

**TIN NGHIA CORPORATION**

96 Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province  
Tax Code:3600283394

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**SEPARATE FINANCIAL  
STATEMENTS  
QUARTER 1 - 2026**

April 2026

**STATEMENT OF FINANCIAL POSITION**

As at 31 March 2026

Unit: VND

ASSETS	Code	Notes	Closing balance	Opening balance
1	2	3	4	5
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>3.879.942.873.326</b>	<b>3.714.014.679.564</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>		<b>357.028.703.329</b>	<b>982.024.042.114</b>
1. Cash	111		357.028.703.329	982.024.042.114
2. Cash equivalents	112		-	-
<b>II. Short-term financial investments</b>	<b>120</b>		<b>605.679.982.107</b>	<b>605.167.985.631</b>
1. Trading securities	121		6.616.661.800	6.616.661.800
2. Allowance for impairment of trading securities (*)	122		-	-
3. Held-to-maturity investments	123		700.863.320.307	700.351.323.831
4. Allowance for impairment of short-term held-to-maturity investments (*)	124		(101.800.000.000)	(101.800.000.000)
5. Other short-term investments	125			
6. Allowance for impairment of other short-term investments (*)	126			
<b>III. Short-term receivables</b>	<b>130</b>		<b>2.786.515.549.113</b>	<b>2.107.193.280.808</b>
1. Short-term receivables from customers	131		2.600.582.058.385	1.850.941.847.428
2. Short-term prepayments to suppliers	132		25.453.490.259	25.775.362.720
3. Short-term intercompany receivables	133		-	-
4. Contract assets from construction contracts	134		-	-
5. Other short-term receivables	135		341.551.717.035	411.547.787.226
6. Allowance for doubtful short-term receivables (*)	136		(181.071.716.566)	(181.071.716.566)
7. Shortage of assets awaiting resolution	137		-	-
<b>IV. Inventories</b>	<b>140</b>		<b>112.638.331.571</b>	<b>17.837.157.700</b>
1. Inventories	141		112.638.331.571	17.837.157.700
2. Allowance for inventory write-down (*)	142		-	-
<b>V. Short-term biological assets</b>	<b>150</b>		<b>-</b>	<b>-</b>
1. Livestock for one-time production – short-term	151			
2. Seasonal crops or crops for one-time production – short-term	152			
3. Allowance for impairment of short-term biological assets	153			
<b>VI. Other short-term assets</b>	<b>160</b>		<b>18.080.307.206</b>	<b>1.792.213.311</b>
1. Short-term prepaid expenses	161		17.958.294.956	1.670.201.061
2. Deductible value-added tax (VAT)	162		-	-
3. Taxes and receivables from the State budget	163		122.012.250	122.012.250
4. Government bond repurchase transactions	164			
5. Other short-term assets	165		-	-
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>6.832.317.554.938</b>	<b>6.857.746.695.778</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>61.894.862.280</b>	<b>61.269.644.610</b>
1. Long-term receivables from customers	211		-	-
2. Long-term prepayments to suppliers	212			
3. Investment in dependent units	213		-	-
4. Long-term intercompany receivables	214		-	-
5. Other long-term receivables	215		110.463.755.671	109.838.538.001
6. Allowance for doubtful long-term receivables (*)	216		(48.568.893.391)	(48.568.893.391)
<b>II- Fixed assets</b>	<b>220</b>		<b>292.742.206.389</b>	<b>298.967.356.168</b>
1. Tangible fixed assets	221		244.251.476.291	250.473.418.845
- Historical cost	222		459.398.714.638	472.739.055.521
- Accumulated depreciation (*)	223		(215.147.238.347)	(222.265.636.676)
2. Finance leased fixed assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227		48.490.730.098	48.493.937.323
- Historical cost	228		52.473.077.066	52.473.077.066
- Accumulated depreciation (*)	229		(3.982.346.968)	(3.979.139.743)
<b>III. Long-term biological assets</b>	<b>230</b>		<b>-</b>	<b>-</b>
1. Livestock for periodic production	231			

