

**DEVELOPMENT INVESTMENT CONSTRUCTION
JOINT STOCK COMPANY**

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period ended June 30, 2025

Has been reviewed



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REPORT OF THE BOARD OF DIRECTORS

The Board of Directors of Development Investment Construction Joint Stock Company (“the DIC Group”) presents this report and the Group’s consolidated financial statements and its subsidiaries (“the Group”) for the six-month period ended June 30, 2025.

The company

Development Investment Construction Joint Stock Company was established and operating under the first registered Business Registration Certificate No. 3500101107 on March 13, 2008 granted by the Department of Planning and Investment of Ba Ria - Vung Tau province and as amended.

The principal activities of the DIC Group are: Invest and develop new urban areas and industrial zones; invest in trade and develop real estate and technical infrastructure of urban areas, transportation construction, irrigation; consult investments, manage projects; trade building materials; provide traveling services and monitor construction.

The DIC Group’s head office is located at 15 Thi Sach Street, Vung Tau Ward, Ho Chi Minh City, Vietnam.

Events after the reporting period

There have been no significant events occurring after the reporting period, which would require adjustment or disclosures to be made in the Interim Consolidated financial statements.

The Board of Management, the Board of Directors and Internal Audit during the period are:

The Board of Management

Mr Nguyen Hung Cuong	Chairman
Ms Nguyen Thi Thanh Huyen	Vice Chairman
Mr Nguyen Quang Tin	Member
Mr Dinh Hong Ky	Independent Member
Mr Bui Van Su	Member

(From April 18, 2025 to June 17, 2025)

The Board of Directors

Mr Nguyen Quang Tin	General Director
Mr Nguyen Van Tung	Deputy General Director
Mr Nguyen Tuan Liem	Deputy General Director
Mr Tran Van Dat	Deputy General Director
Mr Pham Van Thai	Deputy General Director

Internal Audit

Mr Dinh Hong Ky	Chairman
Ms Nguyen Thi Thanh Huyen	Member

Legal representative

The legal representative of the DIC Group during the period and on the date of this report is Mr Nguyen Hung Cuong – Chairman.

Mr Nguyen Quang Tin - General Director of the DIC Group, is authorized by Mr Nguyen Hung Cuong – Chairman to sign the Interim consolidated financial statements for the six-month period ended June 30, 2025 in accordance with the Letter of Authorization No. 26/GUQ-DIC Group-HĐQT dated August 19, 2024.

REPORT OF THE BOARD OF DIRECTORS (continued)

Auditors

The auditor of the DIC Group is Southern Auditing and Accounting Financial Consulting Services Company Limited (AASCS).

Statement of the Board of directors' responsibility in respect of the consolidated financial statements

The Board of Directors is responsible for the Interim consolidated financial statement of the period which give true and fair view of the financial position, the results of consolidated operations, and the consolidated cash flows of the DIC Group for the period. In preparing those accounts, the Board of Directors have complied with the following requirements to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- Prepare the consolidated financial statements on the basis of compliance with accounting standards and system and other related regulations;
- Prepare the consolidated financial statements on going concern basis unless it is inappropriate to presume that the Group will continue in business.

The Board of Directors is responsible for ensuring that proper accounting records are kept which disclosed, with reasonable accuracy at any time, the financial position of Group and to ensure that the accounting records comply with the registered accounting system. It is responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

We, the Board of Directors, confirm that the Interim consolidated financial statements for the six-month period ended June 30, 2025 prepared by us, give a true and fair view of the financial position as at June 30, 2025, its financial performance and cash flows in the period of DIC Group in accordance with Vietnamese Accounting Standards and comply with relevant statutory requirements.

Approval of Consolidated Financial Statement

We, The Board of Management of DIC Group approved our Consolidated Financial Statements for the six-month period ended June 30, 2025 as set out on page 05 to page 54

On behalf of the Board of Management



Nguyen Hung Cuong
Chairman

August 28, 2025

On behalf of the Board of Directors

Nguyen Quang Tin
General Director

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

**To: Shareholders, The Board of Management and the Board of Directors of
Development Investment Construction Joint Stock Company**

We have reviewed the accompany interim consolidated financial statements of Development Investment Construction Joint Stock Company (“DIC Group”) and its subsidiaries (“the Group”) prepared on August 28, 2025, as set out on pages 05 to page 54, including the Consolidated Balance sheet as at June 30, 2025, the Consolidated Income Statement, the Consolidated Cash flow Statement for the period then ended and the Notes to the Consolidated Financial Statement.

The Board of General Director’s responsibilities

The Company’s Board of Directors is responsible for the preparation and the true and fair presentation of these interim consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprise and the relevant statutory requirements applicable to interim financial reporting, and for such internal control as the Board of General directors determines necessary to enable the preparation and presentation of interim consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor’s responsibilities

Our responsibility is to express a conclusion on these interim consolidated financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 – Review of interim financial information performed by the independent auditor of the entity.

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

Auditor’s conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not give a true and fair view, in all material respects, of the financial position of Development Investment Construction Joint Stock Company as at 30 June 2025 and of its results of operations and cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and applicable regulations on the preparation and presentation of interim consolidated financial statements.

Ho Chi Minh City, August 28, 2025

**Southern Auditing and Accounting
Financial Consulting Services Co., Ltd (AASCS)**

Deputy General Director



Nguyen Thi Tuyet

Registered Auditor No: 0624-2023-142-1

CONSOLIDATED BALANCE SHEET

As at 30 June 2025

Unit: VND

ASSETS	Code	Note	End of period	Beginning of year
A. CURRENT ASSETS	100		16,449,900,406,095	15,985,757,394,009
I. Cash and cash equivalents	110	V.1	585,613,664,912	785,165,517,804
1. Cash	111		198,218,520,435	391,704,493,380
2. Cash equivalents	112		387,395,144,477	393,461,024,424
II. Short-term investments	120		666,900,000,000	895,900,000,000
1. Held-to-maturity investments	123	V.2	666,900,000,000	895,900,000,000
III. Short-term accounts receivables	130		5,742,765,149,580	5,943,738,452,685
1. Short-term trade receivables	131	V.3	1,069,898,879,418	1,188,156,659,391
2. Short-term advances to suppliers	132	V.4	29,636,118,360	29,390,434,469
3. Short-term loan receivables	135	V.5	120,300,000,000	187,564,637,167
4. Other short-term receivables	136	V.6	4,532,666,222,649	4,548,370,292,505
5. Provision for doubtful short-term receivables	137	V.7	(9,736,070,847)	(9,743,570,847)
IV. Inventories	140	V.8	9,189,561,563,428	8,154,605,622,433
1. Inventories	141		9,191,995,069,012	8,157,039,128,017
2. Provision for obsolete inventories	149		(2,433,505,584)	(2,433,505,584)
V. Other current assets	150		265,060,028,175	206,347,801,087
1. Short-term prepaid expenses	151	V.9	217,599,551,869	169,357,579,307
2. VAT deductibles	152		16,744,994,181	11,927,548,066
3. Tax and other receivables from the State	153	V.18	30,715,482,125	25,062,673,714
B. NON- CURRENT ASSETS	200		2,524,479,956,485	2,553,566,187,167
I. Long-term receivables	210		896,465,219,467	949,950,067,335
1. Long -term loan receivables	215	V.5	128,400,000,000	171,200,000,000
2. Other long-term receivables	216	V.6	768,065,219,467	778,750,067,335
II. Fixed assets	220		839,824,066,303	842,135,290,652
1. Tangible fixed assets	221	V.10	753,306,482,302	755,842,341,280
- Cost	222		1,177,410,460,144	1,159,827,214,822
- Accumulated depreciation	223		(424,103,977,842)	(403,984,873,542)
2. Finance leases	224	V.11	579,319,331	-
- Cost	225		586,094,074	-
- Accumulated depreciation	226		(6,774,743)	-
3. Intangible fixed assets	227	V.13	85,938,264,670	86,292,949,372
- Cost	228		89,775,726,215	89,775,726,215
- Accumulated depreciation	229		(3,837,461,545)	(3,482,776,843)
III. Investment properties	230	V.12	142,921,876,659	158,666,666,367
- Cost	231		196,855,451,510	208,549,462,773
- Accumulated depreciation	232		(53,933,574,851)	(49,882,796,406)



CONSOLIDATED BALANCE SHEET (continued)
As at 30 June 2025

Unit: VND

ASSETS	Code	Note	End of period	Beginning of year
IV. Long-term asset in progress	240		127,460,205,418	96,644,639,512
1. Construction in progress	242	V.14	127,460,205,418	96,644,639,512
V. Long-term investments	250	V.2	351,605,790,403	328,716,541,891
1. Investments in associates	252		319,326,504,671	296,437,256,159
2. Investments in other entities	253		2,344,249,112	2,344,249,112
3. Provision for long-term investments	254		(64,963,380)	(64,963,380)
4. Held-to-maturity investments	255		30,000,000,000	30,000,000,000
VI. Other long-term asset	260		166,202,798,235	177,452,981,410
1. Long-term prepaid expenses	261	V.9	34,205,134,052	36,470,053,146
2. Deferred tax assets	262	V.23, VI.11	28,509,642,829	28,270,503,849
3. Goodwill	269	V.15	103,488,021,354	112,712,424,415
TOTAL ASSETS	270		18,974,380,362,580	18,539,323,581,176



CONSOLIDATED BALANCE SHEET (continued)
As at 30 June 2025

Unit: VND

RESOURCE	Code	Note	End of period	Beginning of year
C. LIABILITIES	300		10,921,819,429,384	10,498,013,036,060
I. Current liabilities	310		8,186,349,969,715	7,961,859,074,539
1. Short-term trade payables	311	V.16	338,804,449,185	510,566,784,339
2. Short-term advances from customers	312	V.17	3,007,618,795,070	2,426,153,517,149
3. Statutory obligations	313	V.18	64,821,542,755	97,348,986,765
4. Payables to employees	314		19,931,263,460	34,102,128,672
5. Short-term accrued expenses	315	V.19	319,554,496,977	346,731,546,456
6. Short-term unearned revenues	318	V.20	55,997,358,815	56,562,684,930
7. Other short-term payables	319	V.21	3,434,344,319,247	2,864,859,159,683
8. Short-term loan and finance lease	320	V.24	893,233,650,122	1,572,638,801,780
9. Short-term provisions	321	V.22	2,224,646,197	3,707,743,661
10. Reward and welfare funds	322		49,819,447,887	49,187,721,104
II. Long-term liabilities	330		2,735,469,459,669	2,536,153,961,521
1. Long-term unearned revenues	336	V.20	178,641,808,736	181,411,119,784
2. Other long-term payables	337	V.21	52,175,664,172	51,836,344,172
3. Long-term loan and finance lease	338	V.24	2,473,642,841,353	2,276,905,408,614
4. Deferred tax liabilities	341	V.23, VI.11	28,238,909,720	23,230,853,263
5. Long-term provisions	342	V.22	2,770,235,688	2,770,235,688
D. OWNERS' EQUITY	400		8,052,560,933,196	8,041,310,545,116
I. Owners' equity	410		8,052,560,933,196	8,041,310,545,116
1. Owners' contributed capital	411	V.25	6,464,311,910,000	6,098,519,950,000
- Ordinary shares with voting rights	411a		6,464,311,910,000	6,098,519,950,000
- Preference shares	411b		-	-
2. Share premium	412	V.25	1,046,337,538,421	1,046,337,538,421
3. Other owners' capital	414	V.25	16,546,120,000	14,895,110,000
4. Investment and development fund	418	V.25	84,946,910,142	84,750,836,222
5. Retained earnings	421	V.25	200,669,319,263	551,444,233,984
- Retained earnings accumulated to the prior year-end	421a		169,300,479,065	436,908,307,434
- Retained earnings of current period	421b		31,368,840,198	114,535,926,550
6. Non-controlling interests	429	V.26	239,749,135,370	245,362,876,489
TOTAL RESOURCE	440		18,974,380,362,580	18,539,323,581,176

