ending balance of period	Beginning balance
1.	Long Binh Construction - Trading – Producing JSC	No. 918 – 920 Nguyen Trai street, Cho Lon ward, Ho Chi Minh city	36.36%	36.36%	36.36%	36.36%	36.36%	36.36%
2.	Travel World Trading JSC (indirect associated company)	No. 18 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.	0.00%	0.00%	22.50%	45.00%	17.13%	34.25%
3.	Le Royal JSC (indirect associated company)	Floor 4, No. 280 Nam Ky Khoi Nghia street, Ho Chi Minh city.	0.00%	0.00%	40.00%	0.00%	40.00%	0.00%

7. Employees

As at the accounting period ended, there are 174 employees who are working at the Company (there were 191 employees at the beginning of year).

II. ACCOUNTING PERIOD, AND REPORTING CURRENCY**1. The Company's fiscal year**

The fiscal year starts on 01st January and ends on 31st December of each calendar year.

These interim (separate) financial statements are prepared for the six-month period ended 30th June 2025, from 01st January to 30th June 2025.

2. Reporting currency and methods of foreign currency translation

The standard currency unit used is Vietnam Dong (VND) because the Company uses the main accounting currency unit which is Vietnam Dong (VND) for receipts and payments.

III. ADOPTED ACCOUNTING REGIME AND STANDARDS

1. Applicable accounting regime

The Company has applied the Accounting Standards and the Vietnamese Corporate Accounting System in accordance with the Circular No. 200/2014/TT-BTC dated 22nd December 2014 of the Ministry of Finance (which is amended and supplemented according to the Circular No. 53/2016/TT-BTC dated 21st March 2016) as well as circulars guidance on implementing the accounting standards of the Ministry of Finance in the preparation of the interim (separate) Financial statements.

2. Statement on the compliance with the Vietnamese accounting regime and standards

The Board of Directors ensure to follow all the requirements of the accounting standards and the Vietnamese Corporate accounting system promulgating together with the Circular No. 200/2014/TT-BTC dated 22nd December 2014 of the Ministry of Finance (which is amended and supplemented according to the Circular No. 53/2016/TT-BTC dated 21st March 2016) as well as circulars guidance on implementing the accounting standards of the Ministry of Finance in the preparation of the interim (separate) Financial statements.

IV. ADOPTED ACCOUNTING POLICIES

1. Cash and cash equivalents

Cash includes cash on hand, call deposits and cash in transit.

Cash equivalents is the short-term securities of which the due dates can not exceed 3 (three) months from the dates of the investments and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash.

2. Receivables

Doubtful receivables are presented by book value subtracting the provisions for doubtful receivables.

Receivables are classified as trade receivables and other receivables comply with the following principles:

- Trade receivables reflect the commercial elements arising from selling - purchasing transactions between the Company and the buyer is an independent entity, include receivables from export sales under entrusted others.
- Other receivables reflect the non-commercial elements, unrelated to selling - purchasing transactions.

Provisions for doubtful receivables are presented at the estimated uncollectible value by the Company as at the accounting period ended. Increase/Decrease in the balance of provisions for doubtful receivables are recognized in the income statement.

3. Inventories

Inventories are recognized at the lower of their historical costs or their net realizable values.

Historical costs of inventories are determined as follows:

- Work-in-process: mainly project investment and development costs.
- Real estate finished products: reflects the current value and fluctuations of the enterprise's real estate finished products. Real estate finished products include: Land-use rights; houses; or housing and land-use rights; infrastructure invested and built by the enterprise for sale during normal business operations.
- Real estate goods: reflects the current value and fluctuations of the enterprise's real estate goods. Real estate goods include: Land-use rights; houses; or housing and land-use rights; infrastructure purchased for sale during normal business operations; Investment properties are converted to inventory when the owner begins to develop them for sale.

Net realizable values is the estimated selling price of inventory in normal operating cycle except for the estimated costs to complete and necessary to consume them.

The value of inventories are recognized at the weighted average method and recorded at the perpetual method.

Provision for devaluation of inventory is made for each item based on their costs is higher than their net realizable values. Increase/Decrease in the balance of provision for devaluation of inventory must be made as at the end of the accounting period and are recognized in the cost of goods sold.

4. Prepaid expenses

Prepaid expenses include short-term prepaid expenses or long-term prepaid expenses on the balance sheet and are allocated in the prepaid period or the time brings corresponding economic benefits thanks to these expenses.

Prepaid expenses include the actual arising costs but related to the operating results of numerous accounting periods. The Company's prepaid expenses include:

Tools

Expenses on tools being put into use are allocated into expenses in accordance with the straight line method for the maximum period of 36 months.

Prepaid land rental

Prepaid land rental represent the rental already prepaid for the land being used by the Company. Prepaid land rental is allocated into expenses in accordance with the straight line method in line with the lease term of 30 years.

Other prepaid expenses

Based on the nature and level of costs, the Company selects the appropriate methods of cost allocation criterion over the period expected to be generate economic benefits.

5. Tangible fixed assets

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

When tangible fixed assets are disposed or liquidated, their historical costs and accumulated depreciation are written off, then any profit (or loss) generated from the liquidation is included in the income or the expenses during the period.

Tangible fixed assets are depreciated in line with straight-line method to gradually write off the historical costs of fixed assets over their estimated useful lives. The depreciation years of tangible fixed assets applied are as follows:

<u>Kinds of fixed assets</u>	<u>Years</u>
Buildings and structures	10 – 25
Machineries and equipments	02 – 10
Vehicles, transmissions	06 – 10
Management equipments, tools	03 – 05

6. Intangible fixed assets

Intangible fixed assets are determined by the historical costs less (-) accumulated amortization.

Historical costs of intangible fixed assets include all the expenses of the company to have these fixed assets as of the dates they are ready to be put into use. Other expenses incurred subsequent to the initial recognition are included in expenses during the period only if they attached to the specific intangible fixed asset and bring more economic benefits thanks to the use of these assets.

When intangible fixed assets are disposed or liquidated, their historical costs and accumulated amortization are written off, then any profit (or loss) generated from the liquidation is included in the income or the expenses during the period.

The Company's intangible fixed assets include:

Land-use right

Land-use right is all actual expenses related directly to the used land, included: the payment for getting land-use right, costs of compensation, site clearance, ground leveling, registration fee ... which the Company paid. Land-use rights with indefinite term is not amortized.

Software programs

Costs related to computer software programs is not an integral part of the related hardware is capitalized. Historical costs of computer software include all the expenses of the Company to pay until the date the software is put into use. Computer software is amortized in line with straight-line method within 04 years.

7. Investment properties

Investment properties are property being land use right, a building or a part of building, infrastructure held by the Company under a financial lease to earn rental or for capital appreciation. Leasehold investment properties are determined by the historical costs less (-) accumulated depreciation. Historical cost of investment properties include all the expenses paid by the Company or the fair value of other consideration given to acquire the assets at the time of its acquisition or construction.

Subsequent expenses relating to an investment properties that have already been recognized should be added to the net book value of the investment properties when they are probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment properties, will flow to the company.

When investment properties are disposed or liquidated, their historical costs and accumulated depreciation are written off, then any profit (or loss) generated from the liquidation is included in the income or the expenses during the period.

A transfer from owner-occupied property or inventories to investment property only when the owner ends of using that property and commencement of an operating lease to another party or end of construction. A transfer from investment property to owner-occupied property or inventories only when the owner commencements of using that property or commencement of development with a view to sale. A transfer from investment property to owner-occupied property or inventories does not change the historical cost or the net book value of the property as at the date for transfer.

Investment properties held for price appreciation are not depreciated. Where there is solid evidence that investment properties held for price appreciation is undervalued to market value and the undervalued amount can be reliably determined, the historical cost of investment property held for price appreciation is recorded as a decrease and the loss is recognized in cost of goods sold.

8. Investments

Investment in subsidiaries

Subsidiaries is a company that is controlled by the Company. The control is achieved when the Company has the ability to control the financial and operational policies of the investee company in order to get economic benefits thanks to their operating activities.

Investment in associates

Associated company is an enterprise in which the Company has significant influence but not control over the financial and operating policies. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control over those policies.

Investments in subsidiaries, associates is initially recorded at their historical cost, include purchase price or capital contributions plus the costs directly related to the investment. In case of investment by non-monetary assets, the cost of investment is recognized at fair value of non-monetary assets as at the arising date.

When investments are purchased, their dividends and profits from previous years are accounted in reducing their value. And their dividends and profits of following years are recognized in the revenue. Received dividends by stocks are only monitored as the number of stocks increases, not to be recorded as the received stocks.

Investment in other entities

Investment in other entities is initially recorded at their historical cost.

Provision for loss of investments

Provision for impairment of investments is made when there is solid evidence that there is a decline in the value of these investments as at the accounting period ended.

