Investment and Trading of Real Estate Joint Stock Company
No. 18 Nguyen Binh Khiem Street, Tan Dinh Ward, HCMC
Tel: (84-8) 38230256 - Fax: 38293764 Email: intresco@intresco.com.vn - www.intresco.com.vn

Separate Financial Statements

For the quarter II.2026
30 June 2026

SEPARATE BALANCE SHEET

as at 30 june 2026

VND

ITEMS	CODE	NOTES	Ending balance	Beginning balance
1	2	3	4	5
A - CURRENT ASSETS	**100**	-	**1.298.008.641.239**	**1.370.589.650.089**
I. Cash and cash equivalents	**110**	**VI.1**	**23.538.397.694**	**20.399.684.663**
1. Cash	111	-	23.538.397.694	20.399.684.663
II. Short-term investments	**120**	**VI.2**	**5.100.000.000**	-
1. Held-to-maturity investments	123	-	5.100.000.000	-
III. Current receivables	**130**	-	**177.311.089.494**	**263.586.245.418**
1. Short-term trade receivables	131	**VI.3a**	116.655.590.270	118.240.609.582
2. Short-term advances to suppliers	132	**VI.3b**	73.081.835.278	89.896.107.351
3. Other short-term receivables	135	**VI.4a**	5.366.754.946	65.242.619.485
4. Allowance for doubtful receivables	136	-	(17.793.091.000)	(9.793.091.000)
IV. Inventories	**140**	**VI.7**	**1.089.920.971.260**	**1.085.164.602.484**
1. Inventories	141	-	1.103.578.403.513	1.098.822.034.737
2. Provision for obsolete inventories	142	-	(13.657.432.253)	(13.657.432.253)
V. Other current assets	**160**	-	**2.138.182.791**	**1.439.117.524**
1. Short-term prepaid expenses	161	**VI.13**	1.696.807.336	1.439.117.524
2. Deductible value-added tax	162	-	441.375.455	-
B - NON-CURRENT ASSETS	**200**	-	**2.822.777.897.379**	**2.746.973.253.005**
I. Long-term receivables	**210**	-	**18.836.413.957**	**11.893.000.000**
1. Other long-term receivables	215	-	21.497.473.957	14.554.060.000
2. Provision for long-term doubtful debts	216	**VI.4b**	(2.661.060.000)	(2.661.060.000)
II. Fixed assets	**220**	-	**292.236.366.023**	**295.465.763.645**
1. Tangible fixed assets	221	-	48.714.509.747	51.902.550.215
- Cost	*222*	***VI.9***	83.665.484.568	83.665.484.568
- Accumulated depreciation	*223*	-	(34.950.974.821)	(31.762.934.353)
2. Intangible fixed assets	227	-	243.521.856.276	243.563.213.430
- Cost	*228*	***VI.10***	243.641.258.382	243.641.258.382
- Accumulated depreciation	*229*	-	(119.402.106)	(78.044.952)
III. Investment properties	**240**	-	**1.373.763.654.449**	**1.391.783.099.747**
- Cost	*241*	***VI.12***	1.618.145.561.700	1.618.145.561.700
- Accumulated depreciation	*242*	-	(244.381.907.251)	(226.362.461.953)

ITEMS		CODE	NOTES	Ending balance	Beginning balance
1		2	3	4	5
IV.	**Long-term investments**	**260**	-	**1.121.319.113.183**	**1.029.407.278.800**
1.	Investments in subsidiaries	261	**VI.2**	1.152.320.000.000	1.052.320.000.000
2.	Investments in associates, jointly controlled entities	262	-	21.000.000.000	21.000.000.000
3.	Investments in other entities	263	-	42.566.500.000	42.566.500.000
4.	Provision for diminution in value of long-term investments	264	-	(95.067.386.817)	(92.079.221.200)
5.	Long-term held-to-maturity investments	265	-	500.000.000	5.600.000.000
V.	**Other long-term assets**	**270**	-	**16.622.349.767**	**18.424.110.813**
1.	Long-term prepaid expenses	271	-	15.035.001.292	16.836.762.338
2.	Deferred tax assets	272	**VI.13**	1.587.348.475	1.587.348.475
	TOTAL ASSETS (270=100+200)	**280**	-	**4.120.786.538.618**	**4.117.562.903.094**
C -	**LIABILITIES**	**300**	-	**2.007.597.773.702**	**2.038.328.488.548**
I.	**Current liabilities**	**310**	-	**1.119.945.164.023**	**1.187.676.295.309**
1.	Short-term trade payables	311	-	140.857.623.299	179.814.648.842
2.	Short-term advances from customers	312	**VI.15a**	175.035.184.768	259.314.650.574
3.	Dividends and profit payable	313	**VI.15b**	3.547.219.513	3.547.219.513
4.	Tax and statutory obligations	314	**VI.16**	40.778.992.188	25.044.242.272
5.	Payables to employees	315	**VI.17**	1.035.934.512	2.172.750.314
6.	Short-term accrued expenses	316	-	80.638.316.895	72.121.224.924
7.	Short-term unearned revenue	319	-	203.888.943.123	127.105.306.757
8.	Other short-term payables	320	**VI.20**	126.205.780.275	232.753.650.895
9.	Short-term finance lease loans and liabilities	321	**VI.19a**	338.434.529.440	276.774.146.068
10.	Bonus & welfare fund	323	**VI.21a**	9.522.640.010	9.028.455.150
II.	**Non-current liabilities**	**330**	-	**887.652.609.679**	**850.652.193.239**
1.	Long-term advance from customers	332	-	132.743.479.569	135.185.879.569
2.	Long-term accrued expenses	334	-	47.606.081.663	24.463.265.223
3.	Long-term unearned revenue	337	-	5.462.272.538	5.462.272.538
4.	Other long-term liabilities	338	**VI.20b**	73.066.514.000	73.066.514.000
5.	Long-term finance lease loans and liabilities	339	**VI.19b**	627.500.000.000	611.200.000.000
6.	Long-term provision	343	-	1.274.261.909	1.274.261.909
D -	**OWNERS' EQUITY**	**400**	-	**2.113.188.764.916**	**2.079.234.414.546**
1.	Share capital	411	**VI.23**	963.754.090.000	963.754.090.000