Prepared by

Chief Accountant

General Director

Le Thành Hưng

Bui Van Su

Nguyen Quang Tin

August 28, 2025

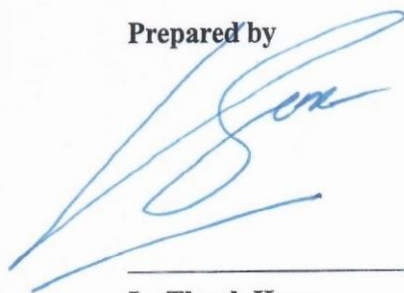
CONSOLIDATED INCOME STATEMENT
For the six-month period ended June 30, 2025

Unit: VND

Item	Code	Note	Current period	Previous period
1. Revenue from sale of goods and rendering of services	01	VI.1	461,208,194,859	832,996,062,989
2. Deductible items	02	VI.2	36,133,355,111	197,779,205,976
3. Net revenue from sale of goods and rendering of services	10	VI.3	425,074,839,748	635,216,857,013
4. Cost of goods sold	11	VI.4	278,084,972,026	526,310,132,829
5. Gross profit from sale of goods and rendering of services	20		146,989,867,722	108,906,724,184
6. Revenue from financial activities	21	VI.5	34,245,000,603	34,856,293,520
7. Financial expenses	22	VI.6	24,148,821,053	4,343,298,087
In which: Interest expense	23		23,401,137,533	23,822,849,829
8. Share in profits of associates	24	V.2	(10,764,815,117)	4,500,940,502
9. Selling expenses	25	VI.7	26,347,650,242	26,897,752,107
10. Administrative expenses	26	VI.8	92,537,452,513	99,143,348,058
11. Net profit from operating activities	30		27,436,129,400	17,879,559,954
12. Other income	31	VI.9	11,595,764,577	12,702,080,370
13. Other expenses	32	VI.10	817,396,200	9,054,131,835
14. Other profit	40		10,778,368,377	3,647,948,535
15. Total profit before tax	50		38,214,497,777	21,527,508,489
16. Current corporate income tax expenses	51	VI.11	5,388,930,589	27,302,792,816
17. Deferred corporate income tax expenses	52	VI.11	4,768,917,477	(9,678,306,254)
18. Profit after tax	60		28,056,649,711	3,903,021,927
19. Net profit after tax attributable to parent	61		31,368,840,198	8,769,853,414
20. Net profit after tax of non-controlling interest	62		(3,312,190,487)	(4,866,831,487)
21. Earnings per Share	70	VI.12	49	14

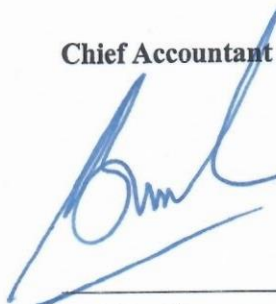
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Prepared by



Le Thanh Hung

Chief Accountant



Bui Van Su

General Director




Nguyen Quang Tin

August 28, 2025

CONSOLIDATED CASH FLOWS STATEMENT
For the six-month period ended June 30, 2025

Unit: VND

Item	Code	Current period	Previous period
I. Cash flows from operating activities			
1. Profit before tax	01	38,214,497,777	21,527,508,489
2. Adjustments for			
- Depreciation	02	34,607,619,086	33,035,963,735
- Provision	03	(1,490,597,464)	(20,091,208,498)
- Profits/losses from investing activities	05	(23,477,991,362)	(40,428,817,274)
- Interest and bond issuance expense	06	23,401,137,533	23,822,849,829
3. Operating profit before changes in working capital	08	71,254,665,570	17,866,296,281
- Decrease/Increase in receivables	09	124,635,715,928	95,671,649,534
- Decrease/Increase in inventories	10	(1,034,955,940,995)	(344,439,533,212)
- Decrease/Increase in payables	11	937,709,865,893	460,803,125,237
- Decrease/Increase in prepaid expenses	12	(45,977,053,468)	(17,181,641,677)
- Interest paid	14	(22,921,042,024)	(23,864,171,663)
- Corporate income tax paid	15	(48,014,546,465)	(52,495,241,909)
- Other cash outflows for operating activities	17	(15,082,780,048)	(8,901,831,379)
Net cash flows from operating activities	20	(33,351,115,609)	127,458,651,212
II. Cash flow from investing activities			
1. Purchase and construction of fixed assets	21	(6,429,526,458)	(9,763,041,309)
2. Proceeds from disposals of fixed assets	22	234,680,135	4,943,442,164
3. Loans to other entities and payments for purchase of debt instruments of other entities	23	(10,000,000,000)	(1,281,633,152,415)
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24	349,064,637,167	2,250,000,000
5. Payments for investments in other entities	25	(103,627,370,000)	(779,873,733,390)
6. Proceeds from sale of investments in other entities	26	78,962,805,605	20,000,000,000
7. Interest and dividend received	27	16,568,395,842	7,438,177,915
Net cash flows from investing activities	30	324,773,622,291	(2,036,638,307,035)
III. Cash flows from financing activities			
1. Net cash from issuance of shares	31	2,700,000	1,000,000,000
2. Proceeds from borrowings	33	788,736,946,661	1,843,785,330,306
3. Repayment of borrowings	34	(1,279,604,287,018)	(642,924,559,104)
4. Payment of principal of finance lease liabilities	35	(102,661,667)	-
5. Dividend paid	36	(7,057,550)	(1,187,025)
Net cash flows from financing activities	40	(490,974,359,574)	1,201,859,584,177

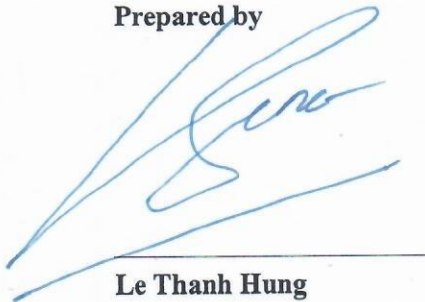


CONSOLIDATED CASH FLOWS STATEMENT (continued)
 For the six-month period ended June 30, 2025

Unit: VND

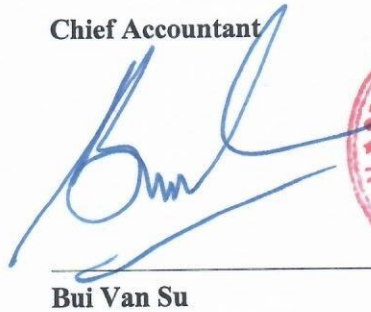
Item	Code	Current period	Previous period
Net cash flows within the period	50	(199,551,852,892)	(707,320,071,646)
Cash and cash equivalents at the beginning of period	60	785,165,517,804	2,307,305,744,085
Cash and cash equivalents at the end of the period	70	585,613,664,912	1,599,985,672,439

Prepared by



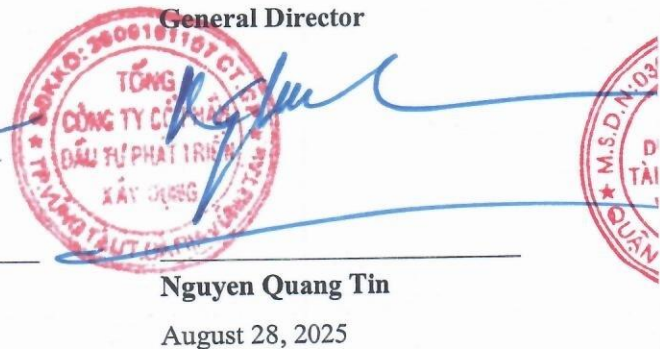
Le Thanh Hung

Chief Accountant



Bui Van Su

General Director



Nguyen Quang Tin
 August 28, 2025

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the six-month period ended June 30, 2025

I. BACKGROUND

1. Type of ownership

Development Investment Construction Joint Stock Company was established and operating under the first registered Business Registration Certificate No. 3500101107 on March 13, 2008 granted by the Department of Planning and Investment of Ba Ria - Vung Tau province and as amended.

Charter capital of DIC Group according to the Business Registration Certificate: 6,464,311,910,000 VND.

DIC Group has contributed capital as at June 30, 2025: 6,464,311,910,000 VND.

The DIC Group's head office is located at 15 Thi Sach Street, Vung Tau Ward, Ho Chi Minh City, Vietnam.

The number of the Group's employees as at 30 June 2025 was 1,775 (as at 31 December 2024 was 1,745).

2. Business sector

The Group's business sector are real estate, construction and service.

3. Principal activity

The principal activities of the Group: Invest and develop new urban areas and industrial zones; invest in trade and develop real estate and technical infrastructure of urban areas, transportation construction, irrigation; consult investments, manage projects; trade building materials; provide traveling services and monitor construction...

4. Corporate structure

As at 30 June 2025, the Group has 8 direct subsidiaries and 3 indirect subsidiaries. The number of subsidiaries consolidated as at 30 June 2025 is 11 companies. Information about these subsidiaries are as follows :

No.	Name	Registered office address	Principal activities	Ownership		Voting right	
				End of period %	Beginn ing of year %	End of period %	Beginn ing of year %
1.	DIC Hospitality Joint Stock Company	No.169 Thuy Van, Tam Thang Ward, Ho Chi Minh City	Hospitality and tourism services	81.29	81.29	81.29	81.29
2.	Brothers DIC Ceramic Joint Stock Company	North Chu Lai Industrial Park, Nui Thanh, Da Nang City	Production of ceramic products, wholesale materials, and mineral exploitation	49	49	49	49
3.	Development Investment Construction Number 1 JSC	No.265, Le Hong Phong Street, Tam Thang Ward, Ho Chi Minh City	Trading and developing urban areas and industrial zones, real estate and technical infrastructure of urban areas	51.68	51.68	51.68	51.68



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at 30 June 2025, the Group has 4 direct associates. The number of Associates consolidated under the equity method is 4 companies. Information about these associates are as follows:

No.	Name	Registered office address	Principal activities	Ownership		Voting right	
				End of period %	Beginning of year %	End of period %	Beginning of year %
1.	DICERA Holdings Joint Stock Company	Ruby Tower Building - No. 12, 3/2 Street, Tam Thang Ward, Ho Chi Minh City	Construction	28.39	35.89	28.39	35.89
2.	D.I.C Real Estate Joint Stock Company	No.118 Gateway B, Tam Thang Ward, HCMC	Real estate	42.68	42.68	42.68	42.68
3.	Development Investment Construction - Concrete Joint Stock Company	No.169 Thuy Van, Tam Thang Ward, Ho Chi Minh City	Concrete production	36.00	36.00	36.00	36.00
4.	Southern Development Investment Joint Stock Company	No.15 Thi Sach, Vung Tau Ward, Ho Chi Minh City	Short-stay services	43.35	43.35	43.35	43.35

II. ACCOUNTING PERIOD AND ACCOUNTING MONETARY UNIT

1. Accounting period

Annual accounting period commences from January 1st and ends on December 31st.

2. Accounting monetary unit

The Group maintains its accounting records in Vietnam dong (VND)

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

1. Accounting system

The Group applies the Accounting System promulgated together with Circular No. 200/2014/TT-BTC dated December 22, 2014 issued by Ministry of Finance guiding the Vietnamese enterprise accounting system and Circular No. 202/ 2014/TT-BTC dated December 22, 2014 issued by Ministry of Finance guiding the method of preparing and presenting of the Consolidated financial statements.

2. Announcement on compliance with Vietnamese Accounting Standards and Accounting System

The Group applies Vietnamese Accounting Standards and supplement documents issued by the State. Consolidated Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as the current accounting system.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

IV. ACCOUNTING POLICIES

1. Basic of consolidation financial statements

The subsidiaries

Subsidiaries are all entities over which the Group has the power to govern the financial and operating policies in order to gain future benefits from their activities generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Group controls another entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

The purchase method of accounting is used to account for the acquisition of subsidiaries by the Group. The cost of an acquisition is measured as the fair value of the assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange, plus costs directly attributable to the acquisition. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date, irrespective of the extent of any non-controlling interest. The excess of the cost of acquisition over the fair value of the Group's share of the identifiable net assets acquired is recorded as goodwill. If the cost of acquisition is less than the fair value of the net assets of the subsidiary acquired, the difference is recognized directly in the consolidated income statement.

Inter-company transactions, balances and unrealized gains and losses on transactions between group companies are eliminated. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

When the business combination involving entities or businesses under common control, the pooling of interest method is applied as follows:

- The assets and liabilities of the combining entities are consolidated at their carrying amounts on the consolidated financial statements of the ultimate parent company
- No new goodwill is recognized as a result of the combination;
- The consolidated income statement reflects the results of the combining entities from the time when the combination took place.