Increase/Decrease in the balance of provision for loss of investments in subsidiaries, associates must be make as at the accounting period ended and are recognized in the expenses from financial activities.

9. Liabilities and accruals

Liabilities and accruals are recognized for payable amounts in the future related to the received goods and services. Accruals are recognized based on the reasonable estimates of the payable amounts.

Payables are classified as trade payables, accruals, finance lease loans and liabilities and other payables comply with the following principles:

- Trade payables reflect the commercial elements arising from purchasing transactions of goods, services, assets and the seller is an independent entity, include payables from import by a trustee.
- Accruals reflect the payables to the received goods and services from seller or provided to buyer but not yet paid due to do not have invoice or insufficient accounting records and vouchers and payable to employees on sabbatical salary, operating costs must be accrued.
- Finance lease loans and liabilities reflect loans, finance lease liabilities and the payment status of loans, finance lease liabilities.
- Other payables reflect the non-commercial elements, unrelated to selling - purchasing transactions, rendering of services.

10. Provision for payables

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation.

If the time value of money is material, provisions are determined by discounting the future amounts required to settle the obligation using a pre-tax discount rate that reflects the current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as a finance cost.

11. Owners' equity

Owner's invested equity

Owner's invested equity is recognized according to the shareholders' actual capital.

Surplus of share capital

Surplus of share capital is recognized at differences between issued actual value and the nominal value of stocks when they first issued, supplement issue, differences between re-issued value and the book value of treasury stocks and capital structure of the convertible bonds at maturity. Direct costs related to the issuance of additional stocks and the re-issuance of treasury stocks is reversed on Surplus of share capital.

Treasury stock

When the Company's stock is re-purchased, the amount payable including the expenses related to the transaction is recorded as treasury stocks and are recorded as a decrease in owner's equity. When re-issuing, differences between re-issued value and the book value of treasury stocks are recognized in "Surplus of share capital".

12. Profit distribution

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

Distribution of profits to shareholders is considered non-monetary items in undistributed earnings after tax which can affect the cash flows and ability to pay dividends such as profit from revaluation of the contributed assets, revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recorded as liabilities when being approved by General Meeting of Shareholders.

13. Recognition of revenues and income

Revenues are recognized when the Company may get economic benefits that can be determined reliably. Revenues are measured at the fair value of received or receivable accounts after deducting trade discounts, sales discounts and sales returns.

Revenue from real estate sales

Real estate is deemed to have been sold when the significant risks and rewards of ownership of the goods are transferred to the customer, usually coinciding with the unconditional transfer of the contracts. In the case of exchange conditions, revenue is only recognized when the material conditions are satisfied.

Construction contract revenue

Contract revenues and expenses are recognised by reference to the stage of completion of contract activity as confirmed by the customer as at the accounting period ended where the outcome of the construction contract can be estimated reliably. Increase and decrease amounts in the contract performance, bonuses and other payments are only included in revenue when agreed with the customer.

If the outcome cannot be estimated reliably, no profit should be recognised. Instead, contract revenue should be recognised only to the extent that contract costs incurred are expected to be recoverable and contract costs should be expensed as incurred.

Rental revenue

Revenue from operating leasehold assets is recorded in accordance with the straight line method over the leasing period.

Revenue from prize-winning game business services and direct deductions from revenue

Revenue from prize-winning game business services is the net winning/loss amount from prize-winning game business activities, minus decrease adjustments.

The fixed prize of prize-winning game is paid at the time the player wins and is directly deducted from the corresponding prize-winning game revenue. The Company recognizes the incremental progressive amount of the jackpot when the progressive jackpot machine is played by directly deducting the corresponding prize-winning game revenue.

Revenues from rendering of services

Revenues are recognized upon the completion of the services provided.

Interest

Revenue is recognized as the interest accrues on an accrual basis (account the effective yield on the asset) unless collectability is in doubt.

Dividends

Dividends are recognized when the Company's right to receive payment is established.

14. Cost of goods sold

Cost of goods sold is total cost of goods, expenses directly of provided services, depreciation costs of rental real estate, other expenses are included in the cost of goods.

15. Expenses from financial activities

Expenses from financial activities are the costs related to financial activities include borrowing costs, loss of the short-term securities transfers, transaction costs of selling securities, provision for devaluation of trading securities, provision for loss of investments in other entities.

16. Selling expenses and General & administration expenses

Selling expenses and General & administration expenses are all costs related to the process of selling products, goods, rendering of services and general administration expenses of the Company.

17. Borrowing costs

Borrowing costs include interest and other costs incurred directly related to loans.

Borrowing costs will be capitalized when they are directly related to the construction or the production of an asset in progress, which has taken a substantial period of time (over 12 months) to get ready for intended use or sales of the asset. Otherwise, the borrowing costs will be recognized into expenses during the period. For private loans serve the construction of fixed assets, investment properties, interest is capitalized even if the construction period of less than 12 months. The income arising from the temporary investment of loans is recorded reducing the historical cost of the relevant assets.

In the event of general borrowings which are partly used for acquiring, constructing or producing an asset in progress, the costs eligible for capitalization will be determined according to the capitalization rates applied to average accumulated expenditure on that asset. The capitalization rates are computed at the average interest rates on the borrowings not yet paid during the period, except for particular borrowings serving the purpose of obtaining a specific asset.

18. Corporate income tax (CIT)

Corporate income tax expenses include current corporate income tax and deferred corporate income tax.

Current corporate income tax

Current corporate income tax expense is recognized based on taxable income. Taxable income is different from accounting profit due to the adjustments of differences between tax and accounting figures as well as those of non-taxable or non-deductible income and expenses.

Corporate income tax (CIT) rate: 20%

Deferred Corporate income tax

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

Book values of deferred corporate income tax assets are considered at the balance sheet dates and will be reduced to the rates that ensure enough taxable income against which the benefits from a part of or all of the deferred income tax can be used. Deferred corporate income tax assets are not yet recorded in before that will be reconsidered as at the accounting period ended and recorded when being reliably taxable profit to be able to use deferred income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rates to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as of the balance sheet date. Deferred income tax is recognized in the income statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity of the company.

Deferred income tax assets and deferred income tax liabilities should be offset when:

- The Company has a legal right to implement the offset of current income tax assets and current income tax payable; and
- Those deferred income tax assets and deferred income tax payable related to corporate income tax is administered by the same tax authority:
 - For the same taxable entity; or
 - The Company intends to pay current income tax payable and current income tax assets on the basis of net or recover assets at the same time with the payment of liabilities in each future period when the significant deferred income tax payable or deferred income tax assets to be paid or recovered.

19. Related parties

A party is considered as a related party of the company in case that party is able to control the company or to cause material effects on the financial decisions as well as the operations of the company. A party is also considered a related party of the company in case that party is under common control or significant influence.

In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

20. Segment Reporting

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

The Company's basic segment reporting format is based on business segments.

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM (SEPARATE) BALANCE SHEET (Currency: VND)

1. Cash and cash equivalents

	Ending balance of period	Beginning balance
- Cash on hand	16,329,344,273	14,417,328,029
- Call deposits	12,757,827,895	13,188,850,386
- Cash in transit	113,887,000	-
Total	29,201,059,168	27,606,178,415

INVESTMENT AND TRADING OF REAL ESTATE JOINT STOCK COMPANY

Address: No. 18 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.

For the six-month period ended 30th June 2025

Notes to the interim (separate) Financial statements (cont.)

2. Short-term trade receivables

These are mainly the receivables from real estate transfer activities in the process and procedures for issuance of ownership certificates to customers.

	Ending balance of period	Beginning balance
<i>Receivables from related parties</i>	<i>7,445,697,764</i>	<i>4,035,960,685</i>
- Royal Service Restaurant Hotel Travel JSC	6,130,087,764	2,720,350,685
- Gia Dinh Development Corporation	831,610,000	831,610,000
- Housing Development Bac Trung Nam JSC	484,000,000	484,000,000
<i>Receivables from others</i>	<i>120,421,715,297</i>	<i>121,762,256,754</i>
- Customers of Long Thoi project	57,652,833,409	57,754,407,409
- Nam Hai Construction Co., Ltd.	45,104,571,000	37,089,414,000
- Customers of Terra Royal project	6,308,198,849	9,835,347,370
- Customers of 6B project	2,826,587,222	2,462,179,972
- Others	8,529,524,817	14,620,908,003
Total	127,867,413,061	125,798,217,439

3. Short-term advance payments to suppliers

This is mainly short-term advance payments to contractors related to real estate projects.