ITEMS		CODE	NOTES	Ending balance	Beginning balance
1		2	3	4	5
	- Ordinary shares with voting rights	411a	-	963.754.090.000	963.754.090.000
2.	Share premium	412	-	748.683.126.824	748.683.126.824
3.	Treasury shares	415	-	(9.825.117.611)	(9.825.117.611)
4.	Investment and development fund	418	-	96.375.409.000	96.375.409.000
5.	Retained earnings	420	-	314.201.256.703	280.246.906.333
	- Retained earnings at beginning of the year	420a	-	279.247.234.473	270.924.307.398
	- Profit for the year	420b	-	34.954.022.230	9.322.598.935
	TOTAL LIABILITIES AND OWNERS' EQUITY (440=300+400)	**440**		**4.120.786.538.618**	**4.117.562.903.094**

Approved, 28th july 2026

M.S.D.N: 0302199964 - C.T.C.P
CÔNG TY
CỔ PHẦN
ĐẦU TƯ KINH DOANH
NHÀ
QUẬN 1 - T.P HỒ CHÍ MINH

Ms. Nguyen Thi Ngoc	***Ms. Ha Thu Huong***	***Mr. Truong Minh Thuan***
Preparer	***Chief Accountant***	***General Director***

Investment and Trading of Real Estate Joint Stock Company
No. 18 Nguyen Binh Khiem Street, Tan Dinh Ward, HCMC

B01–DN
TT99/2025/TT-BTC

SEPARATE INCOME STATEMENT
QII. 2026

ITEMS	CODE	NOTES	QII. 2026	QII. 2025	Accumulated current year	Accumulated previous year
1	2	3	4	5	6	7
1. Revenue from sale of goods and rendering of services	01	VII.1	103.244.007.382	103.735.602.688	223.463.581.230	187.326.830.349
2. Deductions	02		-	-	-	-
3. Net revenues from sale of goods and rendering of services	10		103.244.007.382	103.735.602.688	223.463.581.230	187.326.830.349
4. Costs of goods sold and rendering of services	11	VII.3	65.871.030.738	65.357.163.328	152.233.889.962	111.960.563.050
5. Gross profit from sale of goods and rendering of services	20		37.372.976.644	38.378.439.360	71.229.691.268	75.366.267.299
6. Profit/loss from the sale or disposal of investment property	21		-	-	-	-
7. Financial income	22	VII.4	16.977.399	2.053.933.295	20.419.638.892	5.094.029.079
8. Financial expenses	23	VII.5	27.051.548.521	21.311.206.776	54.835.016.837	44.026.580.633
- In which: Interest expenses	*24*		*25.978.967.483*	15.367.033.498	*51.846.851.220*	29.495.935.811
9. Selling expenses	25		1.462.092.240	2.930.875.410	2.951.559.895	6.666.623.955
10. General & administration expenses	26		12.623.280.202	8.388.003.620	23.378.299.763	17.307.602.263
11. Operating profit/(loss)	30		(3.746.966.920)	7.802.286.849	10.484.453.665	12.459.489.527

ITEMS	CODE	NOTES	QII. 2026	QII. 2025	Accumulated current year	Accumulated previous year
1	2	3	4	5	6	7
12. Other income	31	VII.6	39.169.064.127	63.824.029	40.617.266.921	167.709.682
13. Other expenses	32	VII.7	801.020.058	249.174.385	1.095.277.415	897.534.542
14. Other profit /(loss)	40		38.368.044.069	(185.350.356)	39.521.989.506	(729.824.860)
15. Accounting profit/(loss) before tax	50		34.621.077.149	7.616.936.493	50.006.443.171	11.729.664.667
16. Current Corporate Income Tax expenses	51	VII.10	12.343.801.826	4.228.267.889	15.052.420.941	7.628.579.648
17. Deferred Corporate Income Tax expenses (credit)	52	VII.11	-	-	-	-
18. Net profit/(loss) after tax	60		22.277.275.323	3.388.668.604	34.954.022.230	4.101.085.019

Approved, 28th july 2026

M.S.D.N: 0302199884 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ - KINH DOANH NHÀ
QUẬN 1 - TP. HỒ CHÍ MINH

Ms. Nguyen Thi Ngoc	*Ms. Ha Thu Huong*	*Mr. Truong Minh Thuan*
Preparer	*Chief Accountant*	*General Director*

SEPARATE STATEMENT OF CASH FLOW
QII. 2026

VND

ITEMS	CODE	Accumulated current year	Accumulated previous year
1	2	3	4
I. CASH FLOWS FROM OPERATING ACTIVITIES			
Net profit (loss) before tax	**01**	**50.006.443.171**	**11.729.664.667**
Adjustments for:			
- Depreciation and amortisation	02	21.248.842.920	20.422.032.464
- Provisions	03	10.988.165.617	13.344.597.856
- Unrealised foreign exchange (gains) losses	04	-	1.186.046.966
- (Profits) losses from investing activities	05	(20.419.332.892)	(5.035.128.168)
- Interest expenses	06	51.846.851.220	29.495.935.811
- Other	07	-	-
Operating income (loss) before changes in working capital	**08**	**113.670.970.036**	**71.143.149.596**
- Increase, decrease in receivables	09	70.889.456.449	6.265.926.839
- Increase, decrease in inventories	10	(4.756.368.776)	16.868.432.872
- Increase, decrease in payables	11	(145.453.206.917)	34.681.462.760
- Increase, decrease in prepaid expenses	12	1.544.071.234	1.369.235.412
- Increase, decrease trading securities	13	-	-
- Interest paid	14	(20.281.671.987)	(27.978.830.321)
- Enterprise income tax paid	15	(10.349.676.335)	(11.854.208.890)
- Other cash inflows from operating activities	16	-	-
- Other cash outflows from operating activities	17	(505.487.000)	(791.299.947)
Net cash flows from (used in) operating activities	**20**	**4.758.086.704**	**89.703.868.321**
II. CASH FLOWS FROM INVESTING ACTIVITIES		-	-
- Purchase and construction of fixed assets and other long-term assets	21	-	(899.000.120)
- Proceeds from disposals of fixed assets and other long-term assets	22	-	-
- Loans to other entities and payments for purchase of debt instruments of other entities	23	-	(8.850.000.000)
- Collections from borrowers and proceeds from sale of debt instruments of other entities	24	-	102.319.066.023
- Payments for investments in other entities	25	(100.000.000.000)	(675.360.000.000)
- Proceeds from sale of investments in other entities	26	-	-
- Interest and dividends received	27	20.420.242.955	10.226.298.368