Non-controlling transactions and interests

The Group applies a policy for transactions with non-controlling interests as transactions with external parties to the Group.

Non-controlling interests ("NCP") are measured at their proportionate share of the acquiree's identifiable net assets at date of acquisition.

The divestment of the Group's interest in a subsidiary that does not result in a loss of control is accounted for as transactions with owners. The difference between the change in the Group's share of net assets of the subsidiary and any consideration paid or received of divestment of the Group's interest in a subsidiary is recorded directly in the undistributed earnings under equity.

Joint ventures and associates

Joint ventures are contractual arrangements whereby two or more parties undertake an economic activity which is subject to joint control. Associates are all entities over which the Group has significant influence but not control, generally accompanying a shareholding of between 20% and 50% of the voting rights. Investments in joint ventures and associates are accounted for using the equity method of accounting and are initially recognized at cost. The Group's investment in joint ventures and associates includes goodwill identified on acquisition, net of any accumulated impairment loss.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

The Group's share of its joint ventures' and associates' post-acquisition profits or losses is recognized in the consolidated income statement, and its share of post-acquisition movements in reserves is recognized in consolidated reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. When the Group's share of losses in a joint venture or associate equals or exceeds its interest in the joint venture or associate, the Group does not recognize further losses, unless it has incurred obligations or made payments on behalf of the joint venture or associate.

Accounting policies of joint ventures and associates have been changed where necessary to ensure consistency with the policies adopted by the Group.

Unrealized gains and losses on transactions between the Group and its joint ventures and associates are eliminated to the extent of the Group's interest in the joint ventures and associates. Accounting policies of joint ventures.

2. Goodwill

Goodwill represents on the consolidated financial statements is initially measured at cost being the excess of the cost of an acquisition over the fair value of the Group's share of the net identifiable assets of the acquired subsidiary/ associate at the date of acquisition. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognized directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortization. Goodwill on acquisitions of subsidiaries is recognised as an asset and is amortised on the straight-line basis over its estimated period of benefit but not exceed 10 years. Goodwill on acquisitions of investments in joint ventures and associates is included in the carrying amount of the investments at the date of acquisition. The Group does not amortise this goodwill.

On disposal of subsidiaries or associates, the attributable amount of unamortized goodwill is included in the determination of the profit or loss on the disposal.

Goodwill is tested annually for impairment and carried at cost less accumulated amortization less accumulated impairment losses. If there is evidence that the impairment during the year is higher than the annual goodwill charge, the Group records the impairment immediately in the accounting period.

3. Cash and cash equivalents

a. Cash

Cash amounts are the total current amount of cash available of Group at the reporting date includes: cash on hand, cash in bank and cash in transit.

b. Cash equivalents

Cash equivalents are short-term investments with original maturity of three months or less which can be able to convert to the amount of cash and there is no significant risk in the converting from the purchasing date at the Consolidated balance sheet date.

c. Principles of converting other currencies

Economic transactions arising in foreign currency must be monitored in detail in the original currency and must be converted into Vietnamese Dong. Bank overdrafts are reflected similarly to bank loan.

At the time of preparing the Consolidated financial statements, Group re-evaluates foreign currency balances according to the principle:

Foreign currency balance: according to the actual foreign currency buying rate of commercial banks at the time of preparing the Financial Statement.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

4. Recognition of financial investment

a. Trading securities

Trading securities are investments in purchasing securities and other financial instruments for trading purposes (holding with the purpose of price increase to sell for profit), include:

- Stocks and bonds listed on the stock market;
- Other securities and financial instruments such as commercial paper, forward contracts, swap contracts...

Trading securities are recorded at original cost. The time of recording trading securities is the time when the investor has ownership.

Provisions for devaluation of trading securities: are the value loss may occur when there is a solid evidence that the market value of the securities hold by the Group for trading purposes has decreased compared to the book value. The provision or reversal of this provision is made at the time of preparing the Consolidated Financial Statement and is recorded in the financial expenses of the period.

b. Held-to-maturity investments

This investment does not reflect bonds and debt instruments held for trading purposes with the aim of earning profit. Held-to-maturity investments include term deposits, treasury bills, promissory notes, bonds, preference shares that the issuer must redeem at a certain time in the future, loans held to maturity for the purpose of earning periodic interest and other investments held to maturity.

Provision for diminution in value of held to maturity investments: For investments held to maturity that have not been provisioned in accordance with the law, Group must assess the recoverability. In cases where there is solid evidence that a part or the entire investment may not be recoverable, the loss must be recorded in financial expenses during the period. The provision or reversal of this provision is made at the time of preparing the Consolidated financial statements. In cases where the loss cannot be reliably determined, the investment is not recorded as a reduction and the recoverability of the investment is explained in the Notes to the Consolidated Financial Statements.

c. Investments in equity instruments of other entities

Investments in equity instruments of other entities but without control or joint control, without significant influence over the investee.

5. Trade account receivables

All receivables must be recorded detail by aging, by each client and in original currency if any and others details depending on the management request of the Group.

Classification of receivables:

- Trade receivables: commercial receivables arising from purchase-sale transactions between DIC Group and buyers such as sales, service provision, disposal of assets, export sales proceeds of the consignor through the consignee;
- Other receivables: receivables of a non-commercial nature, not related to purchase-sale transactions.

Classify receivables when preparing Consolidated financial statements:

- Receivables with a remaining collection period of no more than 12 months or within one business production cycle are classified as short-term.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

- Receivables with a remaining collection period of 12 months or more or over 1 business cycle are classified as long-term.

Provision for doubtful debts: Provisions for doubtful debts are made when preparing the Consolidated financial statements. The provision or reversal of this provision is made at the time of preparing the Consolidated financial statements and is recorded in the business management expenses of the period.

6. Recognition of loan receivables

Loans for the purpose of earning interest according to the contract between the parties but cannot be bought and sold on the market like stock.

Loans are recognized at original cost. After that, the Board of Directors reviews all uncollected amounts to recognize provision for bad loans at the end of the year. Provision for bad loans is made for each loan based on the overdue time to repay the principal according to the original debt commitment (not taking into account the debt extension between the parties), or based on the loss level expected. The difference between the provision made at the end of current year and the provision made at the end of the previous year is recognized as an increase or decrease in administrative expenses of the year. The reversed provision does not exceed the original cost.

Loans are classified as short-term and long-term on the Consolidated Balance sheet based on the remaining maturities of the receivables at the Consolidated balance sheet date.

7. Principle of evaluating inventories

Properties acquired or being constructed for sale in the ordinary business of the Group, rather than to be held for rental or capital appreciation are recognized as inventories. Inventories are stated at the lower of original cost and net realizable value. Original cost of inventory includes the cost of land and construction expenses of infrastructure and apartments, direct expenditures and other overhead expenses incurred in bringing the inventories to their present location and condition. Net realizable value is the estimated selling price in the normal course of business less the estimated costs of completion and selling expenses. Provision is made, when necessary, for obsolete, slow-moving, defective inventory items and when original cost is higher than net realizable value. The difference between the provision of this period and the provision of the previous period is recognized as an increase or decrease of cost of goods sold in the year.

Other inventories

Inventories are stated at original cost. The cost of inventories should comprise all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

The cost of inventory at the year-end is calculated by weighted average method.

The Group applies the perpetual method to record inventory.

Provisions for inventory obsolescence made at the end of the year are the excess of original cost of inventory over their net realizable value.

8. Recording principle of tangible and intangible fixed assets

Fixed assets are stated at the original cost. During the using time, fixed assets are recorded at cost, accumulated depreciation and net book value.

During the using time, Group depreciates fixed assets into production and business expenses for fixed assets related to production and business. Intangible fixed assets such as land use rights are only depreciated for land use rights with a term.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Depreciation is provided on a straight-line basis. Depreciation period is estimated as follows:

- Building and structures	07 - 35 years
- Machinery & equipment	04 - 10 years
- Means of transportation	06 - 10 years
- Management equipment	04 - 10 years
- Others	05 years
- Land use rights	38 years
- Software	03 years

9. Principles of recognition and depreciation of investment properties

Investment property are stated at the original cost. Cost of investment property is all the costs (cash or cash equivalents) that Group spent or the fair value of other amounts exchange offer to acquire investment property to date of purchase or completion of construction investment property.

In the process of leasing operations, investment property are stated at the original cost, accumulated depreciation and residual value. The Group can rely on the property owners use the same time to estimate and determine the depreciation method of depreciation of investment property.

- Building and structures	50 years
- Land use rights	50 years

In the process of holding up the price increase, the investment property is not depreciated. Where there is solid evidence that the investment property is being discounted against the market value and the discount is determined reliably, then the enterprise is assessed to reduce the cost of the investment property and Recognize loss to cost of goods sold (the same as provision for real estate goods).

10. Recognition and allocation of prepaid expenses

The calculation and allocation to expense to each accounting period based on the nature, level of each prepaid expense to determine the allocation method properly and consistently.

Prepaid expenses are tracked according to each prepaid period incurred, allocated to the cost objects of each accounting period and the remaining amount has not been allocated to expenses.

Classification of prepaid expenses before preparing the Consolidated Financial Statements according to the following principles:

- Prepaid expense related to purchase or service less than 12 months or 01 normal production period, from incurred date, are recorded as short - term.
- Prepaid expense related to purchase or service over than 12 months or 01 normal production period, from incurred date, are recorded as long - term.

11. Recognition of business cooperation contract

Business cooperation contract (BCC) is a cooperation contract between the Group and other partners to carry out specific business activities without establishing a new legal entity. These activities are controlled by one of the parties. The BCC states that each party is entitled to profits when the BCC is profitable and is required to bear losses when the BCC is loss making, in substance, the BCC parties share revenues and expenses because each party can jointly control the operation and cash flows of the BCC.

- When the Group is in charge of accounting and tax finalisation, the Group is required to recognise the entire revenue and expenses arising from the BCC, and then allocate the proportionate share of revenue and expenses to the other parties.
- When the Group is not in charge of accounting and tax finalisation, the Group accounts for its proportionate share of revenue and expenses from the BCC.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

12. Trade and other payables

Payables are tracked in detail according to the remaining payment term of the payables, the payable entity, the original currency payable and other factors according to the management needs of Group.

The classification of payables:

- Payables to suppliers: trade payables arising from transactions of purchasing goods, services, assets and payable when consigning imports;
- Other payables: payables that are not commercial in nature and are not related to the purchase, sale, or provision of goods or services..

Classify payables when preparing Consolidated financial statements:

- Having maturity less than 12 months or 01 normal production period are recorded as short - term.
- Having maturity over than 12 months or 01 normal production period are recorded as long – term.

13. Recognition and capitalization of borrowing costs

Borrowings in the form of issuance of bonds or preference share with preferential terms required the issuer to repurchase in the future shall not be reflected on this item.

Borrowings are monitored in detail by each object, each contract and each type of debt assets.

Classify loans when preparing Consolidated financial statements:

- Loans with a remaining repayment period less than 12 months are classified as short-term.
- Loans with a remaining repayment period over than 12 months are classified as long-term.

14. Recognition and capitalization of borrowing costs

Borrowing costs directly related to borrowings are recorded in financial expenses in the period, except for borrowing costs directly related to the investment in construction or production of unfinished assets, which are included in the value of that asset (capitalized) when meeting all the conditions specified in the Accounting Standard "Borrowing costs, including interest, allocation of discounts or premiums when issuing bonds, additional costs incurred in relation to the borrowing process".

Interest expense and amortization of discounts or premiums when issuing bonds, which were capitalized on Properties in progress current period, amounted to 98,678,445,740 VND (previous period was 176,355,628,730 VND).

15. Recognition of accrued expenses

Accrued expenses include liabilities for goods and services received in the year but not yet paid for due to pending invoices or insufficient records and documents and payables to employees are recorded in production and business expenses in the period to ensure that when the cost incurred will not cause a sudden change in production and business costs on the basis of ensuring the principle of concordance between revenue and expenses. The accrued expenses must be calculated strictly and must have reasonable and reliable evidence. When such expenses are incurred, if there is a difference with the deducted amount, the accountant shall record additional or decreasing expenses corresponding to the difference.