	Ending balance of period	Beginning balance
<i>Short-term advance payments to related parties</i>	<i>23,927,603,431</i>	<i>23,927,603,431</i>
- Saigon Vien Dong Co., Ltd.	12,927,603,431	12,927,603,431
- Long Binh Construction - Trading – Producing JSC	11,000,000,000	11,000,000,000
<i>Short-term advance payments to other suppliers</i>	<i>28,841,646,416</i>	<i>26,202,948,672</i>
- Sun Construction and Trading JSC	31,323,000	31,323,000
- Others	28,810,323,416	26,171,625,672
Total	52,769,249,847	50,130,552,103

4. Other short-term and long-term receivables**4a. Other short-term receivables**

	Ending balance of period	Beginning balance
<i>Short-term receivables from related parties</i>	<i>56,982,945,221</i>	<i>62,170,855,627</i>
- Implementing the Quoc Huong project	56,850,000,000	56,850,000,000
- Saigon – Binh Duong Investment Corporation (loan interest)	-	5,191,170,200
- Khang Nam Real Estate JSC (electricity and water bills, ...)	132,945,221	129,685,427

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Notes to the interim (separate) Financial statements (cont.)

	Ending balance of period	Beginning balance
<i>Short-term receivables from others</i>	7,174,241,444	10,140,823,292
- Advances to employees	479,669,000	309,669,000
- Others	6,694,572,444	9,831,154,292
Total	64,157,186,665	72,311,678,919

4b. Other long-term receivables

	Ending balance of period	Beginning balance
<i>Long-term receivables from related parties</i>	-	-
<i>Long-term receivables from others</i>	14,554,060,000	14,554,060,000
- Ngoc Phuc Trading and Construction Co., Ltd. (Lot 1,2 project area 6B)	11,893,000,000	11,893,000,000
- Hoang Hai JSC (Ba Diem Hoc Mon project)	2,661,060,000	2,661,060,000
Total	14,554,060,000	14,554,060,000

5. Provisions for doubtful short-term and long-term receivables

Details	Ending balance of period		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
<i>Short-term and long-term trade receivables</i>	46,067,955,000	(5,856,973,800)	46,067,955,000	(5,856,973,800)
- Nam Hai Construction Co., Ltd.	45,334,571,000	(5,123,589,800)	45,334,571,000	(5,123,589,800)
- Saigon Real Estate Service JSC	733,384,000	(733,384,000)	733,384,000	(733,384,000)
<i>Other long-term receivables</i>	2,661,060,000	(2,661,060,000)	2,661,060,000	(2,661,060,000)
- Hoang Hai JSC	2,661,060,000	(2,661,060,000)	2,661,060,000	(2,661,060,000)
Total	48,729,015,000	(8,518,033,800)	48,729,015,000	(8,518,033,800)

6. Inventories

This is mainly construction investment costs for real estate projects being implemented.

	Ending balance of period		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
<i>Tools</i>	77,753,444	-	88,138,633	-
<i>Work-in-process ⁽¹⁾</i>	1,135,648,552,321	(13,657,432,253)	1,152,505,441,828	(13,657,432,253)
- The Stars Village, Long Thoi – Nha Be project ⁽²⁾	516,451,554,114	-	518,210,435,998	-
- Terra Flora - Nhon Trach project	272,685,907,310	-	288,143,914,933	-

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Notes to the interim (separate) Financial statements (cont.)

	Ending balance of period		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
- Project 6A	132,698,771,681	-	132,338,771,681	-
- Terra Royal project	113,239,999,009	-	113,239,999,009	-
- Long Phuoc project ⁽²⁾	49,820,560,917	-	49,820,560,917	-
- Project 6B – Lot 5, 6, 8	23,777,993,658	-	23,777,993,658	-
- Binh Trung Dong project	12,735,621,599	-	12,735,621,599	-
- Other projects	14,238,144,033	(13,657,432,253)	14,238,144,033	(13,657,432,253)
Merchandises	18,213,629	-	19,371,805	-
Total	1,135,744,519,394	(13,657,432,253)	1,152,612,952,266	(13,657,432,253)

⁽¹⁾ In which, the land-use right at land plot No. 86, map sheet No. 64 located at Nhon Duc commune, Nha Be district, Ho Chi Minh city and the land-use right at land plot No. 347, 355, 442, 444 located at Hamlet 4, Nhon Duc commune, Nha Be district, Ho Chi Minh city with total amount of VND 52,197,355,000. Up to the present time, the above land-use rights have not been transferred to the Company's name.

⁽²⁾ Some land-use rights at The Stars Village Project, Long Thoi – Nha Be project and Long Phuoc project are used as collateral for loans at banks (refer to the Notes No. V.18).

7. Short-term and long-term prepaid expenses

7a. Short-term prepaid expenses

	Ending balance of period	Beginning balance
- Tools in use awaiting allocation	366,426,985	441,896,869
- Others	76,680,273	43,186,604
Total	443,107,258	485,083,473

7b. Long-term prepaid expenses

	Ending balance of period	Beginning balance
- Land rental for Nhon Trach Sports Area	10,744,728,375	10,936,598,523
- Tools in use awaiting allocation	1,093,869,974	4,687,108,541
- Others	5,459,070,819	3,001,221,301
Total	17,297,669,168	18,624,928,365

^(*) This is the prepaid land rental at Sports Area - 28/4 street, Phu Hoi commune, Nhon Trach district, Dong Nai province transferred by Sun Construction and Trading JSC according to the Contract No. 01/HDMB-2023 dated 21st November 2023. The land use term is until 10th July 2053.

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For the six-month period ended 30th June 2025

Notes to the interim (separate) Financial statements (cont.)

8. Tangible fixed assets

	Buildings & structures	Machineries, equipments	Vehicles, transmissions	Management equipments and tools	Total
Historical cost					
Beginning balance	42,144,062,023	18,751,554,410	4,254,115,509	1,793,043,060	66,942,775,002
Increase during period	-	320,000,000	-	-	320,000,000
- New procurement	-	320,000,000	-	-	320,000,000
Decrease during period	-	-	-	-	-
Ending balance of period	42,144,062,023	19,071,554,410	4,254,115,509	1,793,043,060	67,262,775,002
Depreciation					
Beginning balance	21,134,236,731	439,019,979	4,254,115,509	1,793,043,060	27,620,415,279
Increase during period	1,004,896,813	1,337,936,095	-	-	2,342,832,908
- Depreciation during period	1,004,896,813	1,337,936,095	-	-	2,342,832,908
Decrease during year	-	-	-	-	-
Ending balance of period					
Net book value					
Beginning balance	21,009,825,292	18,312,534,431	-	-	39,322,359,723
Ending balance of period	20,004,928,479	17,294,598,336	-	-	37,299,526,815

- Period-end historical cost of fully-depreciated tangible fixed assets but still be used is VND 12,786,767,560.
- Some tangible fixed assets are used as collateral for loans (refer to the Notes No. V.18).

9. Intangible fixed assets

	Long-term land-use right (*)	Software	Total
Historical cost			
Beginning balance	243,094,984,055	-	243,094,984,055
- Procurement during period	-	579,000,120	579,000,120
- Decrease during period	-	-	-
Ending balance of period	243,094,984,055	579,000,120	243,673,984,175
Amortization			
Beginning balance	-	-	-
- Amortization during period	-	36,687,798	36,687,798
- Decrease during period	-	-	-
Ending balance of period	-	36,687,798	36,687,798
Net book value			
Beginning balance	243,094,984,055	-	243,094,984,055
Ending balance of period	243,094,984,055	542,312,322	243,637,296,377

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Notes to the interim (separate) Financial statements (cont.)

(*) Long-term land-use rights include:

- + Certificate of land-use right and house ownership No. 88/2008/GCN-QSHNŌ&QSDDŌ; No. 89/2008/GCN-QSHNŌ&QSDDŌ; No. 90/2008/GCN-QSHNŌ&QSDDŌ and No. 125/2008/GCN-QSHNŌ&QSDDŌ at land plot No. 16 and No. 116, map sheet No. 10, located at No. 16 Nguyen Dinh Chieu street, Dakao ward, district 1, Ho Chi Minh city (currently No. 16 Nguyen Dinh Chieu street, Tan Dinh ward, Ho Chi Minh city) with total area of 447.57m².
- + Certificate of land-use right and house ownership No. CT85085 at land plot No. 40, map sheet No. 11, located at No. 20 Nguyen Binh Khiem street, Dakao ward, district 1, Ho Chi Minh city (currently No. 20 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city) with total area of 84.7m².
- + Certificate of land-use right and house ownership No. CT04783 at land plot No. 10, map sheet No. 37, located at No. 106 Ly Chinh Thang street, ward 8, district 3, Ho Chi Minh city (currently No. 106 Ly Chinh Thang street, Xuan Hoa ward, Ho Chi Minh city) with total area of 976.1m².
- + Certificate of land-use right and house ownership No. CT60226, CT60228, CT60230, CT60232, CT60233, CT60234, CT60235, CT60231 and CT60229 at land plot No. 1134, map sheet No. 44,35,47 and No. 48 located at An Phu ward, district 2, Ho Chi Minh city (currently Binh Trung ward, Ho Chi Minh city) with total area of 9632.7m².
- Period-end historical cost of fully-amortized intangible fixed assets but still be used is VND 0.
- Period-end residual value of intangible fixed assets with amount of VND 243,094,984,055 is used as collateral for loans (refer to the Notes No. V.18).