ITEMS	CODE	Accumulated current year	Accumulated previous year
1	2	3	4
Net cash flows from (used in) investing activities	**30**	**(79.579.757.045)**	**(572.563.635.729)**
III. CASH FLOWS FROM FINANCING ACTIVITIES		-	-
- Capital contribution and issuance of shares	31	-	-
- Capital redemption	32	-	-
- Borrowings received	33	130.299.183.816	609.730.961.265
- Borrowings repaid	*34*	(52.338.800.444)	(125.276.313.104)
- Finance lease principal paid	*35*	-	-
- Dividends paid	**36**	-	-
Net cash flows from (used in) financing activities	**40**	**77.960.383.372**	**484.454.648.161**
Net increase (decrease) in cash and cash equivalents	50	3.138.713.031	1.594.880.753
Cash and cash equivalents at beginning of year	**60**	**20.399.684.663**	**27.606.178.415**
Impact of exchange rate fluctuation	61	-	-
Cash and cash equivalents at end of year	**70**	**23.538.397.694**	**29.201.059.168**

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Approved, 28th july 2026

CÔNG TY CỔ PHẦN ĐẦU TƯ - KINH DOANH NHÀ

Ms. Nguyen Thi Ngoc	***Ms. Ha Thu Huong***	***Mr. Truong Minh Thuan***
Preparer	***Chief Accountant***	***General Director***

Investment and Trading of Real Estate Joint Stock Company
No. 18 Nguyen Binh Khiem Street, Tan Dinh Ward, HCMC

NOTES TO THE (SEPARATE) FINANCIAL STATEMENTS

I. CORPORATE INFORMATION

Investment and Trading of Real Estate Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate No. 4103000250 issued by the Department of Planning and Investment of Ho Chi Minh City on 28 December 2000, as amended. The Company has emerged from the equitization of Investment and Trading of Real Estate Company, which was a wholly owned subsidiary of Saigon Real Estate Corporation.

The Company was listed on the Ho Chi Minh Stock Exchange with trading code ITC in accordance with the Decision No. 115/QD-SGDHCM issued by the Ho Chi Minh Stock Exchange on 24 September 2009.

The Company's registered office is located at No. 18, Nguyen Binh Khiem Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam.

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.

COMPANY STRUCTURES

Subsidiaries

No.	Name of subsidiary	Head office	Ratio of capital contribution		Proportion of voting rights		Proportion of interest	
			Ending balance	Beginning balance	Ending balance	Beginning balance	Ending balance	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. 83 Ly Chinh Thang street, Xuan Hoa 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%
4.	Nam A House Trading JSC	No. 160 - 27/4 street, Ba Ria ward, Ho Chi Minh city	90,58%	90,58%	90,58%	90,58%	90,58%	90,58%

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	Beginning balance	Ending balance	Beginning balance	Ending balance	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%

II. BASIS OF PREPARATION

2.1 Purpose of preparing the separate financial statements

The Company has four subsidiaries as disclosed in Note VIII.3 The Company prepared these separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries for period ended 31 March 2026.

Users of the separate financial statements should read them together with the said consolidated financial statements in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Company and its subsidiaries.

2.2 Accounting standards and system

The business accounting regime according to Circular 99/2025/TT-BTC applies to enterprises in all fields, all economic sectors.

The separate financial statements of the Company, expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards No. 27 - Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying separate financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the separate financial position and separate results of operations and separate cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

III. APPLIED ACCOUNTING DOCUMENTATION SYSTEM

The Company's applied accounting documentation system is the Journal Voucher system.

3.1 Fiscal year

The Company's fiscal year applicable for the preparation of its separate financial statements starts on 1 January and ends on 31 December.

3.2 Accounting currency

The separate financial statements are prepared in VND which is also the Company's accounting currency.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1 Principles for translating financial statements denominated in foreign currencies into Vietnam Dong

The translation of financial statements denominated in foreign currencies into Vietnam Dong is carried out in accordance with the guidance of the Vietnamese Accounting Regime. Specifically:

- Assets and liabilities are translated at the closing exchange rate;
- Contributed equity is translated at the exchange rate at the date of contribution;
- The Statement of Profit or Loss and the Statement of Cash Flows are translated at actual exchange rates.

4.2 Exchange rates applied in accounting

The bank selected for applying exchange rates in accounting is Bank for Investment and Development of Vietnam (BIDV).

The exchange rate applied for initial recognition and remeasurement of monetary items denominated in foreign currencies at the end of the accounting period is the average transfer buying and selling rate of the commercial bank where the Company regularly conducts transactions, as at the reporting date.

4.3 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.

4.4 Financial investments

a) Trading securities

- This account is used to reflect the current value and the purchase and sale activities of securities held for trading purposes in accordance with legal regulations. This account does not reflect investments held to maturity, such as loans under agreements between two parties, term deposits, bonds, commercial papers, treasury bills, promissory notes, etc., that are held until maturity.
- Recognition: Financial assets are recognized when the Company becomes a party to the contractual provisions of the instrument. Regular-way purchases and sales are recognized on the trade date.
- Initial measurement: Financial assets are initially measured at fair value, with transaction costs recognized immediately in profit or loss.
- Subsequent measurement: After initial recognition, these financial assets are measured at fair value, with changes in fair value recognized in profit or loss in the period in which they arise.

b) Held-to-maturity investments (including term deposits, bonds, loans and and other debt instruments)

- Carrying amount: Recorded at cost.
- Impairment assessment: Based on evidence of irrecoverable amounts.

c) Investments in other entities (including investments in subsidiaries, joint ventures, associates and other equity investments)

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.