16. Unearned revenue

Unearned revenue mainly comprises the amounts that customers have paid in advance for one or many accounting periods such as rental assets.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

17. Owner's equity

a. Recognition of owner's capital contribution and share premium

Owner's investment capital is recorded according to the actual capital contributed by the owner and is tracked in detail for each organization and individual.

Share premium is recorded as the greater or lesser difference between the actual issue price and the par value of the shares.

b. Recognition of undistributed profits

Undistributed earnings are the profit of business operations after addition (+) or deduction (-) of regulated items due to applying a change in accounting retrospectively or to make a retrospective restatement to correct materiality in previous year.

Profit distribution must be complied with the current financial policies.

Parent Company distributes profit to owners which shall not exceed the undistributed post-tax profits on the consolidated financial statements, including the impact of any gain recognized from bargain purchase transactions. In case undistributed post-tax profits in the consolidated financial statements is higher than its financial statements of the parent company, the parent company makes distribution after transferring profits from subsidiary companies to the parent companies.

Profit distribution should take account of non-monetary items in undistributed post-tax profits that may affect cash flows and the dividend payment ability of the Company.

18. Recognition of revenue

a. Revenue from sale of goods

Revenue from sales of goods is recognized when the following conditions are satisfied:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Group retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;
- The amount of revenue can be measured;
- The economic benefits associated with the transaction of goods sold have flown or will flow to the Group;
- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

b. Revenue from rendering of services

Revenue from rendering of services should be recognised when all the following conditions have been satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Group;
- The stage of completion of the transaction at the Consolidated Balance sheet date can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

c. Revenue from sale of real estate

Revenue is recognized when the material risks and ownership rights have transferred to the buyer, which usually coincides with the unconditional delivery of the contracts. For a conditional transfer, revenue is recognized only when all material conditions are satisfied.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

d. Construction contract revenue

Construction contract revenue is recognized in one of the following two cases:

- Construction contract stipulating contractor is paid according to the planned schedule: when the contract results can be estimated reliably, revenue is recognized corresponding to the part of work completed self-determined by the contractor at the Consolidated Balance sheet date;
- Construction contracts stipulating contractors are paid according to the volume of work: when the contract results are reliably estimated and confirmed by the customer, revenue is recognized according to percentage of completion confirmed by the customer.

e. Financial income

Financial income includes interest income, royalties, dividends, distributed profits and other financial income. For interest received from lending, deferred payment and installment sales: revenue is recognized when it is certain to be collectable and lending, receivables are not classified as overdue leading to the provision. Dividend income is recognized when the right to receive dividends is established.

f. Other income

Other income includes income from other activities: disposal of asset; penalty receipt, compensation, collection of bad debt which was write off, unknown payables, gift in cash or non cash form...

19. Revenue deductions

The decrease adjustment of revenue shall be as follows:

- The decrease adjustment of revenue in the incurring period if revenue deductions incurred in the same period of consumption of products, goods and services;
- The decrease adjustment of revenue as follows if revenue deductions incurred in the continued period of consumption of products, goods and services:
 - + Adjustments to decrease in revenue in the Consolidated Financial Statements of the reporting period if there are deductions for revenue before the issuance of the Consolidated Financial Statements;
 - + Adjustments to decrease in revenue in the Consolidated Financial Statements of the period after the reporting period if there are deductions for revenue after the issuance of the Consolidated Financial Statements.

Trade discount is the discount for customers who buy large quantity of goods.

Sales rebate is the deduction to the buyer because products, goods are bad, degraded or improper as prescribed in contract.

Sales return are reflected the value of the products, goods which customer returns due to causes such as violations of economic contracts, bad, degraded, wrong category or improper goods.

20. Costs of goods sold

Cost of finished goods, trade goods, services, property, construction unit sold in the production period and expense related to real estate activities ...

Damaged or lost value is allowed to record to the cost of goods sold after deduction of compensation (if any).



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

21. Financial expenses

Items recorded into financial expenses consist of: expense or loss related to financial investment; lending and borrowing expense; expense related to investment to joint venture, associates; loss from share transfer; provision of share decrease or investment; loss on trading foreign currency...

22. Selling and general administration expenses

Selling expense is recorded in the period of selling finished goods, trade goods and providing service.

Administrative expense reflects the general expense of the Group, including: labor cost; social and health insurance, unemployment fund, union cost of management employee; office material expense, tools, depreciation of assets using for management; land rental, business licence tax; bad debt provision; outsourcing expense and other cash expenses...

23. Principles and method of recording current income tax expense, deferred income tax expense

Current income tax expense is calculated basing on taxable profit and income tax rate applied in the current year.

Deferred corporate income tax expense is the amount of corporate income tax that will be payable in the future arising in the future from:

- Deferred income tax liability recognized during the year;
- Reversal of deferred tax assets recognized from prior years.

24. Foreign currency transactions

Actual exchange rate at the time of transaction to convert the following foreign currency transactions:

Actual exchange rate used in buying or selling foreign currencies (foreign exchange spot contracts, forward contracts, futures contracts, options contracts, swap contracts): is the exchange rate signed in foreign exchange contracts between the Group and the commercial banks;

- Actual exchange rate when contributing capital or receiving capital contribution: is buying exchange rate of the bank where the enterprises opens an account to receive capital from the owners at the transaction date;
- Actual exchange rate when recording receivables: is the buying exchange rate of the commercial bank where the enterprises assigned customers to make the payment at the transaction date;
- Actual exchange rate when recording liabilities: is the selling exchange rate of the commercial bank where the enterprises expect to conduct transactions at the transaction date;
- For purchasing of assets or expenses in foreign currencies (not through the accounts payables), the exchange rate is the buying exchange rate of the commercial bank where the enterprises make payments.

Actual exchange rate used for collection of receivables, deposits, guarantees, or payment of payables in foreign currency, determined by the exchange rate at the transaction date.

The moving weighted average book value is applied to the credit side of the cash account when making payments in foreign currency.

25. Related parties

The parties are considered to be related if one party has the ability to control or significantly influence the other party in the decision-making of financial policies and activities. The parties are also considered to be related if both are under common control or have common significance influence.

In considering the relationship of related parties, attention is paid to the substance of the relationship rather than to its legal form.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

26. Segment reporting

Business segment is a distinguishable component of an enterprise that is engaged in providing an individual product or service or a group of related products or services and that is subject to risks and returns that are different from those of other business segments.

Geographical segment is a distinguishable component of an enterprise that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

27. Accounting estimate

The preparation of the consolidated financial statements in conformity with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements requires The Board of Directors to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the financial year. Although accounting estimates have been made to the best of The Board of Directors' knowledge, the actual amounts may be differ from those estimates.

The areas involving significant estimates and assumptions are as follows:

- The fair value of net assets recognized at the acquisition date in the business consolidation;
- Estimated useful life of fixed assets;
- Accrued expenses;
- Provisions.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Group and that are believed to be reasonable under the circumstances.

V. ADDITIONAL INFORMATION TO ITEMS IN CONSOLIDATED BALANCE SHEET

1. Cash and cash equivalents

	End of period	Beginning of year
	VND	VND
Cash on hand	3,557,459,245	3,412,756,137
Cash in bank	194,661,061,190	388,291,737,243
Cash equivalents (i)	387,395,144,477	393,461,024,424
Total	585,613,664,912	785,165,517,804

(i) Cash equivalents are term deposits at commercial banks with earning interest from 1.6% to 3.6% per annum (as at the beginning of year from 1.6% to 4.2% per annum).



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

2. Financial investments

a. Investments held to maturity

	End of period		Beginning of year	
	Cost VND	Book value VND	Cost VND	Book value VND
Short-term	666,900,000,000	666,900,000,000	895,900,000,000	895,900,000,000
Term deposits (i)	666,900,000,000	666,900,000,000	895,900,000,000	895,900,000,000
Long-term	30,000,000,000	30,000,000,000	30,000,000,000	30,000,000,000
Bonds (ii)	30,000,000,000	30,000,000,000	30,000,000,000	30,000,000,000
Total	696,900,000,000	696,900,000,000	925,900,000,000	925,900,000,000

- (i) Term deposits at commercial banks with original maturity from 5 months to 12 months and earning interest from 2.9% to 5.7% per annum (as at the beginning of year from 3.4% to 6% per annum).
- (ii) Bank bonds with maturity from 7 years to 10 years and earning interest from 5.675% to 6.68% per annum.

b. Investments in associates	End of period		Beginning of year	
	%	Equity method value VND	%	Equity method value VND
DICERA Holdings Joint Stock Company	28.39	207,022,456,368	35.89	185,758,119,153
Development Investment Construction - Concrete Joint Stock Company	36	45,984,928,618	36	46,834,604,975
D.I.C Real Estate Joint Stock Company	42.68	66,319,119,685	42.68	63,844,532,031
Southern Development And Investment Joint Stock Company	43.35	-	43.35	-
Total		319,326,504,671		296,437,256,159

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Detail of Investment in associates as at June 30, 2025 are as follow:

	D.I.C Real Estate Joint Stock Company	Development Investment Construction - Concrete Joint Stock Company	DICERA Holdings Joint Stock Company	Southern Development And Investment Joint Stock Company	Total
Original cost					
Beginning of year	19,938,000,000	30,582,504,000	171,602,184,500	225,400,000,000	447,522,688,500
Increase in the period	-	-	103,627,370,000	-	103,627,370,000
Decrease in the period	-	-	(53,818,513,355)	-	(53,818,513,355)
End of period	19,938,000,000	30,582,504,000	221,411,041,145	225,400,000,000	497,331,545,145
Accumulated profit after investment					
Beginning of year	43,906,532,031	16,252,100,975	14,155,934,653	(225,400,000,000)	(151,085,432,341)
Shared (loss)/profit	2,474,587,654	504,817,143	(13,744,219,914)	-	(10,764,815,117)
Dividends	-	(1,354,493,500)	(10,362,737,000)	-	(11,717,230,500)
Decrease in the period	-	-	(4,437,562,516)	-	(4,437,562,516)
End of period	46,381,119,685	15,402,424,618	(14,388,584,777)	(225,400,000,000)	(178,005,040,474)
Net carrying amount					
Beginning of year	63,844,532,031	46,834,604,975	185,758,119,153	-	296,437,256,159
End of period	66,319,119,685	45,984,928,618	207,022,456,368	-	319,326,504,671

c. Investments in other entities

	%	End of period		%	Beginning of year	
		Original cost VND	Provision VND		Original cost VND	Provision VND
Vina Dai Phuoc Corporation	0.1	1,610,000,000	-	0.1	1,610,000,000	-
Others		734,249,112	(64,963,380)		734,249,112	(64,963,380)
Total		2,344,249,112	(64,963,380)		2,344,249,112	(64,963,380)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

3. Short-term trade receivables

	End of period VND	Beginning of year VND
Customers of Block B Pullman Project, Vung Tau	399,761,923,851	401,461,923,851
Customers of Nam Vinh Yen New Urban area Project (i)	204,844,451,275	268,357,901,964
Customers of Vung Tau Gateway Apartment Project	181,075,977,563	190,650,046,394
Customers of DIC Star Aparts Hotel Vung Tau-CSJ Project	4,363,064,321	17,052,263,635
Customers of DIC Phoenix High-Class Commercial Apartment	7,353,736,312	13,018,470,066
Customers of Chi Linh Centre Project, Vung Tau	22,850,980,041	22,850,980,041
Green Mark Construction Joint Stock Company	39,942,857,624	73,156,638,946
Cai Mep Logistics Co., Ltd	36,273,301,277	25,663,436,805
Others (ii)	173,432,587,154	175,944,997,689
Total	1,069,898,879,418	1,188,156,659,391

In which:

Receivable from related parties (Note VIII.2) 406,069,370,060 407,878,493,297

(i) The value of trade receivables arising from this project were pledged as collateral assets for the long-term loans as described in Note V.24.

(ii) As at the end of period and beginning of year, No trade receivables account for 10% or more of the total balance.

As at the end of period and beginning of year, except for bad debts presented in Note V.7, there are no others receivables that are overdue or not overdue but are difficult to collect.

4. Short-term advances to suppliers

	End of period VND	Beginning of year VND
LMP Investment and Trading Joint Stock Company	3,101,882,479	3,847,638,707
Others (i)	26,534,235,881	25,542,795,762
Total	29,636,118,360	29,390,434,469

(i) As at the end of period and beginning of year, No advances to suppliers account for 10% or more of the total balance.