10. Investment Properties

	House and land (**)	Total
Historical cost		
Beginning balance	1,619,298,884,530	1,619,298,884,530
- Procurement during period	-	-
- Decrease during period	-	-
Ending balance of period	1,619,298,884,530	1,619,298,884,530
Depreciation		
Beginning balance	190,423,525,998	190,423,525,998
- Depreciation during period	18,042,511,758	18,042,511,758
- Decrease during period	-	-
Ending balance of period	208,466,037,756	208,466,037,756
Net book value		
Beginning balance	1,428,875,358,532	1,428,875,358,532
Ending balance of period (*)	1,410,832,846,774	1,410,832,846,774

(*) Period-end residual value of investment properties with amount of VND 1,410,832,846,774 is used as collateral for loans (refer to the Notes No. V.18).

() Investment properties include:**

- Land and houses, land-use rights and assets belonging to the premises of An Khang Building, An Phu An Khanh Urban Area, An Phu ward, Thu Duc city, Ho Chi Minh city.

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Notes to the interim (separate) Financial statements (cont.)

- Land-use right with total area of 151.1 m² and assets attached to land at No. 531 Nguyen Duy Trinh street, Binh Trung Dong ward, Thu Duc city, Ho Chi Minh city.
- Land-use right and assets formed in the future and the right to exploit benefits arising from Commercial Area and La Vela Saigon Hotel belonging to Terra Royal project, Ho Chi Minh city under the Certificates of land-use right No. AA 00054776 (mezzanine), No. AA 00054777 (floor 1), No. AA 00054778 (floor 2), No. AA 00054779 (floor 3), No. AA 00054780 (floor 4), No. AA 00054782 (floor 5) and No. AA 00054781 (5th floor mezzanine) at land plot No. 139, map sheet No. 84, located at No. 280 Nam Ky Khoi Nghia street, Vo Thi Sau ward, district 3, Ho Chi Minh city (currently No. 280 Nam Ky Khoi Nghia street, Xuan Hoa ward, Ho Chi Minh city).

The fair value of investment properties has not yet been officially assessed and determined as at 30th June 2025. However, these properties are currently rented out and generating revenue. The Board of Directors believes that the fair value of investment properties is greater than the book value as at the accounting period ended.

Revenue and expenses related to investment properties

	Current period	Previous period
- Rental income from investment properties (refer to the Notes No. VI.1)	82,069,063,198	64,766,504,125
- Direct operating costs of investment properties generating rental income during year (refer to the Notes No. VI.2)	(17,670,687,390)	(17,723,141,372)
Net Profit/(Loss)	64,398,375,808	47,043,362,753

11. Long-term financial investments

	Ending balance of period	Beginning balance
- Investment in subsidiaries	1,052,320,000,000	376,960,000,000
- Investment in associates and joint ventures	21,000,000,000	21,000,000,000
- Investment in other entities	42,566,500,000	42,566,500,000
- Held-to-maturity investments	1,000,000,000	1,000,000,000
- Provision for long-term financial investments	(102,020,305,287)	(88,675,707,431)
Book value	1,014,866,194,713	352,850,792,569

11a. Investment in subsidiaries

	Ending balance of period		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
- Saigon – Binh Duong Investment Corporation ⁽¹⁾	868,320,000,000	(92,117,126,798)	192,960,000,000	(80,765,568,829)
- Royal Service Restaurant Hotel Travel JSC ⁽²⁾	150,000,000,000	-	150,000,000,000	-
- Intresco Construction JSC ⁽³⁾	34,000,000,000	-	34,000,000,000	-
Total	1,052,320,000,000	(92,117,126,798)	376,960,000,000	(80,765,568,829)

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Notes to the interim (separate) Financial statements (cont.)

- (1) Saigon – Binh Duong Investment Corporation is set up in accordance with the initial Business Registration Certificate No. 3701647922 dated 24th November 2009 granted by the Department of Planning and Investment of Binh Duong province, the 10th amendment registration dated 19th June 2025. Charter capital is VND 1,350,000,000,000. As at the accounting period ended, the Company holds 64.32% of charter capital and voting rights (at the beginning of the year was 64.32%).
- (2) Royal Service Restaurant Hotel Travel JSC is set up in accordance with the initial Business Registration Certificate No. 0315419806 dated 03rd December 2018 granted by the Department of Planning and Investment of Ho Chi Minh city. Charter capital is VND 200,000,000,000. As at the accounting period ended, the Company holds 75.00% of charter capital and voting rights (at the beginning of the year was 75.00%).
- (3) Intresco Construction JSC is set up in accordance with the initial Business Registration Certificate No. 03106261000 dated 14th February 2011 granted by the Department of Planning and Investment of Ho Chi Minh city. Charter capital is VND 40,000,000,000. As at the accounting period ended, the Company holds 85.00% of charter capital and voting rights (at the beginning of the year was 85.00%).

Fair value

For unlisted stocks with no transaction prices on the Unlisted Public Company Market (Upcom), fair value is determined by differences between the historical cost of investments and their provisions. The provision is determined based on the investee's financial statements.

11b. Investment in associates

	Ending balance of period		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
- Long Binh Construction - Trading – Producing JSC (the Company holds 36.36% of charter capital)	21,000,000,000	(6,803,178,489)	21,000,000,000	(4,810,138,602)
Total	21,000,000,000	(6,803,178,489)	21,000,000,000	(4,810,138,602)

11c. Investment in other entities

	Ending balance of period		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
- Gia Dinh Development Corporation (the Company holds 5.61% of charter capital) (*)	34,000,000,000	-	34,000,000,000	-
- Housing Development Bac Trung Nam JSC (the Company holds 10.93% of charter capital) (*)	5,466,500,000	-	5,466,500,000	-
- Saigon Mang Den Corporation (the Company holds 1.61% of charter capital)	3,100,000,000	(3,100,000,000)	3,100,000,000	(3,100,000,000)
Total	42,566,500,000	(3,100,000,000)	42,566,500,000	(3,100,000,000)

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Address: No. 18 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.

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Notes to the interim (separate) Financial statements (cont.)

(*) The fair value of these investments has not yet been determined as at 30th June 2025 due to lack of market information. However, based on the current situation of these companies, the Board of Directors believes that the fair value of these investments is greater than the book value as at the accounting period ended.

12. Short-term trade payables

	Ending balance of period	Beginning balance
<i>Trade payables to related parties</i>	<i>204,325,476,165</i>	<i>221,822,867,079</i>
- Intresco Construction JSC	203,050,466,222	221,550,466,222
- Royal Service Restaurant Hotel Travel JSC	1,275,009,943	272,400,857
<i>Trade payables to others</i>	<i>27,525,606,383</i>	<i>32,827,184,121</i>
- Others	27,525,606,383	32,827,184,121
Total	231,851,082,548	254,650,051,200

13. Short-term and long-term advance payments from customers

There are the advance payments from customers for purchasing houses, land.

13a. Short-term advance payments from customers

	Ending balance of period	Beginning balance
<i>Advance payments from related parties</i>	<i>122,769,866,983</i>	<i>74,769,866,983</i>
- Royal Service Restaurant Hotel Travel JSC ⁽¹⁾	48,000,000,000	-
- Others	74,769,866,983	74,769,866,983
<i>Advance payments from others</i>	<i>144,298,616,591</i>	<i>132,750,990,610</i>
- Others	144,298,616,591	132,750,990,610
Total	267,068,483,574	207,520,857,593

⁽¹⁾ The advance deposit from Royal Service Restaurant Hotel Travel JSC according to the Transfer contract No. 440/HĐCN/ĐTKDN dated 12+ June 2025 on transferring the 3rd commercial center floor of the Apartment Complex combining trade, services and hotel at No. 280 Nam Ky Khoi Nghia street, Vo Thi Sau ward, district 3, Ho Chi Minh city.

13b. Long-term advance payments from customers

	Ending balance of period	Beginning balance
<i>Advance payments from related parties</i>	-	-
<i>Advance payments from others</i>	<i>137,285,879,569</i>	<i>138,785,879,569</i>
- Others	137,285,879,569	138,785,879,569
Total	137,285,879,569	138,785,879,569

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Address: No. 18 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.

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Notes to the interim (separate) Financial statements (cont.)