4.5 Receivables

Presentation: Receivables are presented at their amortised cost, net of any loss allowance for expected credit losses. The classification of receivables into trade receivables and other receivables is based on the following principles:

- Trade receivables represent amounts due from customers arising from commercial transactions resulting from the sale and purchase of goods and services between the Company and buyers that are independent entities.
- Other receivables represent non-commercial receivables that are not related to purchase and sale transactions.

Recognition of impairment losses: Changes in the loss allowance are recognized in profit or loss in the period in which they arise.

4.6 *Inventories - inventory properties*

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and net realisable value.

Cost of inventory properties includes:

- Freehold and leasehold rights for land;
- Amounts paid to contractors for construction; and
- Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

Net realisable value is the estimated selling price in the ordinary course of the business, based on market conditions at the reporting date, adjusted for the time value of money less estimated costs to completion and the estimated costs of sale.

The carrying amount of inventories is recognized as cost of sales in the Statement of Profit or Loss when the related real estate is sold. The cost of real estate sold is determined based on specific costs directly attributable to the units sold; and allocation of common costs based on a reasonable and consistent basis.

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Company, based on appropriate evidence of impairment available at the separate balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the separate income statement.

4.7 *Accounting policies for property, plant and equipment, intangible assets, finance leases and investment property*

a) Property, plant and equipment and intangible assets

Recognition and measurement: Property, plant and equipment and intangible assets are stated at cost less accumulated depreciation/amortisation and any accumulated impairment losses.

Cost: The cost of an asset comprises its purchase price and any directly attributable costs necessary to bring the asset to the location and condition required for it to be capable of operating as intended by management.

Subsequent expenditure: Expenditures that increase the future economic benefits of the asset beyond its originally assessed standard of performance (such as major upgrades or improvements) are capitalised as part of the asset's carrying amount. Routine maintenance and repair costs are recognized in profit or loss as incurred.

Derecognition: An asset is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. The asset's cost and accumulated depreciation/amortisation are derecognised, and any resulting gain or loss (being the difference between net disposal proceeds and the carrying amount) is recognized in profit or loss in the period of disposal.

Depreciation and amortisation: Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	10 - 25 years
Machinery and equipment	2 - 10 years
Means of transportation	5 - 10 years
Office equipment	3 - 5 years

Office equipment 3 years

The estimated useful lives and depreciation/amortisation rates of property, plant and equipment and intangible assets are reviewed periodically to ensure that the method and period of depreciation are consistent with the expected pattern of economic benefits derived from the use of the assets.

b) Investment properties

Recognition and measurement: Investment property is stated at cost, including directly attributable transaction costs, less accumulated depreciation and any accumulated impairment losses.

Subsequent expenditure: Subsequent costs relating to investment property are capitalised in the carrying amount when it is probable that future economic benefits associated with the item will flow to the Company and the cost can be measured reliably. Other expenditure, including routine maintenance and repairs, is recognized in profit or loss as incurred.

Depreciation and amortisation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset, as follows:

Land and buildings 25 - 50 years

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the separate income statement in the period of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

4.8 Taxation

Current income tax

Current income tax: Current income tax is the tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, as well as adjustments for non-taxable income and carried-forward losses.

Corporate income tax rate: 20%.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the separate balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- Where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- In respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except :

- Where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- In respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each separate balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at each separate balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the separate balance sheet date.

Deferred tax is charged or credited to the separate income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- Either the same taxable entity; or
- When the Company intends either to settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered

4.9 *Prepaid expenses*

Prepaid expenses are reported as short-term or long-term prepaid expenses on the separate balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

4.10 *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.

4.11 *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 recognized as expenses from financial activities.

4.12 *Principles for recognition of unearned revenue*

Unearned revenue includes: amounts received in advance from customers for one or more accounting periods relating to asset leasing, and the difference between the selling price under deferred or installment payment terms and the cash selling price, etc.

Method of allocation of unearned revenue: revenue is recognized and allocated over the period during which the customer receives the corresponding services.

4.13 *Owners' equity*

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

4.14 *Treasury shares*

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss upon purchase, sale, issue or cancellation of the Company's own equity instruments.

4.15 *Profit distribution*

Profit after corporate income tax is distributed to shareholders after appropriating for funds in accordance with the Charter of Parent company and subsidiaries 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.

4.16 *Revenue recognition*

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

Sale of completed property: A property is regarded as sold when the significant risks and returns have been transferred to the buyer, which is normally on unconditional exchange of contracts. For conditional exchanges, sales are recognized only when all the significant conditions are satisfied.

Construction contract revenue: Where the outcome of a construction contract can be estimated reliably, revenue and costs are recognised by reference to the amount of work completed and certified by customers at the separate balance sheet date. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customers.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. Contract costs are recognised as expense in the year in which they are incurred.

Rental income: Rental income arising from operating leases is accounted for on a straight-line basis over the term of the lease.

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.

Rendering of services: Revenue from rendering of services is recognised upon the completion of services rendered.

Interest: Income is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

Dividends: Income is recognised when the Company's entitlement as an investor to receive the dividend is established.

4.17 Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the period in which they are incurred, except to the extent that they are capitalized as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset.

4.18 Related parties

Parties are considered to be related parties of the group if one party has the ability to, directly or indirectly, control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of their families.