5. Loan receivables

	End of period VND	Beginning of year VND
Short-term	120,300,000,000	187,564,637,167
Mr Le Phong Hieu	20,000,000,000	20,000,000,000
Related parties (Note VIII.2)	100,300,000,000	167,564,637,167
Long-term	128,400,000,000	171,200,000,000
Related parties (Note VIII.2)	128,400,000,000	171,200,000,000
Total	248,700,000,000	358,764,637,167

These are loans with interest rate of 6%/year to 12.5%/year. These loans have collateral.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

6. Other receivables

	End of period VND	Beginning of year VND
Short-term	4,532,666,222,649	4,548,370,292,505
Advances to the Board of Compensation	3,672,668,075,274	3,712,509,405,922
Long Tan Project	2,633,873,402,400	2,656,873,402,400
North Vung Tau Project	840,230,485,415	861,382,084,278
Chi Linh Project	140,014,270,244	140,014,270,244
Quang Binh Project	47,429,649,000	47,429,649,000
Hiep Phuoc Project	4,810,000,000	4,810,000,000
Hau Giang Project	4,310,268,215	-
Bau Trung Project	2,000,000,000	2,000,000,000
Advances to staff	99,240,321,329	82,440,413,747
Deposit	455,106,873,127	456,694,951,479
Interest receivables	20,942,945,731	12,521,774,519
Payment on behalf	56,130,052,035	56,630,052,035
Others	228,577,955,153	227,573,694,803
Long-term	768,065,219,467	778,750,067,335
Cooperation in investment and development of projects (i)		
A.T.A Construction Investment Joint Stock Company	79,999,999,999	79,999,999,999
Deposit at Southern Development And Investment Joint Stock Company	688,050,778,468	698,735,626,336
Other deposit	14,441,000	14,441,000
Total	5,300,731,442,116	5,327,120,359,840

In which:

Receivables from related parties (Note VIII.2) 1,909,084,764,806 1,935,240,727,146

(i) This is the money for project development investment cooperation with third parties. The form of this cooperation contract is BCC profit sharing. The Group will share profits of the project based on the agreed sharing ratio in the agreements. Profit sharing is calculated based on the project profit and the actual investment ratio of the participating parties. This amount and the profit sharing will be received according to the agreement of the contract.

As at the end of period and beginning of year, except for bad debts presented in Note V.7, there are no others receivables that are overdue or not overdue but are difficult to collect.

7. Bad debt

	End of period		Beginning of year	
	Original cost VND	Provision VND	Original cost VND	Provision VND
Viet Construction Import Export Investment Joint Stock Company	2,128,460,264	(2,128,460,264)	2,128,460,264	(2,128,460,264)
Others	8,041,333,087	(7,607,610,583)	8,048,833,087	(7,615,110,583)
Total	10,169,793,351	(9,736,070,847)	10,177,293,351	(9,743,570,847)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

8. Inventories

	End of period		Beginning of year	
	Original cost VND	Provision VND	Original cost VND	Provision VND
Properties in progress (*)	8,902,217,529,123	-	7,882,376,012,567	-
Work in process	125,547,504,670	-	98,045,109,502	-
Finished real estate	60,932,366,302	-	79,874,080,522	-
Raw materials	60,749,827,827	(2,433,505,584)	61,078,042,115	(2,433,505,584)
Tools and supplies	9,519,708,501	-	9,853,318,122	-
Finished goods	31,705,995,735	-	24,634,204,400	-
Merchandise	1,322,136,854	-	1,178,360,789	-
Total	9,191,995,069,012	(2,433,505,584)	8,157,039,128,017	(2,433,505,584)

(*) Properties in progress includes investment and development expenses of the following projects:

	End of period VND	Beginning of year VND
Infrastructure for Dai Phuoc Urban Area Project (i)	2,142,176,518,073	2,143,362,011,412
Nam Vinh Yen New Urban Area Project (i)	2,088,556,790,153	2,043,250,406,609
Apartment A2-1 Project, Chi Linh Center Area, Vung Tau (i)	1,288,449,401,506	1,041,524,132,662
Urban Area Project in Ward 4, Hau Giang (i)	1,058,784,070,869	1,039,978,529,413
Long Tan Resort Project, Nhon Trach (i)	953,910,062,341	871,732,745,907
Lam Ha Center Point Residential Project, Phu Ly City, Ha Nam	815,587,893,391	233,651,723,504
Northern Vung Tau New Urban Area Project	259,387,529,520	242,655,411,101
Cap Saint Jacques Complex Area Project - Phase 2	181,023,063,651	148,566,620,900
Hiep Phuoc Urban Area Project, Nhon Trach	44,002,742,434	47,606,726,039
Other Project	70,339,457,185	70,047,705,020
Total	8,902,217,529,123	7,882,376,012,567

(i) The value of land use rights and assets formed from the loans of the projects were pledged as collateral assets for the short-term and long-term loans as described in Note V.24.

9. Prepaid expenses

	End of period VND	Beginning of year VND
Short-term	217,599,551,869	169,357,579,307
Brokerage expenses of projects are allocated according to real estate revenue	184,044,369,436	163,122,006,050
Tools and supplies	3,050,281,832	5,170,761,281
Others	30,504,900,601	1,064,811,976
Long-term	34,205,134,052	36,470,053,146
Tools and supplies	13,076,371,705	14,551,099,241
Land use fee	16,960,898,644	17,425,580,800
Maintenance expenses	629,082,579	921,642,813
Others	3,538,781,124	3,571,730,292
Total	251,804,685,921	205,827,632,453

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

10. Increase, decrease in tangible fixed assets

						Unit: VND
	Buildings, structures	Machinery and equipment	Means of transport	Management equipment	Others	Total
Original cost						
Opening balance	707,046,614,188	331,174,559,419	77,987,215,372	20,423,065,859	23,195,759,984	1,159,827,214,822
Purchases	764,996,314	5,199,596,580	640,000,000	343,020,000	-	6,947,612,894
Reclassify	11,694,011,263	-	-	-	-	11,694,011,263
Liquidating, disposing	-	(282,978,835)	(775,400,000)	-	-	(1,058,378,835)
Closing balance	719,505,621,765	336,091,177,164	77,851,815,372	20,766,085,859	23,195,759,984	1,177,410,460,144
Accumulated depreciation						
Opening balance	100,537,676,210	234,220,821,767	47,725,755,543	9,671,441,837	11,829,178,185	403,984,873,542
Depreciation	9,351,459,174	8,259,843,596	2,965,664,153	1,210,657,777	1,344,616,230	23,132,240,930
Liquidating, disposing	-	(282,978,835)	(568,895,000)	-	-	(851,873,835)
Reclassify	(2,161,262,795)	-	-	-	-	(2,161,262,795)
Closing balance	107,727,872,589	242,197,686,528	50,122,524,696	10,882,099,614	13,173,794,415	424,103,977,842
Net book value						
Opening	606,508,937,978	96,953,737,652	30,261,459,829	10,751,624,022	11,366,581,799	755,842,341,280
Closing	611,777,749,176	93,893,490,636	27,729,290,676	9,883,986,245	10,021,965,569	753,306,482,302

Cost of fully depreciated tangible fixed assets but still in use as at the end of year 68,580,280,793 VND (as at beginning of year 68,611,479,647 VND).

Assets represented in the tangible fixed assets of the Group as at the end of year were pledged as collateral assets for the loans as described in Note V.24.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

11. Finance leases

	Unit: VND
	Means of transport
Original cost	
Opening balance	-
Financial lease during the period	586,094,074
Closing balance	586,094,074
Accumulated depreciation	
Opening balance	-
Depreciation	6,774,743
Closing balance	6,774,743
Net book value	
Opening	-
Closing	579,319,331

12. Increase and decrease in investment properties

	Unit: VND
	Land use rights and Infrastructure for lease
Original cost	
Opening balance	208,549,462,773
Reclassify	(11,694,011,263)
Closing balance	196,855,451,510
Accumulated depreciation	
Opening balance	49,882,796,406
Depreciation	1,889,515,650
Reclassify	2,161,262,795
Closing balance	53,933,574,851
Net book value	
Opening	158,666,666,367
Closing	142,921,876,659

Investment real estate for lease is the land use right and assets attached to the land of the Dai Phuoc Ecotourism Urban Area Project in Dai Phuoc Commune, Dong Nai Province with original cost is 144,455,832,878 VND, ownership period until November 15th, 2054. In addition, there are some other Investment real estate.

Revenue and cost of investment real estate rental are presented in notes VI.1 và VI.4.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

13. Increase and decrease in intangible fixed assets

Unit: VND

	Land use rights	Computer software	Total
Original cost			
Opening balance	86,974,148,811	2,801,577,404	89,775,726,215
Closing balance	86,974,148,811	2,801,577,404	89,775,726,215
Accumulated depreciation			
Opening balance	2,172,952,101	1,309,824,742	3,482,776,843
Depreciation	217,575,468	137,109,234	354,684,702
Closing balance	2,390,527,569	1,446,933,976	3,837,461,545
Net book value			
Opening	84,801,196,710	1,491,752,662	86,292,949,372
Closing	84,583,621,242	1,354,643,428	85,938,264,670

Cost of fully depreciated intangible fixed assets but still in use as at the end of period 1,204,857,801 VND (as at beginning of year 434,889,397 VND).

14. Construction in progress

	End of period VND	Beginning of year VND
Ceramic factory	47,391,094,628	47,391,094,628
Others	80,069,110,790	49,253,544,884
Total	127,460,205,418	96,644,639,512

15. Goodwill

	Current period VND	Kỳ trước VND
Opening balance	112,712,424,415	127,234,572,465
Allocation	(9,224,403,061)	(8,976,403,604)
Ending balance	103,488,021,354	118,258,168,861

16. Short-term trade payables

	End of period VND	Beginning of year VND
Hai Pha Vietnam Company limited	26,384,353,582	18,487,358,211
Others (i)	218,772,145,233	233,373,058,536
Trade payables are related parties (Note VIII.2)	93,647,950,370	258,706,367,592
Total	338,804,449,185	510,566,784,339

(i) As at the end of period and beginning of year, No trade payables account for 10% or more of the total balance.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

17. Short-term advances from customers

	End of period VND	Beginning of year VND
Customers of Nam Vinh Yen New Urban Area Project	1,306,173,398,883	1,224,531,014,134
Customers of Apartment A2-1 Project, Chi Linh Center Area, Vung Tau	1,288,738,350,599	843,390,510,337
Customers of Vi Thanh Commercial Residential Area Project	206,928,069,728	129,288,849,766
Customers of Chi Linh Center, Vung Tau Project	60,250,087,689	57,792,277,689
Customers of Dai Phuoc Urban Area Project	45,393,714,428	49,315,242,992
Customers of Hiep Phuoc Urban Area Project	24,563,658,967	31,334,403,113
Customers of Cap Saint Jacques Complex Project	14,460,953,424	35,299,528,472
Customers of Vung Tau Gateway Apartment Project	7,407,651,352	7,407,651,352
Customers of other projects	53,702,910,000	47,794,039,294
Total	3,007,618,795,070	2,426,153,517,149

In which:

Advances from customers to related parties (Note VIII.2)	856,446,105,047	770,069,340,631
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18. Tax and statutory obligations

	Beginning of year VND	Payable VND	Paid VND	End of period VND
Payables	97,348,986,765	57,560,687,764	90,088,131,774	64,821,542,755
Value added tax	18,975,138,215	41,734,287,401	28,976,144,920	31,733,280,696
Special sales tax	44,029,092	161,716,452	182,784,342	22,961,202
Corporate income tax	43,264,814,086	5,388,930,589	42,242,542,978	6,411,201,697
Personal income tax	487,658,788	5,520,917,130	5,345,887,307	662,688,611
Resource tax	10,156,601	98,876,118	90,853,868	18,178,851
Land tax	31,083,570,300	(3,999,227,558)	6,665,379,264	20,418,963,478
Other tax	2,976,620,549	8,641,912,582	6,064,264,911	5,554,268,220
Others	506,999,134	13,275,050	520,274,184	-
Receivables	25,062,673,714	122,134,503	5,774,942,914	30,715,482,125
Value added tax	122,134,503	122,134,503	2,939,427	2,939,427
Corporate income tax	24,831,921,898	-	5,772,003,487	30,603,925,385
Personal income tax	10,777	-	-	10,777
Other tax	108,606,536	-	-	108,606,536