14. Tax and statutory obligations

	Beginning balance		Arising during period		Ending balance of period	
	Payable	Receivable	Payable	Already paid	Payable	Receivable
- Value added tax (VAT)	14,034,533,335	-	7,151,981,146	(3,800,965,222)	17,385,549,259	-
- Value added tax (VAT) on imports	-	-	-	-	-	-
- Special consumption tax (SCT)	150,943,714	-	1,248,547,416	(1,278,769,169)	120,721,961	-
- Corporate income tax (CIT)	11,043,675,221	-	7,628,579,648	(11,854,208,890)	6,818,045,979	-
- Personal income tax (PIT)	165,390,255	-	626,763,301	(662,689,375)	129,464,181	-
- Housing land tax and Land rent	1,471,931,667	-	391,567,460	(219,088,110)	1,644,411,017	-
- Other taxes	1,035,539,278	-	383,850,243	(383,850,243)	1,035,539,278	-
Total	27,902,013,470	-	17,431,289,214	(18,199,571,009)	27,133,731,675	-

Value added tax (VAT)

The Company pay value added tax in accordance with deduction method.

Corporate income tax ("CIT")

Estimated corporate income tax (CIT) payable during the year is as follows:

Items	Current period	Previous period
Total pre-tax accounting profit	11,729,664,667	8,022,873,534
Increase/ Decrease adjustments of accounting profit to determine profit subject to corporate income tax:		
- Increase adjustments	26,413,233,575	11,340,768,687
+ Expenses without valid documents	19,171,042,537	2,175,081,497
+ Interest expenses exceeded 30% of Ebitda	7,242,191,038	9,165,687,190
- Decrease adjustments	-	-
Taxable income	38,142,898,242	19,363,642,221
Losses transferred from subsidiaries in previous year	-	-
Taxed income	38,142,898,242	19,363,642,221
Corporate income tax (CIT) rate	20%	20%
Corporate income tax (CIT) payable under taxed income during year	7,628,579,648	3,872,728,445
Corporate income tax (CIT) adjustments of previous years	-	-
Total corporate income tax (CIT) payable during period	7,628,579,648	3,872,728,445

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For the six-month period ended 30th June 2025

Notes to the interim (separate) Financial statements (cont.)

15. Short-term and long-term accruals**15a. Short-term accruals**

Details	Ending balance of period	Beginning balance
<i>Short-term accruals to related parties</i>	<i>54,255,621,642</i>	<i>59,043,108,290</i>
- Royal Service Restaurant Hotel Travel JSC (loan interest payable)	54,255,621,642	51,735,164,107
- Intresco Construction JSC (construction)	-	7,307,944,183
<i>Short-term accruals to others</i>	<i>5,597,584,824</i>	<i>6,600,936,869</i>
- Loan interest payable	469,935,326	1,021,552,190
- Others	5,127,649,498	5,579,384,679
Total	59,853,206,466	65,644,045,159

15b. Long-term accruals

Details	Ending balance of period	Beginning balance
<i>Long-term accruals to related parties</i>	<i>1,539,429,608</i>	-
- Saigon – Binh Duong Investment Corporation (loan interest payable)	1,539,429,608	-
<i>Long-term accruals to others</i>	-	-
Total	1,539,429,608	-

16. Short-term unearned revenue

This is the real estate rental received in advance from the customer for the entire rental period.

	Ending balance of period	Beginning balance
<i>Unearned revenue with related parties</i>	<i>129,890,909,091</i>	<i>115,436,363,636</i>
- Royal Service Restaurant Hotel Travel JSC	129,890,909,091	115,436,363,636
<i>Unearned revenue with others</i>	<i>434,397,667</i>	<i>33,497,667</i>
- Others	434,397,667	33,497,667
Total	130,325,306,758	115,469,861,303

17. Other short-term and long-term payables**17a. Other short-term payables**

Details	Ending balance of period	Beginning balance
<i>Other short-term payables to related parties</i>	<i>29,858,091,117</i>	<i>73,550,796,755</i>
- Charlieone Vietnam Co., Ltd.	-	8,890,000,000
- Charlieone Vietnam Co., Ltd. (other expenses)	13,024,117	13,142,755

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Notes to the interim (separate) Financial statements (cont.)

Details	Ending balance of period	Beginning balance
- Saigon – Binh Duong Investment Corporation (receive on behalf of)	29,559,450,000	29,559,450,000
- Royal Service Restaurant Hotel Travel JSC	-	35,000,000,000
- Royal Service Restaurant Hotel Travel JSC (management fee and other fees)	285,617,000	88,204,000
Other short-term payables to others	43,437,531,799	43,868,386,266
- Ms Nguyen Xuan Trang ⁽¹⁾	16,910,000,000	16,910,000,000
- Short-term deposits, mortgages	7,217,453,000	6,350,945,000
- Dividends payable (before stocks are registered for custody)	3,547,219,513	3,552,536,413
- Others	15,762,859,286	17,054,904,853
Total	73,295,622,916	117,419,183,021

⁽¹⁾ This is the deposit that the Company must return to Ms Nguyen Xuan Trang due to the liquidation of the sale and purchase contract of apartment No. 24.01 - Terra Royal project according to the Apartment Sale and Purchase Contract No. 89A/HĐMB/ĐTKDN dated 15th April 2024 and the Liquidation Minutes of Apartment No. 24.01 Sale and Purchase Contract No. 266/BBTLHĐ/ĐTKDN dated 30th August 2024.

17b. Other long-term payables

Details	Ending balance of period	Beginning balance
Other long-term payables to related parties	53,066,514,000	18,152,000,000
- Charlieone Vietnam Co., Ltd. (advance deposit)	-	11,152,000,000
- Royal Service Restaurant Hotel Travel JSC ⁽¹⁾	44,000,000,000	-
- Royal Service Restaurant Hotel Travel JSC (advance deposit)	9,066,514,000	7,000,000,000
Other long-term payables to others	-	2,066,514,000
- Long-term deposits, mortgages	-	2,066,514,000
Total	53,066,514,000	20,218,514,000

⁽¹⁾ This is the advance deposit from Royal Service Restaurant Hotel Travel Joint Stock Company according to the Minutes of Agreement and Deposit dated 07th October 2024, to ensure the signing of the business cooperation contract at prize-winning game zones for foreigners on the 4th floor of La Vela SaiGon Hotel.

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Notes to the interim (separate) Financial statements (cont.)

18. Short-term and long-term finance lease loans and liabilities

18a. Short-term finance lease loans and liabilities

Details	Ending balance of period		Beginning balance	
	Amount	Ability to repay	Amount	Ability to repay
Short-term finance lease loans and liabilities payable to related parties	209,206,000,000	209,206,000,000	286,916,000,000	286,916,000,000
- Royal Service Restaurant Hotel Travel JSC ⁽¹⁾	45,700,000,000	45,700,000,000	116,700,000,000	116,700,000,000
- Future Architectural Design JSC ⁽²⁾	109,900,000,000	109,900,000,000	109,900,000,000	109,900,000,000
- Intresco Construction JSC ⁽³⁾	53,606,000,000	53,606,000,000	60,316,000,000	60,316,000,000
Short-term finance lease loans and liabilities payable to other organizations and individuals	168,397,803,825	168,397,803,825	161,033,155,664	161,033,155,664
- JS Commercial Bank for Investment and Development of Vietnam (BIDV) ⁽⁴⁾	48,221,918,675	48,221,918,675	46,878,162,694	46,878,162,694
- LienViet Post JS Commercial Bank – Branch in Ho Chi Minh city ⁽⁵⁾	55,756,000,000	55,756,000,000	51,735,107,820	51,735,107,820
- Vietnam Bank for Agriculture and Rural Development (Agribank) – Tan Binh branch ⁽⁶⁾	50,000,000,000	50,000,000,000	50,000,000,000	50,000,000,000
- Mr. Nguyen Xuan Vinh ⁽⁷⁾	6,419,885,150	6,419,885,150	4,419,885,150	4,419,885,150
- Ms Nguyen Thi Thanh ⁽⁸⁾	8,000,000,000	8,000,000,000	8,000,000,000	8,000,000,000
Current portion of long-term loans	40,200,000,000	40,200,000,000	40,200,000,000	40,200,000,000
- JS Commercial Bank for Investment and Development of Vietnam (BIDV)	40,200,000,000	40,200,000,000	40,200,000,000	40,200,000,000
Total	417,803,803,825	417,803,803,825	488,149,155,664	488,149,155,664

(1) The loan from Royal Service Restaurant Hotel Travel JSC according to the Loan contract No. 01/HĐVV dated 02nd May 2019 and the Contract appendix No. 426/2025/PLHĐVV dated 31st December 2024.

- Loan limit: VND 150,000,000,000.
- Loan term: until 31st December 2025.
- Interest rate: 5%/year.
- Loan purpose: supplementing working capital.
- Collateral: unsecured.

(2) The loan from Future Architectural Design JSC according to the Business Cooperation Contract No. 2002/2024/HĐHTKD/KN-ITC dated 20th February 2024 and the Contract appendix No. 562/2025/PLHĐHTKD/KTTL-ITC dated 28th February 2025.