VI. Notes for the Separate Financial Statements

VND

1. *CASH AND CASH EQUIVALENTS*	*Ending balance*	*Beginning balance*
Cash on hand	18.450.994.546	16.497.681.951
Cash in banks	5.087.403.148	3.845.320.712
Cash equivalents		56.682.000
TOTAL	***23.538.397.694***	***20.399.684.663***
	-	-

	2. *FINANCIAL INVESTMENTS*		*Ending balance*			*Beginning balance*	
		Original amount	*Book Value*	*Provision*	*Original amount*	*Book Value*	*Provision*
a.	***Financial investments***	**5.600.000.000**	**5.600.000.000**	**-**	**5.600.000.000**	**5.600.000.000**	**-**
	- Held-to-maturity investments (short-term)	5.100.000.000	5.100.000.000	-	-	-	-
	- Held-to-maturity investments (long-term)	-	-	-	5.100.000.000	5.100.000.000	-
	- Bonds (long-term)	500.000.000	500.000.000	-	500.000.000	500.000.000	-
b.	***Investment in subsidiaries***	***1.152.320.000.000***	***1.082.954.588.428***	***69.365.411.572***	***1.052.320.000.000***	***971.451.620.258***	***80.868.379.742***
	Intresco Construction Joint Stock Company ("IC")	34.000.000.000	34.000.000.000		34.000.000.000	34.000.000.000	
	Sai Gon Binh Duong Joint Stock Company ("Sabinco")	868.320.000.000	798.954.588.428	69.365.411.572	868.320.000.000	787.451.620.258	80.868.379.742
	Royal Service Restaurant Hotel Travel Joint Stock Company ("Royal")	150.000.000.000	150.000.000.000		150.000.000.000	150.000.000.000	
	Nam A Housing Business JSC*	100.000.000.000	100.000.000.000		-	-	
c.	***Investment in an associate***	***21.000.000.000***	***5.567.420.955***	***15.432.579.045***	***21.000.000.000***	***12.889.158.542***	***8.110.841.458***
	Long Binh Construction - Trading - Producing Joint Stock Company	21.000.000.000	5.567.420.955	15.432.579.045	21.000.000.000	12.889.158.542	8.110.841.458
d.	***Investment in other entities***	***42.566.500.000***	***32.297.103.800***	***10.269.396.200***	***42.566.500.000***	***39.466.500.000***	***3.100.000.000***
	Gia Dinh Development Corporation	34.000.000.000	26.830.603.800	7.169.396.200	34.000.000.000	34.000.000.000	-
	Housing Development Bac Trung Nam JSC	5.466.500.000	5.466.500.000	-	5.466.500.000	5.466.500.000	-
	Saigon Mang Den Corporation	3.100.000.000	-	3.100.000.000	3.100.000.000	-	3.100.000.000

*Nam A Housing Business JSC has been a subsidiary since Q1/2026.

3.	*TRADE RECEIVABLES*	*Ending balance*		*Beginning balance*	
		Book Value	***Provision***	***Book Value***	***Provision***
a.	Short-term trade receivables	**116.655.590.270**	**17.793.091.000**	**118.240.609.582**	**9.793.091.000**
	Customers of 6B Project	1.769.944.222	-	1.851.194.222	-
	Customers of Long Thoi Project	54.506.035.409	-	55.803.460.409	-
	Customers of Terra Royal Project	5.145.504.523	-	5.145.504.523	-
	Nam Hai Construction Co., Ltd	45.104.571.000	17.059.707.000	45.104.571.000	9.059.707.000
	Gia Dinh Development Corporation	831.610.000	-	831.610.000	-
	Housing Development Bac Trung Nam JSC	484.000.000	-	484.000.000	-
	Royal Service Restaurant Hotel Travel Joint Stock Company - a related party	2.533.624.824	-	2.864.081.738	-
	Intresco Construction Joint Stock Company - a related party	367.000.000	-	-	-
	Saigon Real Estate Service JSC	733.384.000	733.384.000	733.384.000	733.384.000
	Other customers	5.179.916.292	-	5.422.803.690	-

		Ending balance	*Beginning balance*
c.	Short-term trade receivables	**73.081.835.278**	**89.896.107.351**
	Advance to 6B Project	12.927.603.431	12.927.603.431
	Advance to Terra Royal Project	2.093.491.091	2.093.491.091
	Advance to Nhon Trach Project	5.855.136.353	710.800.000
	Advance to Long Thoi Project	8.196.945.583	1.195.613.333
	Advance to Satic - Long Binh Project	9.000.000.000	9.000.000.000
	Intresco Construction Joint Stock Company - a related party	-	2.111.658.376
	Future Architectural Design Joint Stock Company ("KTTL")	9.460.000.000	-
	HT & A Construction and Interior Decoration Co., Ltd.	6.893.055.000	11.156.735.000
	Others	18.655.603.820	50.700.206.120

4.	*OTHER RECEIVABLES*	*Ending balance*	*Provision*	*Beginning balance*	*Provision*
a.	Short-term other receivables	**5.366.754.946**		**65.242.619.485**	
	Intresco Construction Joint Stock Company - a related party	36.052.811		-	
	Nam A House Trading JSC	550.000.000		-	
	Quoc Huong project	-		56.850.000.000	
	Others	4.780.702.135		8.392.619.485	
b.	Long-term other receivables	**21.497.473.957**	**2.661.060.000**	**14.554.060.000**	**2.661.060.000**
	Ngoc Phuc Trading and Construction Co.Ltd	11.893.000.000		11.893.000.000	

Others	2.661.060.000	2.661.060.000	2.661.060.000	2.661.060.000
Royal Service Restaurant Hotel Travel JSC	6.943.413.957	-	-	-

5\. ***SHORTAGE OF ASSETS AWAITING SOLUTION*** - -

6\. ***BAD DEBTS***

	Ending balance		*Beginning balance*	
	Book value	***Provision***	***Book value***	***Provision***
7. *INVENTORIES*	***1.103.578.403.513***	***13.657.432.253***	***1.098.822.034.737***	***13.657.432.253***
- Tools	**24.382.614**		**45.694.823**	
- Work in progress	**1.103.535.746.299**	**13.657.432.253**	**1.098.275.256.536**	**13.657.432.253**
6A Project	132.698.771.681		132.698.771.681	
6B Project	23.495.309.949		23.495.309.949	
Binh Trung Dong Project	12.735.621.599		12.735.621.599	
Terra Royal Project	88.390.438.775		113.299.899.009	
Long Phuoc Project	40.062.351.329		50.070.502.033	
Long Thoi - Nha Be Project	528.163.476.446		514.507.109.730	
Nhon Trach Project	264.134.078.468		236.943.539.793	
Others	13.855.698.052	13.657.432.253	14.524.502.742	13.657.432.253
- Goods	**18.274.600**		**501.083.378**	