19. Accrued expenses

	End of period VND	Beginning of year VND
Cost of projects	264,690,151,076	296,344,603,692
Interests expenses	33,782,034,977	32,991,361,062
Other expenses	21,082,310,924	17,395,581,702
Total	319,554,496,977	346,731,546,456



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

20. Unearned revenues

	End of period VND	Beginning of year VND
Short-term	55,997,358,815	56,562,684,930
Revenue advanced from leasing Dai Phuoc golf course	3,374,235,992	3,374,235,992
Others	52,623,122,823	53,188,448,938
Long-term	178,641,808,736	181,411,119,784
Revenue advanced from leasing Dai Phuoc golf course	109,381,453,392	111,068,571,388
Others	69,260,355,344	70,342,548,396
Total	234,639,167,551	237,973,804,714

21. Other payables

	End of period VND	Beginning of year VND
Short-term	3,434,344,319,247	2,864,859,159,683
Receive deposit from TNT Phu Hoa Joint Stock Company to transfer the project	1,848,795,200,000	1,848,795,200,000
Receive deposits from other customers to transfer the project	516,831,802,500	516,831,802,500
Payable to Sun Ha Nam joint stock company for advance payment	563,271,390,371	-
Deposits	200,447,459,923	192,788,593,923
Profit sharing from BCC	136,388,584,457	136,388,584,457
Registration fee and maintenance fund (i)	31,651,842,505	32,308,365,792
Compensation payables	18,511,007,423	19,990,483,579
Payable to Mr. Phan Van Binh	16,445,635,609	16,425,635,609
Others	102,001,396,459	101,330,493,823
Long-term	52,175,664,172	51,836,344,172
Capital contribution from Business Cooperation contracts (ii)	19,596,218,672	19,596,218,672
Deposits	32,579,445,500	32,240,125,500
Total	3,486,519,983,419	2,916,695,503,855

In which:

Payables to related parties (Note VIII.2) 109,860,548,120 109,430,007,576

- (i) The maintenance fund payables represents 2% of the total net value of the contracts which the Group collects from customers. This amount will be transferred to the relevant Residents Committees when they have been established.
- (ii) This is the money for project development investment cooperation with third parties. The form of this cooperation contract is BCC profit sharing. The Group will share profits of the project based on the agreed sharing ratio in the agreements. Profit sharing is calculated based on the project profit and the actual investment ratio of the participating parties. This amount and the profit sharing will be received according to the agreement of the contract.

As at the end of period and beginning of year, the Group had no other payables overdue.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

22. Provisions liabilities

	End of period	Beginning of year
	VND	VND
Short-term	2,224,646,197	3,707,743,661
Provision for construction warranty	2,224,646,197	3,707,743,661
Long-term	2,770,235,688	2,770,235,688
Provision for construction warranty	2,770,235,688	2,770,235,688
Total	4,994,881,885	6,477,979,349

23. Deferred income tax assets and Deferred income tax liabilities

	End of period	Beginning of year
	VND	VND
Deferred income tax assets	28,509,642,829	28,270,503,849
Unrealised profit	28,509,642,829	28,270,503,849
Deferred income tax liabilities	28,238,909,720	23,230,853,263
Provision for investments in subsidiaries	28,238,909,720	23,230,853,263



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

24. Loan and finance lease

	Beginning of year VND	Increase VND	Decrease VND	End of period VND
Short-term loan	1,572,638,801,780	521,179,185,682	1,200,584,337,340	893,233,650,122
Loans from banks (Note 24.1)	620,887,327,488	360,128,302,535	495,295,120,807	485,720,509,216
Current portion of long-term loans (Note 24.2)	937,912,674,292	109,500,000,000	687,005,550,835	360,407,123,457
Others	13,838,800,000	51,550,883,147	18,283,665,698	47,106,017,449
Long-term loan	2,276,905,408,614	375,177,760,979	178,440,328,240	2,473,642,841,353
Loans from banks (Note 24.2)	702,549,560,212	377,057,760,979	188,467,149,678	891,140,171,513
Bonds (Note 24.3)	1,562,532,648,402	(2,500,000,000)	(10,182,283,105)	1,570,214,931,507
Others	11,823,200,000	-	52,800,000	11,770,400,000
Finance lease debt	-	620,000,000	102,661,667	517,338,333
Total	3,849,544,210,394	896,356,946,661	1,379,024,665,580	3,366,876,491,475

24.1. Details of short-term bank loans are as follows:

Objects	End of period VND	Interest rate (%/year)	Collaterals
Joint Stock Commercial Bank for Investment & Development of Vietnam – Ba Ria - Vung Tau Branch	75,378,212,005	7%-8%	- Land use rights for business purpose at Ward 5, Vung Tau City; asset on land at Tien Sa Villa; Office at 265 Le Hong Phong, Tam Thang Ward, Ho Chi Minh City.
	150,595,488,740	7%-10%	- Certificate of land use rights and assets on land at address No. 5, Chi Linh Urban Area, Thang Nhat Ward, Vung Tau City; Certificate of land use rights and assets on land at the company warehouse in Tan Hai commune, Ba Ria - Vung Tau; Deposit contract, Sunward ZYJ 860 hydraulic pile press; Camry ASV70L 2.5-2020 car; Toyota Hilux GUN135L-DTTSXU pickup truck; Elimak SC45/30 FC II hoist; Tower crane QTP6515-10T-022. Term deposit contracts at the bank.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

24.1. Details of short-term bank loans (continued)

Objects (continued)	End of period VND	Interest rate (%/year)	Collaterals
Vietnam Bank for Agriculture and Rural Development – Chu Lai Branch	33,000,000,000	7.5%	- Machinery and equipment of Brothers DIC Ceramic Joint Stock Company.
Vietnam Bank for Agriculture and Rural Development – Nui Thanh Branch	11,000,000,000	7.5%	- Machinery and equipment of Brothers DIC Ceramic Joint Stock Company.
Prosperity and Growth Commercial Joint Stock Bank – Vung Tau Branch	3,248,482,899	8.0%	- Certificate of land use rights and assets on land plot No. 237, map sheet No. 37 in Thang Nhat ward, Vung Tau city.
Total	485,720,509,216		



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

24.2. Details of long-term bank loans are as follows:

Objects	End of period VND	Classified into short-term debt VND	Principal repayment term	Interest rate (%/year)	Collaterals
Vietnam Joint Stock Commercial Bank for Industry and Trade – Binh Xuyen Branch	86,000,000,000	20,000,000,000	To 01 November 2028	9.8%	- Certificate of land use rights, ownership of houses and other assets attached to land number DM 516188 issued by Land Registration Office of Vinh Phuc province on November 6, 2023, certificate number: CT27889. 3 plots of land number 669, 909, 855, Total area: 18,626.7 m2. - The assets attached to the land are the DIC Star Vinh Yen Hotel complex. - Rights of assets (including but not limited to: the right to claim and to benefit the amount receivables; the rights to share, use, exploit, and/ or own the shared product; the rights to request reimbursement advances, penalties, compensation for damage and enjoyment of this amount; rights, benefits, reimbursements; ...) of DIC Group arising from the DIC Star Hotel complex project.
Joint Stock Commercial Bank for Investment & Development of Vietnam - Ba Ria - Vung Tau Branch	230,876,123,455	230,876,123,455	To 01 December 2025	8%	- Rights of assets from 834,644.6 m2 at Vi Thanh Residential Project, Ward 4, Vi Thanh City, Hau Giang Province; 1,066 land plots in Vi Thanh Residential Project, Hau Giang Province.
	76,446,671,528	10,000,000,000	To 27 December 2028	8.7%	- 913 land plots in Nam Vinh Yen Urban Area, Phase 1. - Rights of assets (including but not limited to: the right to claim and to benefit the amount receivables; the rights to share, use, exploit, and/ or own the shared product; the rights to request reimbursement advances, penalties, compensation for damage and enjoyment of this amount; rights, benefits, reimbursements; ...) of the DIG Group arising from Phase 1 of the Nam Vinh Yen Urban Area project. - The assets attached to the land of Nam Vinh Yen New Urban Area Project Phase 1, Division 2, 3 include but are not limited to roads, internal road yards and other assets of Phase 1, Division 2, 3 at the Nam Vinh Yen New Urban Area Project. Rights, interests and payments related to land use rights and infrastructure.
	17,930,000,000	-	To December 2029	7.5%	- Land use right certificate No. 949046 issued by the Department of Natural Resources and Environment of Ba Ria - Vung Tau province on July 11, 2019. Land plot No. 57, map sheet No. 38 in Ward 8, Vung Tau City, area 336.8 m2.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

24.2. Details of long-term bank loans (continued)

Objects	End of period VND	Classified into short-term debt VND	Principal repayment term	Interest rate (%/year)	Collaterals
Saigon Thuong Tin Commercial Joint Stock Bank – Ba Ria - Vung Tau Branch	350,000,000,000 490,000,000,000	87,500,000,000 10,000,000,000	To 17 June 2027 To 31 December 2039	10.5% 10.5%	- Property rights arising from the A2-1 Chi Linh Apartment Project; - Right to use 9,282 m2 of urban land and all assets formed on the land in Thang Nhat Ward, Vung Tau City. All benefits, payment claims, debt claims, compensation for damages, profits, and profits that Phuong Nam Investment and Development Joint Stock Company obtains from the exploitation and use of 25,221.8 m2 of commercial service land used until September 11, 2057, land leased with annual payment at land plot No. 1, map sheet No. 65, Thang Tam ward, Vung Tau city. Ownership of construction works at land plot No. 1, map sheet No. 65, Thang Tam ward, Vung Tau city. Property rights arising from the Contract for leasing construction works on land attached to land No. 04/HDTCTXD. DICPN-DICDL dated December 10, 2024.
Tien Phong Commercial Joint Stock Bank	294,499,987	31,000,002	To 31 March 2030	10%	- Mitsubishi car 92A-280.63
Total	1,251,547,294,970	360,407,123,457			



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

24.3. Details of bonds and issuance costs are as follows:

	Beginning of year VND	Increase VND	Decrease/(allocating bond issuance costs) VND	End of period VND
Long-term - Common Bonds (i)				
Original cost of common bond code DIGH2326001 (i)	600,000,000,000	-	-	600,000,000,000
Original cost of common bond code DIGH2326002 (i)	1,000,000,000,000	-	-	1,000,000,000,000
Bonds issuance costs	(37,467,351,598)	(2,500,000,000)	10,182,283,105	(29,785,068,493)
Total	1,562,532,648,402	(2,500,000,000)	10,182,283,105	1,570,214,931,507

(i) These are funds raised by the issuance of common bonds at par value in Vietnam Dong by Ho Chi Minh City Development Commercial Joint Stock Bank (HDBank). The total par value of the bonds issued amounted to 1,600,000,000,000 VND. As at 30 June 2025, the details of the issued bond codes are as follows:

- Bond code DIGH2326001: Total value of 600,000,000,000 VND, term of 36 months, maturity on December 29th, 2026:
 - The interest rate applied for the first 2 (12-month) interest payment periods is 11.25%/year, the following interest periods are calculated as: the sum of (i) 4%/year and (ii) Interest rate of deposit of HDBank's individual customers pay after 12 months as at the interest rate determination date. The bond proceeds are secured by a Payment Guarantee issued by HDBank.
 - The amount of 600,000,000,000 VND collected from the private bond issuance of bond code DIGH2326001 was used to implement the Long Tan Tourist Urban Area Project in Long Tan commune and Phu Thanh commune, Nhon Trach district, Dong Nai province (currently Nhon Trach Commune, Dong Nai Province) in accordance with the bond issuance purpose.
- Bond code DIGH2326002: Total value of 1,000,000,000,000 VND, term of 36 months, issued on March 25, 2024, maturity on March 25, 2027:
 - The interest rate applied for the first 2 (12-month) interest payment periods is 11.25%/year, the following interest periods are calculated as: the sum of (i) 4%/year and (ii) Interest rate of deposit of HDBank's individual customers pay after 12 months as at the interest rate determination date. The bond proceeds are secured by a Payment Guarantee issued by HDBank.
 - The amount of money used to implement the Long Tan Tourist Urban Area Project in Long Tan and Phu Thanh communes, Nhon Trach district, Dong Nai province (currently Nhon Trach Commune, Dong Nai Province) according to the issuance purpose was 154,747,469,000 VND.
 - The amount of 845,252,531,000 VND that has not been fully used, DIC Group is being monitored in a bond account at Ho Chi Minh City Development Joint Stock Commercial Bank.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