- Loan limit: VND 157,000,000,000.
- Loan term: until 14th March 2025 and extended until 31st March 2026 according to the Contract appendix.
- Interest rate: 13%/year.
- Loan purpose: supplementing working capital.

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Notes to the interim (separate) Financial statements (cont.)

- Collateral: unsecured.
- (3) The business cooperation amount with Intresco Construction JSC according to the Business Cooperation Contract No. 1208/2024/HĐHTKD/ITC-XD dated 12th August 2024.
 - Total amount of cooperation: VND 85,000,000,000.
 - Cooperation term: 12 months from the date the Company receives the full cooperation amount.
 - Cooperation profit: not lower than 13%/year.
 - Loan purpose: supplementing working capital, share profits from business cooperation according to the terms and conditions specified in the contract.
- (4) The loan from JS Commercial Bank for Investment and Development of Vietnam (BIDV) according to the Loan contract No. 01/2024/93512/HĐTD dated 30th July 2024.
 - Loan limit: VND 70,000,000,000.
 - Loan term: less than 12 months.
 - Interest rate: according to each loan receipt.
 - Loan purpose: supplementing working capital, issuing L/C guarantee for business activities.
 - Collateral: Land-use rights and assets attached to land at No. 106 Ly Chinh Thang street, ward 8, district 3, Ho Chi Minh city (refer to the Notes No. V.8, V.9).
- (5) The loan from LienViet Post JS Commercial Bank – Branch in Ho Chi Minh city according to the Loan contract No. HĐTD5002024137 dated 11th July 2024.
 - Loan limit: VND 55,756,000,000.
 - Loan term: less than 12 months.
 - Interest rate: according to each loan receipt.
 - Loan purpose: real estate project development and financing for working capital needs.
 - Collateral: Land-use rights and assets attached to land at No. 16 Nguyen Dinh Chieu street, Da Kao ward, district 1, Ho Chi Minh city (refer to the Notes No. V.8, V.9); Land-use rights and assets attached to land at Block A, B and C, An Khang Building, An Phu An Khanh ward, Thu Duc city, Ho Chi Minh city (refer to the Notes No. V.10).
- (6) The loan from Vietnam Bank for Agriculture and Rural Development (Agribank) – Tan Binh branch according to the Loan contract No. 6360LAV202400651 dated 30th December 2024.
 - Loan limit: VND 50,000,000,000.
 - Loan term: less than 12 months.
 - Interest rate: according to each loan receipt.
 - Loan purpose: supplement working capital for construction business.
 - Collateral:
 - + Land-use right at land plot No. 86, map sheet No. 64 at Nhon Duc commune, Nha Be district, Ho Chi Minh city; Land-use right at land plot No. 347, 355, 442, 444 at Hamlet 4, Nhon Duc commune, Nha Be district, Ho Chi Minh city.
 - + Commercial and service floor (1st floor) at 0.01 Thinh Vuong Building, No. 531 Nguyen Duy Trinh street, Binh Trung Dong ward, district 2, Ho Chi Minh city.
 - + Land-use right and ownership of houses and other land-attached assets at No. 20 Nguyen Binh Khiem street, Da Kao ward, district 1, Ho Chi Minh city. Assets are owned by the Company (refer to the Notes No. V.9).
 - + Apartment No. 7-01 and Apartment No. 7-02 at Complex Building Lot D&E - Block D1, No. 551A Nguyen Kim Quy street, Phu Hoi commune, Nhon Trach district, Dong Nai province. Assets are owned by the Company (refer to the Notes No. V.10).

INVESTMENT AND TRADING OF REAL ESTATE JOINT STOCK COMPANY

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For the six-month period ended 30th June 2025

Notes to the interim (separate) Financial statements (cont.)

- + Business Area 1 – Block D1; Business Area 2 – Block D1; Business Area 3 – Block D1 at Complex Building Lot D&E – Block D1, No. 55A Nguyen Kim Quy street, Phu Hoi commune, Nhon Trach district, Dong Nai province. Assets are owned by the Company (refer to the Notes No. V.10).

(7) The loan from Mr. Nguyen Xuan Vinh according to the following loan contracts:

- f a. Loan contract No. 61A/2024/HĐVV dated 28th March 2024 and the Contract appendix No. 1 dated 28th June 2024.
- Loan limit: VND 5,000,000,000.
 - Loan term: until 31st December 2025.
 - Interest rate: 11%/year.
 - Loan purpose: supplement working capital for production and business activities.
 - Collateral: unsecured.
- b. Loan contract No. 48/2025/HĐVV dated 24th January 2025.
- Loan limit: VND 2,000,000,000.
 - Loan term: until 24th January 2026.
 - Interest rate: 11%/year.
 - Loan purpose: supplement working capital for production and business activities.
 - Collateral: unsecured.

(8) The loan from Ms Nguyen Thi Thanh according to the Loan contract No. 24/2021/HĐVV dated 05th January 2021 and the Contract appendix No. 5 dated 31st December 2024.

- Loan limit: VND 8,000,000,000.
- Loan term: until 31st December 2025.
- Interest rate: 11%/year.
- Loan purpose: supplement working capital for production and business activities.
- Collateral: unsecured.

Details of arising short-term loans during year are as follows:

	Beginning balance	Arising during period / Current portion of long-term loans	Already paid during period	Ending balance of period
Short-term loans	447,949,155,664	39,780,961,265	(110,126,313,104)	377,603,803,825
Current portion of long-term loans	40,200,000,000	14,200,000,000	(14,200,000,000)	40,200,000,000
Total	488,149,155,664	53,980,961,265	(124,326,313,104)	417,803,803,825

INVESTMENT AND TRADING OF REAL ESTATE JOINT STOCK COMPANY

Address: No. 18 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.

For the six-month period ended 30th June 2025

Notes to the interim (separate) Financial statements (cont.)

18b. Long-term finance lease loans and liabilities

Details	Ending balance of period		Beginning balance	
	Amount	Ability to repay	Amount	Ability to repay
Long-term finance lease loans and liabilities payable to related parties	569,000,000,000	569,000,000,000	-	-
- Saigon – Binh Duong Investment Corporation ⁽¹⁾	569,000,000,000	569,000,000,000	-	-
Long-term finance lease loans and liabilities payable to other organizations and individuals	69,200,000,000	69,200,000,000	83,400,000,000	83,400,000,000
- JS Commercial Bank for Investment and Development of Vietnam (BIDV) ⁽²⁾	69,200,000,000	69,200,000,000	83,400,000,000	83,400,000,000
Total	638,200,000,000	638,200,000,000	83,400,000,000	83,400,000,000

⁽¹⁾ The loan from Saigon – Binh Duong Investment Corporation according to the following loan contracts:

- a. Loan contract No. 425/ĐTKD/HĐVV dated 05th June 2025
 - Loan limit: VND 70,000,000,000
 - Loan term: 36 months from the date of first loan disbursement.
 - Interest rate: 8%/year.
 - Loan purpose: supplement working capital for production and business activities.
 - Collateral: unsecured.
- b. Loan contract No. 441/ĐTKD/HĐVV dated 12th June 2025
 - Loan limit: VND 150,000,000,000
 - Loan term: 36 months from the date of first loan disbursement.
 - Interest rate: 8%/year.
 - Loan purpose: supplement working capital for production and business activities.
 - Collateral: unsecured.
- c. Loan contract No. 445/ĐTKD/HĐVV dated 16th June 2025
 - Loan limit: VND 165,000,000,000
 - Loan term: 36 months from the date of first loan disbursement.
 - Interest rate: 8%/year.
 - Loan purpose: supplement working capital for production and business activities.
 - Collateral: unsecured.
- d. Loan contract No. 446/ĐTKD/HĐVV dated 17th June 2025
 - Loan limit: VND 178,000,000,000
 - Loan term: 36 months from the date of first loan disbursement.
 - Interest rate: 8%/year.
 - Loan purpose: supplement working capital for production and business activities.
 - Collateral: unsecured.

- e. Loan contract No. 494/ĐTKD/HĐVV dated 27th June 2025
- Loan limit: VND 50,000,000,000
 - Loan term: 36 months from the date of first loan disbursement.
 - Interest rate: 8%/year.
 - Loan purpose: supplement working capital for production and business activities.
 - Collateral: unsecured.
- (2) The long-term loan from JS Commercial Bank for Investment and Development of Vietnam (BIDV) according to the Loan limit contract No. 01/2022/93512/HĐTĐTDH dated 01st November 2022.
- Loan limit: VND 180,000,000,000.
 - Loan term: 60 months.
 - Interest rate: according to each loan receipt.
 - Loan purpose: to pay for construction costs of hotel and commercial center items of Terra Royal project.
 - Collateral: Land-use right with total area of 10,473 m² at Phuoc Long ward, Thu Duc city, Ho Chi Minh city (refer to the Notes No. V.7); Land-use right and assets attached to land belonging to the premises of An Khang Building, An Phu An Khanh ward, Thu Duc city, Ho Chi Minh city (refer to the Notes No. V.11); Land-use right with total area of 24,673 m² at The Stars Village, Long Thoi - Nhon Duc Nha Be district, Ho Chi Minh city (refer to the Notes No. V.7); Land-use right and assets formed in the future and the right to exploit benefits arising from Commercial Area and La Vela Saigon Hotel belonging to Terra Royal project (refer to the Notes No. V.11); Land-use right and assets attached to land at No. 106 Ly Chinh Thang street, ward 8, district 3, Ho Chi Minh city (refer to the Notes No. V.10).