8 ***LONG TERM ASSETS IN PROGRESS***

9\. ***TANGIBLE FIXED ASSETS***

ITEMS	*Buildings and structures*	*Machinery and equipment*	*Motor vehicles*	*Office equipment*	*Other fixed assets*	*TOTAL*
Historical cost:						
Beginning balance	58.755.083.023	19.536.820.410	4.254.115.509	1.119.465.626	-	83.665.484.568
- Additions	-	-	-	-	-	-
- Disposals	-	-	-	-	-	-
Ending balance	58.755.083.023	19.536.820.410	4.254.115.509	1.119.465.626	-	83.665.484.568
Accumulated depreciation:						-
Beginning balance	23.250.074.987	3.139.280.378	4.254.115.509	1.119.463.479	-	31.762.934.353
- Additions	1.793.841.114	1.394.199.354	-	-	-	3.188.040.468
- Disposals	-	-	-	-	-	-
Ending balance	25.043.916.101	4.533.479.732	4.254.115.509	1.119.463.479	-	34.950.974.821

Net book value:						-
Beginning balance	35.505.008.036	16.397.540.032	-	2.147	-	51.902.550.215
Ending balance	33.711.166.922	15.003.340.678	-	2.147	-	48.714.509.747

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ITEMS	*Ending balance*					
	Buildings and structures	*Machinery and equipment*	*Motor vehicles*	*Office equipment*	*Other fixed assets*	*TOTAL*
- The residual value at the end of the period of tangible fixed assets used as collateral for securing a loan	7.361.274.005	-	-	-	-	7.361.274.005
- The original cost of tangible fixed assets at year-end that have been fully depreciated but are still in use	4.280.813.180	378.456.812	4.254.115.509	1.793.043.060	-	10.706.428.561

10. *INTANGIBLE FIXED ASSETS*

ITEMS	*Land use rights*	*Machinery and equipment*	*Motor vehicles*	*Software*	*Other fixed assets*	*TOTAL*
Historical cost:						
Beginning balance	243.062.258.262	-	-	579.000.120	-	243.641.258.382
- Disposals	-	-	-	-	-	-
Ending balance	243.062.258.262	-	-	579.000.120	-	243.641.258.382
Accumulated depreciation:						-
Beginning balance	-	-	-	78.044.952	-	78.044.952
- Additions	-	-	-	41.357.154	-	41.357.154
- Disposals	-	-	-	-	-	-
Ending balance	-	-	-	119.402.106	-	119.402.106
Net book value:						-
Beginning balance	243.062.258.262	-	-	500.955.168	-	243.563.213.430
Ending balance	243.062.258.262	-	-	459.598.014	-	243.521.856.276

- The residual value at the end of the period of intangible fixed assets used as collateral for securing a loan 243.062.258.262

11. *LEASED ASSETS*

12. *INVESTMENT PROPERTIES (for rent)*

ITEMS	*Beginning balance*	*Additions*	*Disposals*	*Ending balance*
Historical cost:				
- Buildings and structures	1.618.145.561.700	-	-	1.618.145.561.700
Accumulated depreciation:	-			-
- Buildings and structures	226.362.461.953	18.019.445.298	-	244.381.907.251
Net book value:	-			-
- Buildings and structures	1.391.783.099.747			1.373.763.654.449

- The residual value at The end of The period of investment properties used as collateral for securing a loan 1.373.763.654.447

		Ending balance	*Beginning balance*
13.	*PREPAID EXPENSES*	**16.731.808.628**	**18.275.879.862**
a.	Short-term prepaid expenses	1.696.807.336	1.439.117.524
b.	Long-term prepaid expenses	15.035.001.292	16.836.762.338

14.	*LOANS*	*Ending balance*		*Drawdown/ Reclassification*	*Repayment*	*Beginning balance*	
		Amount	*Capable of repaying*			*Amount*	*Capable of repaying*
a.	***Short-term loans***	***338.434.529.440***	***338.434.529.440***	***113.999.183.816***	***52.338.800.444***	***276.774.146.068***	***276.774.146.068***
	The Joint Stock Commercial Bank for Investment and Development of Vietnam - HCM Branch	96.143.707.756	96.143.707.756	44.665.815.045	39.947.078.264	91.424.970.975	91.424.970.975
	Fortune Vietnam Joint Stock Commercial Bank	12.631.766.534	12.631.766.534	12.631.766.534	12.020.892.180	12.020.892.180	12.020.892.180
	Short-term loans from individuals	30.959.055.150	30.959.055.150	-	370.830.000	31.329.885.150	31.329.885.150
	Vietnam Bank for Agriculture and Rural Development - Tan Binh Branch	40.000.000.000	40.000.000.000	7.901.602.237	-	32.098.397.763	32.098.397.763

14a.	LOANS	Ending balance		Drawdown/ Reclassification	Repayment	Beginning balance	
		Amount	Capable of repaying			Amount	Capable of repaying
	Future Architectual Design Joint Stock Company	109.900.000.000	109.900.000.000	-	-	109.900.000.000	109.900.000.000
	Intresco Construction Joint Stock Company	33.800.000.000	33.800.000.000	33.800.000.000	-	-	-
	Joint Stock Commercial Bank For Foreign Trade Of Vietnam - Sai Gon Branch	15.000.000.000	15.000.000.000	15.000.000.000	-	-	-
b.	***Long-term loans***	***627.500.000.000***	***627.500.000.000***	***31.500.000.000***	***15.200.000.000***	***611.200.000.000***	***611.200.000.000***
	The Joint Stock Commercial Bank for Investment and Development of Vietnam - HCM Branch	28.000.000.000	28.000.000.000	-	15.200.000.000	43.200.000.000	43.200.000.000
	Long-term loans from Sabinco	599.500.000.000	599.500.000.000	31.500.000.000	-	568.000.000.000	568.000.000.000
	TOTAL	**965.934.529.440**	**965.934.529.440**	**145.499.183.816**	**67.538.800.444**	**887.974.146.068**	**887.974.146.068**

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15.	*TRADE PAYABLES*	*Ending balance*	*Beginning balance*
	Trade payables	**140.857.623.299**	**179.814.648.842**
	Royal Service Restaurant Hotel Travel Joint Stock Compai	400.634.249	775.746.636
	Intresco Construction Joint Stock Company	114.343.362.222	157.741.508.598
	HT & A Construction and Interior Decoration Co., Ltd.	2.084.300.000	-
	Trade payables to other parties	24.029.326.828	21.297.393.608