25. Owners' equity

a) Increase and decrease in owners' equity

Unit: VND

	Contributed capital	Share premium	Other owners' capital	Investment and development funds	Profit after tax retained	Non-controlling interests	Total
Beginning balance of previous year (i)	6,098,519,950,000	1,046,337,538,421	14,895,110,000	84,750,836,222	405,249,380,081	243,805,067,311	7,649,752,814,724
Profit of the previous year	-	-	-	-	114,535,926,550	(12,631,627,838)	114,535,926,550
Transfer to bonus and welfare fund	-	-	-	-	(9,359,048,152)	(76,177,024)	(9,359,048,152)
Change in ownership of subsidiaries	-	-	-	-	41,017,975,505	14,265,614,040	41,017,975,505
Ending balance of previous year	6,098,519,950,000	1,046,337,538,421	14,895,110,000	84,750,836,222	551,444,233,984	245,362,876,489	7,795,947,668,627
Stock dividend	365,791,960,000	-	-	-	(365,791,960,000)	-	-
Profit of the current period	-	-	-	-	31,368,840,198	(3,312,190,487)	28,056,649,711
Transfer to investment and development fund	-	-	-	196,073,920	(196,073,920)	-	-
Transfer to bonus and welfare fund	-	-	-	-	(14,504,710,999)	(1,209,795,832)	(15,714,506,831)
Stock dividend distributed by a subsidiary	-	-	1,651,010,000	-	(1,651,010,000)	-	-
Cash dividend distributed by a subsidiary	-	-	-	-	-	(1,094,454,800)	(1,094,454,800)
Capital contribution from non-controlling shareholders in a subsidiary	-	-	-	-	-	2,700,000	2,700,000
Ending balance of current period	6,464,311,910,000	1,046,337,538,421	16,546,120,000	84,946,910,142	200,669,319,263	239,749,135,370	8,052,560,933,196



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

- (i) According to the private stock issuance plan implemented according to the Extraordinary General Meeting of Shareholders Resolution No. 02/2021/NQ/DHCĐ dated January 28, 2021: Private stock issuance plan to mobilize capital to raise capital, purpose of investment in North Vung Tau New Urban Area Project, Ward 12, Ba Ria - Vung Tau Province (Increase Contributed capital from 4,248,909,620,000 VND to 4,998,909,620,000 VND:
- Type of shares: Common shares.
 - Par value shares: 10,000 VND.
 - Offer price: 20,000 VND (Offering shares to individual shareholders).
 - Number of shares issued: 75,000,000 shares.
 - Total amount of capital collected: 1,500,000,000,000 VND.
 - Issuance costs: 143,000,000 VND.
 - Total net proceeds from stock issuance: 1,499,857,000,000 VND.
 - Offering start date September 16, 2021; offering end date October 07, 2021.

Board of Directors Resolution No. 192A/2022/NQ-DIC Corp-HĐQT dated January 14, 2022 approving the change in capital use plan from the 2021 private stock offering. Details of the plan to use the collected capital are as follows:

Purpose of capital use			
According to the plan	Amount (VND)	According to the plan adjust	Amount (VND)
Investment in North Vung Tau New Urban Area Project, Ward 12, Ba Ria - Vung Tau Province (currently Phuoc Thang Ward, Ho Chi Minh City)	1,499,857,000,000	Investment in North Vung Tau New Urban Area Project, Ward 12, Ba Ria - Vung Tau Province (currently Phuoc Thang Ward, Ho Chi Minh City)	749,957,000,000
		Pay the outstanding amount to Tan Long Investment and Development Joint Stock Company	749,900,000,000
Total	1,499,857,000,000		1,499,857,000,000

By June 30, 2025, DIC Group has used the capital collected from the issuance as follows:

Purpose of capital use	According to the plan (VND)	Accumulated amount used until 30/06/2025 (VND)	Unspent amount at the date 30/06/2025 (VND)
	(1)	(2)	(3) = (1) - (2)
Investment in North Vung Tau New Urban Area Project, Ward 12, Ba Ria - Vung Tau Province (currently Phuoc Thang Ward, Ho Chi Minh City)	749,957,000,000	672,873,863,442	77,083,136,558
Pay the outstanding amount to Tan Long Investment and Development Joint Stock Company	749,900,000,000	749,900,000,000	-
Total	1,499,857,000,000	1,422,773,863,442	77,083,136,558

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

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

	Kỳ này VND	Kỳ trước VND
Owners' invested capital		
At the beginning of year	6,098,519,950,000	6,098,519,950,000
Increase in the year	365,791,960,000	-
Decrease in the year	-	-
At the end of year	6,464,311,910,000	6,098,519,950,000
Distributed dividends	365,791,960,000	-

c) Shares

	End of period Shares	Beginning of year Shares
Registered number of shares issued	646,431,191	609,851,995
Number of shares sold to the public	646,431,191	609,851,995
- Ordinary shares	646,431,191	609,851,995
Number of shares acquired	-	-
Number of shares in issue	646,431,191	609,851,995
- Ordinary shares	646,431,191	609,851,995
Par value of shares in issue: 10,000 VND (ten thousand dong).		

d) Corporate funds

	End of period VND	Beginning of year VND
Investment and development funds	84,946,910,142	84,750,836,222

26. Off-consolidated balance sheet accounts

	Unit	End of period	Beginning of year
Foreign currencies	USD	1,706.39	2,673.65

VI. ADDITIONAL INFORMATION OF ITEMS PRESENTED IN THE CONSOLIDATED INCOME STATEMENT

1. Revenue from sale of goods and rendering of services

	Current period VND	Previous period VND
Revenue from sale of real estate	241,380,176,521	238,733,920,551
Revenue from sale of construction contract	65,084,812,020	465,657,378,870
Revenue from sale of finished goods	71,570,621,193	58,916,257,353
Revenue from rendering of services	80,416,770,929	68,001,388,219
Revenue from investment real estate for rent	1,687,117,996	1,687,117,996
Revenue from sale of merchandises	1,068,696,200	-
Total	461,208,194,859	832,996,062,989

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

2. Revenue deductible items

	Current period VND	Previous period VND
Trade discount	175,193,519	-
Sales rebates	66,990,445	1,139,588,352
Sales return	35,891,171,147	196,639,617,624
Total	36,133,355,111	197,779,205,976

3. Net revenue from sale of goods and rendering of services

	Current period VND	Previous period VND
Net revenue from sale of real estate	205,489,005,374	42,094,302,927
Net revenue from sale of construction contract	65,084,812,020	465,657,378,870
Net revenue from sale of finished goods	71,328,437,229	58,549,850,819
Net revenue from rendering of services	80,416,770,929	67,228,206,401
Net revenue from investment real estate for rent	1,687,117,996	1,687,117,996
Net revenue from sale of merchandises	1,068,696,200	-
Total	425,074,839,748	635,216,857,013

In which:

Net revenue from related parties (Note VIII.2)	2,060,338,391	370,874,337,431
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4. Costs of goods sold

	Current period VND	Previous period VND
Cost of real estate	103,707,312,835	65,089,958,262
Cost of construction contracts	38,681,178,562	321,685,206,920
Cost of finished goods	71,502,434,347	84,325,341,577
Cost of services rendered	61,815,666,814	53,765,067,744
Cost of investment real estate for rent	1,444,558,326	1,444,558,326
Cost of merchandises	933,821,142	-
Total	278,084,972,026	526,310,132,829

5. Financial income

	Current period VND	Previous period VND
Interest income	13,490,200,290	34,698,498,881
Gain from investment	20,706,729,734	-
Gain from foreign exchange difference	28,696,159	155,670,000
Dividends	17,701,320	-
Others	1,673,100	2,124,639
Total	34,245,000,603	34,856,293,520



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

6. Financial expenses

	Current period	Previous period
	VND	VND
Interest expenses	23,401,137,533	23,822,849,829
Reversal of provision for investments	-	(20,000,000,000)
Loss from foreign exchange difference	-	19,795,050
Others	747,683,520	500,653,208
Total	24,148,821,053	4,343,298,087

7. Selling expenses

	Current period	Previous period
	VND	VND
Brokerage and advertising expenses	16,496,851,158	16,754,645,743
Salary expenses	5,227,575,112	5,064,689,553
Expenses for external services	759,429,755	50,016,000
Other expenses	3,863,794,217	5,028,400,812
Total	26,347,650,242	26,897,752,107

8. Administrative expenses

	Current period	Previous period
	VND	VND
Salary expenses	39,138,463,506	37,592,969,539
Goodwill allocation	9,224,403,061	8,976,403,604
Business expenses	15,192,435,518	23,840,298,810
Depreciations	6,151,890,690	5,896,995,469
Other expenses	22,830,259,738	22,836,680,636
Total	92,537,452,513	99,143,348,058

9. Other income

	Current period	Previous period
	VND	VND
Fines received on contract violation	2,474,590,814	9,731,578,802
Income from late payment penalties	1,990,991,379	-
Gain on disposal of fixed assets	28,175,135	295,232,133
Others	7,102,007,249	2,675,269,435
Total	11,595,764,577	12,702,080,370



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

10. Other expenses

	Current period VND	Previous period VND
Penalties expenses	238,397,114	5,166,568,678
Others	578,999,086	3,887,563,157
Total	817,396,200	9,054,131,835

11. Corporate income tax

a) Corporate income tax expenses

Annual corporate income tax at the rate of 20% of taxable profit.

The Group's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, amounts reported in the consolidated financial statements could be changed at a later date upon final determination by the tax authorities.

A summary of CIT computation is presented below:

	Current period VND	Previous period VND
Total profit before tax	38,214,497,777	21,527,508,489
At CIT rate of 20%	7,642,899,555	4,305,501,698
Adjustments:		
Allocation of goodwill	1,844,880,612	1,795,280,721
Non-deductible expenses	2,348,888,232	4,777,208,717
Tax loss for which no deferred tax assets was recognised	854,305,353	7,646,683,526
Utilization of tax loss carryforwards	(95,662,646)	-
Share of profits/(loss) from associates	2,152,963,023	(900,188,100)
Income from dividends	(5,477,938,568)	-
Others	887,512,505	-
Corporate income tax expenses (i)	10,157,848,066	17,624,486,562
Corporate income tax expense recognized in the consolidated income statement		
Current corporate income tax	5,388,930,589	27,302,792,816
Deferred corporate income tax	4,768,917,477	(9,678,306,254)
	10,157,848,066	17,624,486,562

(i) Corporate income tax expense charge for the period is based on estimated taxable income including the elimination of the assessable income charge determined by the Group. This data has not been checked by tax authorities.

b) Deferred corporate income tax expense

Deferred income tax assets and deferred income tax liabilities are offset when there is a legally enforceable right to offset current income tax assets against current income tax liabilities and when the deferred tax related to the same taxation authority.

Deferred income tax assets and deferred income tax liabilities arise from the temporary differences relating to unrealised profits from business combination.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Deferred tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilized:

	Current period VND	Previous period VND
Deferred income tax assets	28,270,503,849	12,781,346,371
Deferred income tax liabilities	(23,230,853,263)	(27,586,977,645)
Beginning balance of the year	5,039,650,586	(14,805,631,274)
Income statement charged	(4,768,917,477)	9,678,306,254
Ending balance of the period	270,733,109	(5,127,325,020)
In which:		
Deferred income tax assets	28,509,642,829	23,032,626,401
Deferred income tax liabilities	(28,238,909,720)	(28,159,951,421)

12. Earnings per share

	Current period VND	Previous period VND
Profit after corporate income tax	31,368,840,198	8,769,853,414
Adjustments	-	-
Net profit attributable to ordinary shareholders	31,368,840,198	8,769,853,414
Weighted average number of ordinary shares	646,431,191	646,431,191
Earnings per share	49	14

Note: The prior-period basic earnings per share have been restated to reflect the increase in share capital arising from the distribution of dividends in the form of shares.