Details of arising short-term loans during year are as follows:

	Beginning balance	Arising during period	Transferring current portion of long-term loans	Already paid during period	Ending balance of period
Long-term loans	83,400,000,000	569,950,000,000	(14,200,000,000)	(950,000,000)	638,200,000,000
Total	83,400,000,000	569,950,000,000	(14,200,000,000)	(950,000,000)	638,200,000,000

19. Bonus and welfare funds

	Beginning balance	Increase due to make appropriate from profit	Spending during period	Ending balance of period
Bonus and welfare funds	9,420,755,221	658,319,929	(297,560,000)	9,781,515,150
Total	9,420,755,221	658,319,929	(297,560,000)	9,781,515,150

20. Owners' equity

20a. The movement on the owners' equity

Details of the movement on the owners' equity are presented in the attached Appendix No. 01.

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Notes to the interim (separate) Financial statements (cont.)

20b. Details of the owners' invested equity

	Ending balance of period		Beginning balance	
	Common equity	Proportion (%)	Common equity	Proportion (%)
- Future Architectural Design JSC	237,992,970,000	24.69	237,992,970,000	24.69
- Saigon Real Estate Corporation	155,946,900,000	16.18	155,946,900,000	16.18
- Terra Communication Entertainment Corporation	60,730,680,000	6.30	60,730,680,000	6.30
- Other shareholders	509,083,540,000	52.83	509,083,540,000	52.83
Total	963,754,090,000	100.00	963,754,090,000	100.00

Details of the charter capital contribution are as follows:

	According to the Business Registration Certificate	Contributed charter capital	Remaining Charter capital
	963,754,090,000	963,754,090,000	-
Total	963,754,090,000	963,754,090,000	-

20c. Transactions on capital with owners and distribution of dividends and profit

	Current period	Previous period
- Owners' invested equity		
+ Beginning balance	963,754,090,000	963,754,090,000
+ Increase in year	-	-
+ Ending balance	963,754,090,000	963,754,090,000
- Dividends and profit already divided in year	-	-

20d. Stocks

	Ending balance of period	Beginning balance
Number of stocks being registered to issue		
Number of stocks already issued / public offering	96,375,409	96,375,409
- Common stocks	96,375,409	96,375,409
Number of treasury stocks	440,360	440,360
- Common stocks	440,360	440,360
Number of outstanding stocks	95,935,049	95,935,049
- Common stocks	95,935,049	95,935,049
Nominal value of outstanding stocks: 10,000 VND/stock		

VI. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM (SEPARATE) INCOME STATEMENTS (Currency: VND)

1. Revenues from sale of goods and rendering of services

1a. Total revenues

	<u>Current period</u>	<u>Previous period</u>
- Real estate sales	26,387,982,595	19,849,725,635
- Construction	54,742,476,474	29,515,663,195
- Rental	82,069,063,198	64,766,504,125
- Prize-winning game services	3,567,278,333	9,578,784,208
- Others	20,560,029,749	18,002,803,052
Total	187,326,830,349	141,713,480,215

1b. Revenues from sale of goods and rendering of services to related parties

	<u>Current period</u>	<u>Previous period</u>
- Rental	79,690,909,092	62,600,000,000
- Others	15,126,749,827	13,702,274,026
Total	94,817,658,919	76,302,274,026

2. Cost of goods sold

	<u>Current period</u>	<u>Previous period</u>
- Real estate sales	20,820,323,757	19,116,129,903
- Construction	54,440,454,800	29,109,563,805
- Rental	17,670,687,390	17,723,141,372
- Prize-winning game services	1,325,419,966	11,278,624,081
- Others	17,703,677,137	15,639,052,346
Total	111,960,563,050	92,866,511,507

3. Income from financial activities

	<u>Current period</u>	<u>Previous period</u>
- Interest on deposits, loans	5,043,784,473	4,853,714,055
- Exchange rate differences	36,161,318	381,518,641
- Others	14,083,288	-
Total	5,094,029,079	5,235,232,696

INVESTMENT AND TRADING OF REAL ESTATE JOINT STOCK COMPANY

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For the six-month period ended 30th June 2025

Notes to the interim (separate) Financial statements (cont.)

4. Expenses from financial activities

	Current period	Previous period
- Interest expenses	29,495,935,811	32,178,075,089
- Make/Reversal of provision for financial investment losses	13,344,597,856	9,971,278,883
- Others	1,186,046,966	2,726,000
Total	44,026,580,633	42,152,079,972

5. Selling expenses

	Current period	Previous period
- Wage and salary	3,087,104,884	114,000,000
- Management materials, tools	1,677,220,002	-
- Depreciation/Amortization of fixed assets	36,687,798	-
- Outsourcing expenses	1,679,401,079	-
- Others	186,210,192	53,181,000
Total	6,666,623,955	167,181,000

6. General & administration expenses

	Current period	Previous period
- Wage and salary	9,156,447,131	3,699,246,364
- Depreciation of fixed assets	976,517,542	1,609,850,351
- Others	7,174,637,590	6,779,876,148
Total	17,307,602,263	12,088,972,863

7. Other income

	Current period	Previous period
- Interest from liquidation of fixed assets	-	125,826,682
+ <i>Income from liquidation of fixed assets</i>	-	2,636,363,636
+ <i>Residual value and expenses of fixed assets which are liquidated</i>	-	(2,510,536,954)
- Income from guarantees for business cooperation		5,958,120,000
- Income from compensating for losses in business cooperation		6,546,643,831
- Others	167,709,682	263,656,823
Total	167,709,682	12,894,247,336

8. Other expenses

	Current period	Previous period
- Cost of ceasing business cooperation	-	3,031,708,453
- Others	897,534,542	1,513,632,918
Total	897,534,542	4,545,341,371

9. Gain on stock and diluted gain on stock

These items are not presented in the interim (separate) financial statements of the Company because this is the parent company, and are described in the interim (consolidated) financial statements of the Group under the Clause 3.19, Article 113 of the Circular No. 200/2014/TT-BTC dated 22nd December 2014 of the Ministry of Finance.

10. Expenses from operating activities by nature

	Current period	Previous period
- Wage and salary	15,587,155,015	29,618,017,862
- Depreciation/Amortization of fixed assets	20,422,032,464	33,556,466,791
- Outsourcing expenses	79,269,771,848	23,861,681,342
- Others	3,798,940,434	7,175,627,374
Total	119,077,899,761	94,211,793,369

VII. OTHER INFORMATION (Currency: VND)

1. Contingent assets

The Company has not incurred contingent assets would affect the interim (separate) financial statements, which need any adjustments to the figures or disclosures in the interim (separate) financial statements.

2. Contingent liabilities

As at the date of the interim (separate) financial statements, there is not any factor which may occur the contingent liabilities in order to the Company is obligated to pay.

3. Transactions and balances with related parties

The Company's related parties include: members of key management, individuals related to members of key management and other related parties.

3.1. Income of members of key management (including the Board of Management ("BOM"), the Supervisory Board ("SB"), the Board of Directors and Chief Accountant)

	Position	Current period	Previous period
Mr. Nguyen Manh	Chairperson	120,000,000	120,000,000
Mr. Truong Minh Thuan	Vice Chairperson cum General Director	519,934,000	517,864,000
Mr. Le Vinh Khiem	Member of BOM	72,000,000	72,000,000
Mr. Tran Huu Khanh	Member of BOM	72,000,000	72,000,000
Ms Nguyen Thi Xuan Trang	Member of BOM	72,000,000	72,000,000

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For the six-month period ended 30th June 2025

Notes to the interim (separate) Financial statements (cont.)