15.b	ADVANCE PAYMENTS		
		Ending balance	*Beginning balance*
	Short-term	**175.035.184.768**	**259.314.650.574**
	Intresco Construction JSC	-	500.000.000
	Others	175.035.184.768	258.814.650.574
	Long-term	**132.743.479.569**	**135.185.879.569**
	Others	132.743.479.569	135.185.879.569
16.	*DIVIDENDS PAYABLE*	*Ending balance*	*Beginning balance*
	Dividends payable	3.547.219.513	3.547.219.513

17. *STATUTORY OBLIGATIONS*	*Beginning balance*	*Increase in year*	*Decrease in year*	*Ending balance*
a. Payables				
Value-added tax on domestic sales	11.519.223.146	15.707.048.848	4.810.825.319	22.415.446.675
Special consumption tax	627.572.214	2.930.579.053	3.033.956.810	524.194.457
Corporate income tax	9.812.609.761	15.052.420.941	10.349.676.335	14.515.354.367
Personal income tax	338.618.136	568.386.581	740.714.662	166.290.055
Housing tax, State leases land	1.729.536.166	429.837.619	-	2.159.373.785
Other taxes	1.016.682.849	514.740.489	514.740.489	1.016.682.849
Others	-	271.752.389	290.102.389	(18.350.000)
TOTAL	**25.044.242.272**	**35.474.765.920**	**19.740.016.004**	**40.778.992.188**
				-

18. *ACCRUED EXPENSES*	*Ending balance*	*Beginning balance*
a. Short-term accrued expenses	**80.638.316.895**	**72.121.224.924**
Royal Service Restaurant Hotel Travel JSC (interest payable)	74.737.117.534	66.352.733.972
Intresco Construction Joint Stock Company	62.832.329	-
Others	5.838.367.032	5.768.490.952
b. Long-term accrued expenses	**47.606.081.663**	**24.463.265.223**
Saigon – Binh Duong Investment Corporation (loan interest payable)	47.606.081.663	24.463.265.223
Others		

19. *OTHER PAYABLES*	*Ending balance*	*Beginning balance*
a. Short-term other payables	**126.205.780.275**	**232.753.650.895**
Saigon – Binh Duong Investment Corporation (receive on behalf of)	29.559.450.000	29.559.450.000
Royal Service Restaurant Hotel Travel JSC (advance received)	80.000.000.000	184.000.000.000
Intresco Construction JSC (borrowing)	-	2.000.000.000
Other payables	16.646.330.275	17.194.200.895

		Ending balance	Beginning balance
b.	Long-term other payables	**73.066.514.000**	**73.066.514.000**
	Royal Service Restaurant Hotel Travel JSC (advance deposit)	9.066.514.000	9.066.514.000
	Deposits for business cooperation ("BCC") from Royal	64.000.000.000	64.000.000.000
	Other payables	-	-

20. *UNEARNED REVENUE*

	Ending balance	*Beginning balance*
Short-term unearned revenue	**203.888.943.123**	**127.105.306.757**
Royal Service Restaurant Hotel Travel JSC	203.454.545.456	127.090.909.090
Others	434.397.667	14.397.667
Long-term unearned revenue	**5.462.272.538**	**5.462.272.538**

21. *PROVISIONS*

		Ending balance	*Beginning balance*
a.	Short-term provisions		
b.	Long-term provisions	**1.274.261.909**	**1.274.261.909**
	Warranty provision for construction	545.090.909	545.090.909
	Unemployment compensation, others...	729.171.000	729.171.000
		-	-

22. *DEFERRED CIT*

	Ending balance	*Beginning balance*
- CIT rate	20%	20%
- Deferred income tax assets	1.587.348.475	1.587.348.475

23. OWNERS' EQUITY

a. Movements in owners' equity

	Share capital	Share premium	Treasury shares	Undistributed earnings	Investment and development fund	TOTAL
Previous year	**963.754.090.000**	**748.683.126.824**	**(9.825.117.611)**	**272.076.367.274**	**96.375.409.000**	**2.071.063.875.487**
Net profit for the period	-	-	-	9.322.598.935	-	9.322.598.935
Profit appropriation	-	-	-	(658.319.929)	-	(658.319.929)
Transfer to bonus and welfare fund	-	-	-	(493.739.947)	-	(493.739.947)
Others	-	-	-	-	-	-
Current year	**963.754.090.000**	**748.683.126.824**	**(9.825.117.611)**	**280.246.906.333**	**96.375.409.000**	**2.079.234.414.546**

Net profit for the period	-	-	-	34.954.022.230	-	34.954.022.230
Profit appropriation	-	-	-	-	-	-
Transfer to bonus and welfare fund	-	-	-	(999.671.860)	-	(999.671.860)
Others	-	-	-	-	-	-
Ending balance	**963.754.090.000**	**748.683.126.824**	**(9.825.117.611)**	**314.201.256.703**	**96.375.409.000**	**2.113.188.764.916**
	-	-	-	-	-	-

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

	Ending balance	*Beginning balance*
Contributed share capital	963.754.090.000	963.754.090.000
Quantity of Treasury shares	440.360	440.360

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

	Ending balance	*Beginning balance*
- Owners' invested equity		
+ *Beginning balance*	963.754.090.000	876.544.270.000
+ Ending balance	963.754.090.000	963.754.090.000

d. Shares - ordinary shares

	Ending balance	*Beginning balance*
Issued shares	96.375.409	96.375.409
Issued and paid-up shares	96.375.409	96.375.409
+ Ordinary shares	96.375.409	96.375.409
Treasury shares	440.360	440.360
+ Ordinary shares	440.360	440.360
- Shares in circulation	95.935.049	95.935.049
+ Ordinary shares	95.935.049	95.935.049