13. Productions cost by items

	Current period VND	Previous period VND
Cost of real estate	103,707,312,835	65,089,958,262
Cost of merchandised and finish goods	72,436,255,489	84,325,341,577
Cost of services rendered	101,941,403,702	376,894,832,990
Labour costs	44,366,038,618	42,657,659,092
Depreciation expenses and allocation of goodwill	34,607,619,086	33,035,963,735
Expenses for external services	17,256,280,913	16,804,661,743
Other expenses	22,655,164,138	33,542,815,596
Total	396,970,074,781	652,351,232,994



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

VII. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF CONSOLIDATED CASH FLOWS

1. Non-cash transactions that affected the consolidated cash flows statement as follows

	Current period VND	Previous period VND
Increase in charter capital through stock dividend distribution	365,791,960,000	-
Increase in construction-in-progress arising from the acquisition of real estate through settlement by offsetting against receivables	31,607,797,157	-
Acquisition of assets through finance lease liabilities	620,000,000	-
Increase fixed assets from properties in progress	-	120,333,421,755
Offset part of receivables when receiving investment transfer	-	59,000,000,000

2. Amount of borrowing actually withdrawn during the period

	Current period VND	Previous period VND
Proceeds from borrowing following normal borrowing contracts	788,736,946,661	547,325,530,306
Issuance of common bonds	-	1,296,459,800,000
Total	788,736,946,661	1,843,785,330,306

3. Amount of borrowing principal actually paid during the period

	Current period VND	Previous period VND
Repayments for borrowing following normal borrowing contracts	(1,279,604,287,018)	(642,924,559,104)
Total	(1,279,604,287,018)	(642,924,559,104)

VIII. OTHER INFORMATION

1. The events arising after end of accounting period

The Board of Directors confirms that no significant events arising after the closing of accounting books consolidated financial statements are required to be adjusted or published on Consolidated financial statements.

2. Information about related parties

2.1. Transactions with key managements member

Key managements member and related individuals include: Members of the Board of Directors, Board of Management.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Remuneration, Salaries, bonuses and others of members of The Board of Management, Internal Audit, General Director and Other managers during the year as below:

	Current period VND	Previous period VND
Remuneration of members of the Board of Management	1,669,300,000	2,340,000,000
Mr Nguyen Hung Cuong Chairman	900,000,000	690,000,000
Mr Nguyen Thien Tuan Chairman (Passed away on August 10, 2024)	-	900,000,000
Ms Nguyen Thi Thanh Huyen Vice Chairman	600,000,000	600,000,000
Mr Nguyen Quang Tin Member	60,000,000	60,000,000
Mr Dinh Hong Ky Independent Member	90,000,000	90,000,000
Mr Bui Van Su Member (From April 18, 2025 to June 17, 2025)	19,300,000	-
Remuneration of members of Internal Audit	-	-
Mr Dinh Hong Ky Chairman	-	-
Ms Nguyen Thi Thanh Huyen Member	-	-
General Director		
Salaries, bonuses and others	759,847,668	704,591,227
Other managers		
Salaries, bonuses and others	2,618,151,061	2,431,414,664

2.2. Transactions with related individuals

Related parties	Transaction content	Current period VND	Previous period VND
Mr. Nguyen Hung Cuong (representative of the Board of Management)	Advance payment for compensation and site clearance of Long Tan project	12,000,000,000	460,000,000,000
	Compensation and site clearance refund for Long Tan project	35,000,000,000	-

2.3. Transactions with related organizations

Related parties	Relationship
DICERA Holdings Joint Stock Company	Associate company
D.I.C Real Estate Joint Stock Company	Associate company
Development Investment Construction - Concrete Joint Stock Company	Associate company
Southern Development And Investment Joint Stock Company	Associate company
Vina Dai Phuoc Corporation	Other related

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

During the period, the Group has had the following transactions with the related organizations, the main transactions are as follows:

Related parties	Transaction content	Current period VND	Previous period VND
Revenue		2,060,338,391	370,874,337,431
Southern Development And Investment Joint Stock Company	Construction activities	11,000,000	369,484,237,885
Vina Dai Phuoc Corporation	Rendering of services	2,003,516,931	1,266,725,400
DICERA Holdings Joint Stock Company	Rendering of services	2,304,460	55,717,000
D.I.C Real Estate Joint Stock Company	Rendering of services	3,337,000	18,785,146
Development Investment Construction - Concrete Joint Stock Company	Rendering of services	40,180,000	48,872,000
Other activities			
D.I.C Real Estate Joint Stock Company	Brokerage costs	37,419,214,544	27,907,192,854
	Services expenses	21,730,000	253,533,200
	Stock dividends	9,420,840,000	-
DICERA Holdings Joint Stock Company	Construction cost	244,850,430,906	449,817,889,872
	Stock dividends	24,588,210,000	-
	Cash dividends	10,362,737,000	-
	Receive project transfer	445,347,840,262	-
Southern Development And Investment Joint Stock Company	Services expenses	2,290,905,964	1,554,761,912
	Loan interest	8,770,277,784	15,792,831,372
	Lending	-	82,000,000,000
	Collect loan principal	110,064,637,167	750,000,000
Development Investment Construction - Concrete Joint Stock Company	Cash dividends	1,354,493,500	-
	Purchase of goods and services	23,610,421,512	-

2.4. As at the end of period and beginning of year, payments which have not been made with related parties are as follows:

		Current period VND	Previous period VND
Short-term trade receivables		406,069,370,060	407,878,493,297
Southern Development and Investment Joint Stock Company	Construction activities	399,772,923,851	401,461,923,851
D.I.C Real Estate Joint Stock Company	Sale of goods and rendering of services	6,191,469,446	6,191,469,446
Vina Dai Phuoc Corporation	Rendering of services	104,976,763	-
DICERA Holdings Joint Stock Company	Rendering of services	-	214,000,000
Development Investment Construction - Concrete Joint Stock Company	Rendering of services	-	11,100,000



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

		<u>End of period</u> VND	<u>Beginning of year</u> VND
Loan receivables		228,700,000,000	338,764,637,167
Short-term loan receivables		100,300,000,000	167,564,637,167
Southern Development And Investment Joint Stock Company	Lending	100,300,000,000	167,564,637,167
Long-term loan receivables		128,400,000,000	171,200,000,000
Southern Development And Investment Joint Stock Company	Lending	128,400,000,000	171,200,000,000
Other receivables		1,909,084,764,806	1,935,240,727,146
Other short-term receivables		1,221,033,986,338	1,236,505,100,810
Mr Nguyen Hung Cuong (representative of the Board of Management)	Advance payment for compensation and site clearance of Long Tan project	881,000,000,000	904,000,000,000
Southern Development And Investment Joint Stock Company	Lending interest	18,262,058,606	9,491,780,822
	Payment on behalf	56,630,052,035	56,630,052,035
	Deposit	78,641,901,565	79,863,293,821
	Other	186,499,974,132	186,499,974,132
Vina Dai Phuoc Corporation	Other	-	20,000,000
Other long-term receivables		688,050,778,468	698,735,626,336
Southern Development And Investment Joint Stock Company	Deposit	688,050,778,468	698,735,626,336
Short-term trade payables		93,647,950,370	258,706,367,592
DICERA Holdings Joint Stock Company	Construction cost	45,690,521,606	243,252,056,228
D.I.C Real Estate Joint Stock Company	Brokerage expenses	25,816,770,725	5,158,274,329
Development Investment Construction - Concrete Joint Stock Company	Construction cost	19,554,985,567	9,236,756,695
Southern Development And Investment Joint Stock Company	Services expenses	2,585,672,472	1,059,280,340
Short-term advances from customers		856,446,105,047	770,069,340,631
DICERA Holdings Joint Stock Company	Sale of goods and services	853,521,787,045	767,145,022,629
D.I.C Real Estate Joint Stock Company	Rendering of services	2,924,318,002	2,924,318,002
Other short-term payables		109,860,548,120	109,430,007,576
D.I.C Real Estate Joint Stock Company	Others expenses	44,641,217,600	44,641,217,600
DICERA Holdings Joint Stock Company	Others expenses	65,219,330,520	64,788,789,976

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

3. Segment reporting

The principal activities of the Group are: trading real estate; construction; trading, provide consulting and other services:

The following tables present revenue, profit and certain asset information regarding the Group's business segments:

For the six-month period ended June 30, 2025	Real estate VND	Trading and services VND	Construction VND	Elimination VND	Total VND
Segment revenue	221,513,573,981	78,900,814,125	217,846,635,904	(93,186,184,262)	425,074,839,748
Segment cost	(115,143,343,684)	(61,098,927,749)	(192,564,317,558)	90,721,616,965	(278,084,972,026)
Segment results	106,370,230,297	17,801,886,376	25,282,318,346	(2,464,567,297)	146,989,867,722
Unallocated expense					(118,885,102,755)
Finance income					34,245,000,603
Finance expenses					(24,148,821,053)
Share in profit of associates					(10,764,815,117)
Other income					11,595,764,577
Other expenses					(817,396,200)
Current corporate income tax expenses					(5,388,930,589)
Deferred corporate income tax expenses					(4,768,917,477)
Profit after tax					28,056,649,711
Non-controlling interest					(3,312,190,487)
Net profit after tax					31,368,840,198
As at 30 June 2025					
Assets and liabilities					
Segment assets	15,178,450,461,096	49,749,858,536	791,418,111,190	(303,507,499,318)	15,716,110,931,504
Unallocated assets					3,258,269,431,076
Total assets					18,974,380,362,580
Segment liabilities	9,739,371,862,254	516,207,199,583	681,487,290,063	(235,228,632,395)	10,701,837,719,505
Unallocated liabilities					219,981,709,879
Total liabilities					10,921,819,429,384

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

For the six-month period ended June 30, 2024	Real estate VND	Trading and services VND	Construction VND	Elimination VND	Total VND
Segment revenue	202,461,867,616	67,079,888,769	631,615,024,216	(265,939,923,588)	635,216,857,013
Segment cost	(210,047,957,403)	(59,610,290,791)	(469,482,650,135)	212,830,765,500	(526,310,132,829)
Segment results	(7,586,089,787)	7,469,597,978	162,132,374,081	(53,109,158,088)	108,906,724,184
Unallocated expense					(126,041,100,165)
Finance income					34,856,293,520
Finance expenses					(4,343,298,087)
Share in profit of associates					4,500,940,502
Other income					12,702,080,370
Other expenses					(9,054,131,835)
Current corporate income tax expenses					(27,302,792,816)
Deferred corporate income tax expenses					9,678,306,254
Profit after tax					3,903,021,927
Non-controlling interest					(4,866,831,487)
Net profit after tax					8,769,853,414
As at 31 December 2024					
Assets and liabilities					
Segment assets	14,396,931,679,304	50,548,349,963	714,768,079,939	(273,631,043,745)	14,888,617,065,461
Unallocated assets					3,650,706,515,715
Total assets					18,539,323,581,176
Segment liabilities	9,313,577,709,872	530,889,895,618	598,600,256,819	(207,238,839,574)	10,235,829,022,735
Unallocated liabilities					262,184,013,325
Total liabilities					10,498,013,036,060



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

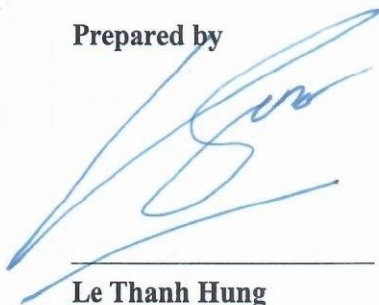
4. Comparative figures

Comparative figures are those presented in the consolidated financial statements of Group for the financial year ended 31 December 2024 and for the six-month period ended 30 June 2024, which were audited and reviewed, respectively.

5. Going concern

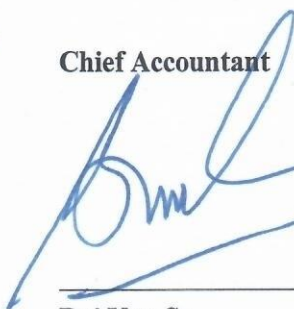
During the period, no activities or events arising that significantly affect the ability of going concern of the Group. Therefore, the consolidated financial statements of the Group are prepared on the basis of going concern assumption.

Prepared by



Le Thanh Hung

Chief Accountant



Bui Van Su

General Director



Nguyen Quang Tin

August 28, 2025