	Position	Current period	Previous period
Ms Phan Hong Lien	Head of the Supervisory board	72,000,000	72,000,000
Ms Ho Thi Luu	Member of the Supervisory board	30,000,000	30,000,000
Mr. Le Quang Son	Member of the Supervisory board	30,000,000	30,000,000
Mr. Doan Huu Chi	Deputy General Director	327,481,000	311,679,400
Mr. Au Chi Nhan	Deputy General Director	253,950,000	239,066,200
Total		1,569,365,000	1,536,609,600

3.2. Transactions and balances with other related parties

Related parties	Relationship
1. Saigon – Binh Duong Investment Corporation	Subsidiary
2. Intresco Construction JSC	Subsidiary
3. Royal Service Restaurant Hotel Travel JSC	Subsidiary
4. Long Binh Construction - Trading – Producing JSC	Associated company
5. Travel World Trading JSC	Associated company
6. Gia Dinh Development Corporation	Other Investment
7. Housing Development Bac Trung Nam JSC	Other Investment
8. Saigon Mang Den Corporation	Other Investment
9. Saigon Vien Dong Co., Ltd.	Having the same key member
10. Khang Nam Investment Real Estate JSC	The leader related to the Company's key member
11. Charlieone Vietnam Co., Ltd.	Business cooperation partner
12. Future Architectural Design JSC	Major shareholder of the Company
13. Saigon Real Estate Corporation	Major shareholder of the Company
14. Terra Communication Entertainment Corporation	Major shareholder of the Company
15. Ms Le Thi Tram Anh	Person related to key member
16. Mr. Truong Minh Dat	Person related to key member

INVESTMENT AND TRADING OF REAL ESTATE JOINT STOCK COMPANY

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For the six-month period ended 30th June 2025

Notes to the interim (separate) Financial statements (cont.)

Transactions with other related parties

	Current period	Previous period
Saigon – Binh Duong Investment Corporation		
- Intresco repays loan	950,000,000	-
- Intresco borrows	569,950,000,000	-
- Interest on loan	1,539,429,608	-
- Capital investment	675,360,000,000	-
- Intresco lends	8,850,000,000	8,320,000,000
- Loan recovery	102,319,066,023	-
- Loan interest	5,035,128,168	4,751,821,856
- Loan interest collection	10,226,298,368	-
- Recovery from payment on-behalf	-	97,200,000
Intresco Construction JSC		
- Construction cost	9,931,500,840	33,051,600,000
- Revenue from rental spaces	54,545,454	54,545,454
- Revenue from electricity, water	29,935,013	-
- Payment on-behalf	-	29,130,799
- Recovery from payment on-behalf	-	12,422,423
- Borrowings recovery	8,900,000,000	-
- Borrowings payment	2,000,000,000	-
- Pay for business cooperation	6,710,000,000	-
- Expenses from business cooperation	3,766,828,713	-
- Other advances	-	400,000,000
Royal Service Restaurant Hotel Travel JSC		
- Rental revenue	79,636,363,638	62,545,454,546
- Revenue from other services (electricity, water)	15,096,814,814	13,702,274,026
- Intresco repays loan principal	71,000,000,000	125,000,000,000
- Intresco borrows	-	15,118,501,571
- Interest on loan	2,520,457,535	8,776,747,758
- Expenses for prize-winning game business services	-	3,359,427,446
- Intresco receives deposit	50,066,514,000	-
- Intresco receives capital contribution under cooperation contract	9,000,000,000	-
- Other payments	197,413,000	-
Khang Nam Investment Real Estate JSC		
- Pay electricity and water bills on behalf of	3,259,794	4,780,231
Charlieone Vietnam		

INVESTMENT AND TRADING OF REAL ESTATE JOINT STOCK COMPANY

Address: No. 18 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.

For the six-month period ended 30th June 2025

Notes to the interim (separate) Financial statements (cont.)

	Current period	Previous period
- Distribution of profits (losses) from operating activities	-	(34,111,072,869)
- Income from business cooperation guarantees	-	5,958,120,000
- Refund of advance deposit	12,338,046,966	-
Future Architectural Design JSC		
- Intresco borrows	-	157,000,000,000
- Intresco repays loan	-	32,000,000,000
- Interest on loan	7,084,786,301	8,849,571,484
- Intresco pays interest on loan	7,120,989,041	8,849,571,484
- Intresco refunds advance payment	-	17,550,000,000

Balances with other related parties

Balances with other related parties are described in the Notes No. V.2, V.3, V.4, V.5, V.13, V.14, V.16, V.17, V.18, V.19.

4. Segment Reporting

- *Segment reporting is presented according to the business field*

	Real estate sales	Construction	Rental	Prize-winning game	Others	Total
Current period						
Net revenues	26,387,982,595	54,742,476,474	82,069,063,198	3,567,278,333	20,560,029,749	187,326,830,349
Cost of goods sold	20,820,323,757	54,440,454,800	17,670,687,390	1,325,419,966	17,703,677,137	111,960,563,050
Gross profit	5,567,658,838	302,021,674	64,398,375,808	2,241,858,367	2,856,352,612	75,366,267,299
Previous period						
Net revenues	19,849,725,635	29,515,663,195	64,766,504,125	9,578,784,208	18,002,803,052	141,713,480,215
Cost of goods sold	19,116,129,903	29,109,563,805	17,723,141,372	11,278,624,081	15,639,052,346	92,866,511,507
Gross profit	733,595,732	406,099,390	47,043,362,753	(1,699,839,873)	2,363,750,706	48,846,968,708

- *Segment reporting is presented according to geography*

In year, whole activities of the Company take place only in the territory of Vietnam.

5. Collateral**Collateral for other entities**

The Company has used inventories, intangible fixed assets and investment properties as collateral for loans at banks (refer to the Notes No. V.6, V.9, V.10 and V.18).

Mortgage assets of other entities

The Company did not hold the collateral of the other entities.

6. Going-concern assumption

As at the date of the interim (separate) financial statements, there is not any factor which affect the going-concern assumption of the Company. Therefore, the interim (separate) financial statements for the six-month period ended 30th June 2025 are prepared on the basis of the going-concern assumption.

7. Subsequent events

The Company's the interim (separate) financial statements for the six-month period ended 30th June 2025 would not be seriously affected by any important items, transactions, or any extraordinary events from 30th June 2025 to the date of this Report, which would require any adjustments to the figures or disclosures in the interim (separate) financial statements.

Ho Chi Minh city, 26th August 2025.

Prepared by

PP. Chief Accountant

General Director



NGUYEN THI NGOC



NGUYEN KHAC VIET



TRƯƠNG MINH THUẬN

INVESTMENT AND TRADING OF REAL ESTATE JOINT STOCK COMPANY
Address: No. 18 Nguyen Binh Khiem street, Tan Dinh ward, Ho Chi Minh city.
INTERIM (SEPARATE) FINANCIAL STATEMENTS

For the six-month period ended 30th June 2025

Notes to the interim (separate) Financial statements (cont.)

APPENDIX NO. 01 - THE MOVEMENT ON THE OWNERS' EQUITY

Items	Owners' invested equity	Surplus of share capital	Treasury stock	Development and investment funds	Undistributed earnings after tax	Total
	1	2	3	4	5	6
A						
<i>For the six-month period ended 30th June 2024</i>						
As at 01st January 2024	963,754,090,000	748,683,126,824	(9,825,117,611)	93,974,307,491	242,412,891,116	2,038,999,297,820
Increase in period	-	-	-	2,401,101,509	4,150,145,089	6,551,246,598
- Profit during period	-	-	-	-	4,150,145,089	4,150,145,089
- Supplement from profit distribution	-	-	-	2,401,101,509	-	2,401,101,509
Decrease in period	-	-	-	-	(5,131,572,075)	(5,131,572,075)
- Appropriation of Development and investment funds	-	-	-	-	(2,401,101,509)	(2,401,101,509)
- Appropriation of Bonus and welfare funds	-	-	-	-	(1,560,268,894)	(1,560,268,894)
- Bonus to the Board of Management and the Supervisory Board	-	-	-	-	(1,170,201,672)	(1,170,201,672)
As at 30th June 2024	963,754,090,000	748,683,126,824	(9,825,117,611)	96,375,409,000	241,431,464,130	2,040,418,972,343
<i>For the six-month period ended 30th June 2025</i>						
As at 01st January 2025	963,754,090,000	748,683,126,824	(9,825,117,611)	96,375,409,000	272,076,367,274	2,071,063,875,487
Increase in period	-	-	-	-	4,101,085,019	4,101,085,019
- Profit during period	-	-	-	-	4,101,085,019	4,101,085,019
- Supplement from profit distribution	-	-	-	-	-	-
Decrease in period (*)	-	-	-	-	(1,152,059,876)	(1,152,059,876)
- Appropriation of Development and investment funds	-	-	-	-	-	-
- Appropriation of Bonus and welfare funds	-	-	-	-	-	-
- Bonus to the Board of Management and the Supervisory Board	-	-	-	-	(658,319,930)	(658,319,930)
As at 30th June 2025	963,754,090,000	748,683,126,824	(9,825,117,611)	96,375,409,000	275,025,392,417	2,074,012,900,630

(*) The Company has distributed profit during period according to the Resolution of the Annual General Meeting of Shareholders No. 01/NQ-DHCD dated 29th April 2025.

Prepared by

PP. Chief Accountant

Nguyen Thi Ngoc

NGUYEN THI NGOC

Nguyen Khac Viet

NNGUEN KHAC VIET

Ho Chi Minh city, 26th August 2025

General Director