**** The par value of each outstanding share is VND 10,000.***

VII. Supplementary information to items disclosed in Separate statement of income

		Q2.2026	Q2.2025
1.	***Revenue from sale of goods and rendering of services***	***103.244.007.382***	***103.735.602.688***
	Sale of real estate properties	15.340.353.932	17.522.386.376
	Revenue from construction contracts	33.654.179.811	31.812.684.439
	Revenue from rental services	41.301.563.245	41.033.788.689
	Prize-winning game services	4.921.701.698	1.683.702.222
	Revenue from other services rendered	8.026.208.696	11.683.040.962
		-	-
2.	***Sales deduction***	-	-
3.	***Cost of goods sold and services rendered***	***65.871.030.738***	***65.357.163.328***
	Cost of real estate properties	13.216.764.928	14.377.047.457
	Cost of construction services	33.514.074.070	31.553.972.221
	Cost of rental services	8.823.810.465	8.835.343.695
	Prize-winning game services	665.713.593	662.709.983
	Cost of other services rendered	9.650.667.682	9.928.089.972
4.	**Sale of investment property**	-	-
5.	***Finance income***	***16.977.399***	***2.053.933.295***
	Interest income	1.604.796	2.053.933.295
	Others	15.372.603	-
		-	-
6.	***Finance expense***	***27.051.548.521***	***21.311.206.776***
	Interest expense	25.978.967.483	15.367.033.498
	Provision for trading securities and investment losses	1.072.581.038	5.788.526.312
	Others	-	155.646.966
		-	-
7.	***Other income***	***39.169.064.127***	***63.824.029***
	Penalty for contract violation	9.000.000	37.333.224
	Others	39.160.064.127	26.490.805
		-	-
8.	***Other expenses***	***801.020.058***	***249.174.385***

	Others	801.020.058	249.174.385
		-	-
9.	***Selling expenses and general and administrative expenses***	***14.085.372.442***	***11.318.879.030***
a.	General and administrative expenses	12.623.280.202	8.388.003.620
b.	Selling expenses	1.462.092.240	2.930.875.410
		-	-
10.	***Production and operating costs***		
11.	***Corporate Income Tax***	***Q2.2026***	***Q2.2025***
	Total pre-tax accounting profit	***34.621.077.149***	***7.616.936.493***
	Increase/ Decrease adjustments of accounting profit to determine profit subject to corporate income tax:	-	-
	-Increase adjustments	***27.097.931.982***	***12.888.830.622***
	+Expenses without valid documents	*9.904.433.425*	*3.798.106.396*
	+ Interest expenses exceeded 30% of Ebitda	*16.120.917.519*	*3.937.770.245*
	+ Provision for financial investments	*1.072.581.038*	*5.788.526.312*
	-Decrease adjustments	-	-
	+ Dividends distribution	-	-
	+ Reversal of provision for severance allowance	-	-
	+ Taxable income	*61.719.009.131*	*21.141.339.446*
	+Taxed income	*61.719.009.131*	*21.141.339.446*
	CIT payable under taxed income during year	**12.343.801.826**	**4.228.267.889**
	CIT adjustments of previous years	-	-
	Total CIT payable during year	**12.343.801.826**	**4.228.267.889**
12.	***Deferred tax expense***		

VIII. Other informations

1. Potential liabilities, commitments, and other financial information

2. Events occurring after the end of the fiscal year

3. Transactions with related parties

Related parties	*Relationship*	*Transactions*	**Accumulated current year**
Nam A House Trading JSC	Subsidiary	- ITC borrow money	550.000.000
Intresco Construction Joint Stock Company ("Intrescon")	Subsidiary	- ITC pays construction services	59.465.783.600
		- Rental revenue from Intrescon and Intrescon reimbursed ITC for electricity, water... (ITC pays leasing services on behalf)	11.240.702
		- Intrescon lending money to ITC	33.800.000.000
		- ITC receives dividend payments.	20.400.000.000
		- ITC pays interest	1.250.000.000
		- ITC repays borrow money	2.000.000.000
Sai Gon Binh Duong JSC ("Sabinco")	Subsidiary	- Sabinco lending money to ITC	31.500.000.000
Royal Service Restaurant Hotel Travel Joint Stock Company ("Royal")	Subsidiary	- Rental revenue and short-term unearned revenue from Royal	171.600.000.000
		- Royal reimbursed ITC for electricity, water... (ITC pays leasing services on behalf)	17.218.648.548
		- Repayment of advances by ITC	104.000.000.000
		- ITC pays for services	2.829.559.733
Future Architectural Design Joint Stock Company ("KTTL")	Major shareholder	- ITC pays interest	7.087.416.000
		- ITC advance payment for services	9.460.000.000
Ms. Truong Minh Nguyet	Person related to key member	- ITC collected payment	4.760.356.000
Mr. Truong Minh Dat	Person related to key member	- ITC collected payment	236.413.000

Remuneration to members of the Board of Directors ("BOD"), the Board of Supervision ("BOS") and the General Director are as follows:		*Accumulated current year*
Mr. Nguyen Manh	Chairman of BOD	120.000.000
Mr. Truong Minh Thuan	General Director cum Vice Chairman	556.628.000
Saigon Real Estate Corporation	Member of BOD	72.000.000
Mr. Tran Huu Khanh	Member of BOD	72.000.000
Ms. Phan Hong Lien	Member of BOD	72.000.000
Ms. Nguyen Thi Xuan Trang	Head of BOS	72.000.000
Ms. Ho Thi Luu	Member of BOS	30.000.000
Mr. Le Quang Son	Member of BOS	30.000.000
TOTAL		**1.024.628.000**

4. The Company operates in a single business segment, being real estate development and related services, and operates solely within Vietnam. Accordingly, no segment information is presented in these financial statements in accordance with Accounting Standard No. 28 – Segment Reporting.

5. ***Explanation of business operations results:***
Net profit after tax reached VND 22.3 billion, an increase compared to the same period last year, mainly due to the recovery of land compensation costs in Long Phuoc.

Approved, 28th july 2026

CÔNG TY CỔ PHẦN ĐẦU TƯ - KINH DOANH NHÀ

Ms. Nguyen Thi Ngoc	*Ms. Ha Thu Huong*	*Mr. Truong Minh Thuan*
Preparer	*Chief Accountant*	*General Director*