**STATEMENT OF FINANCIAL POSITION**

As at 31 March 2026

Unit: VND

ASSETS	Code	Notes	Closing balance	Opening balance
1	2	3	4	5
a) Livestock not yet mature for periodic production	232			
b) Livestock in mature stage for periodic production	233			
- Historical cost	234			
- Accumulated depreciation (*)	235			
2. Livestock for one-time production (long-term)	236			
3. Seasonal crops or crops for one-time production (long-term)	237			
4. Allowance for impairment of long-term biological assets	238			
<b>IV. Investment property</b>	<b>240</b>		<b>940.644.612.998</b>	<b>957.540.161.203</b>
- Historical cost	241		1.785.913.941.799	1.772.573.600.916
- Accumulated depreciation (*)	242		(845.269.328.801)	(815.033.439.713)
<b>V. Long-term work in progress</b>	<b>250</b>		<b>1.288.953.969.264</b>	<b>1.286.929.620.428</b>
1. Long-term production and business costs	251			
2. Construction in progress	252		1.288.953.969.264	1.286.929.620.428
<b>VI. Long-term financial investments</b>	<b>260</b>		<b>3.853.467.434.569</b>	<b>3.853.467.434.569</b>
1. Investment in subsidiaries	261		4.113.780.165.702	4.113.780.165.702
2. Investment in joint ventures and associates	262		35.529.209.727	35.529.209.727
3. Equity investments in other entities	263		-	-
4. Allowance for impairment of long-term financial investments (*)	264		(295.841.940.860)	(295.841.940.860)
5. Held-to-maturity investments	265		-	-
6. Allowance for impairment of long-term held-to-maturity investments (*)	266		-	-
<b>VII. Other long-term assets</b>	<b>270</b>		<b>394.614.469.438</b>	<b>399.572.478.800</b>
1. Long-term prepaid expenses	271		394.614.469.438	399.572.478.800
2. Deferred tax assets	272		-	-
3. Long-term spare parts, supplies, replacement equipment	273			
4. Other long-term assets	274		-	-
<b>TOTAL ASSETS (280=100+200)</b>	<b>280</b>		<b>10.712.260.428.264</b>	<b>10.571.761.375.342</b>
<b>C. LIABILITIES</b>	<b>300</b>		<b>7.459.322.868.920</b>	<b>7.367.218.433.649</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>2.920.905.520.248</b>	<b>2.963.346.032.883</b>
1. Short-term trade payables	311		5.156.947.433	68.504.289.492
2. Short-term advances from customers	312		93.269.532.988	81.346.065.069
3. Dividends and profit payables	313		508.103.600	508.103.600
4. Taxes and obligations to the State Budget (short-term)	314		18.858.053.393	55.199.360.012
5. Payables to employees	315		3.286.796.030	7.633.701.000
6. Short-term accrued expenses	316		85.867.094.220	85.740.978.277
7. Short-term intercompany payables	317		-	-
8. Short-term intercompany payables	318		-	-
9. Short-term deferred revenue	319		216.005.169.045	140.678.030.451
10. Other short-term payables	320		64.356.211.560	250.618.996.001
11. Short-term borrowings and finance lease liabilities	321		2.430.475.982.855	2.266.741.375.301
12. Short-term provisions	322		-	-
13. Bonus and welfare fund	323		3.121.629.124	6.375.133.680
14. Price stabilization fund	324		-	-
15. Government bond repurchase agreements (repos)	325		-	-
<b>II. Non-current liabilities</b>	<b>330</b>		<b>4.538.417.348.672</b>	<b>4.403.872.400.766</b>
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		80.000.000.000	80.000.000.000
3. Long-term taxes and state budget payables	333			
4. Long-term accrued expenses	334		-	-
5. Intercompany payables relating to capital	335		-	-
6. Long-term intercompany payables	336		-	-
7. Long-term deferred revenue	337		4.282.623.144.307	4.147.257.993.688
8. Other long-term payables	338		48.079.016.308	48.079.016.308

**STATEMENT OF FINANCIAL POSITION**

As at 31 March 2026

Unit: VND

ASSETS	Code	Notes	Closing balance	Opening balance
1	2	3	4	5
9. Long-term borrowings and finance lease liabilities	339		118.071.592.801	118.071.592.801
10. Convertible bonds	340		-	-
11. Preference shares	341		-	-
12. Deferred tax liabilities	342		5.303.545.276	6.119.847.989
13. Long-term provisions	343		4.340.049.980	4.343.949.980
14. Science and technology development fund	344		-	-
<b>D - EQUITY</b>	<b>400</b>		<b>3.252.937.559.344</b>	<b>3.204.542.941.693</b>
1. Contributed capital	411		2.000.000.000.000	2.000.000.000.000
- Ordinary shares with voting rights	411A		2.000.000.000.000	2.000.000.000.000
- Preference shares	411B			
2. Share premium	412		5.634.952.321	5.634.952.321
3. Convertible bond option	413			
4. Other equity	414		-	-
5. Treasury shares (*)	415		-	-
6. Revaluation surplus of assets	416		-	-
7. Foreign exchange differences	417		-	-
8. Development investment fund	418		140.363.678.048	140.363.678.048
9. Other funds belonging to equity	419		-	-
10. Retained earnings	420		1.106.938.928.975	1.058.544.311.324
- Accumulated retained earnings up to the end of the previous period	420A		1.058.544.311.324	559.879.705.638
- Retained earnings for the current period	420B		48.394.617.651	498.664.605.686
<b>TOTAL EQUITY AND LIABILITIES (430=300+400)</b>	<b>440</b>		<b>10.712.260.428.264</b>	<b>10.571.761.375.342</b>

Prepared by



Nguyen Nhu Huynh

Chief Accountant



Nguyen Thi Thuy Van

Approved, dated 24 April 2026

Legal Representative



Tran Trung Tuan

**INCOME STATEMENT**

Accounting period from 01 January 2026 to 31 March 2026

Unit: VND

ITEMS	Code	Notes	Quarter 1/2026	Quarter 1/2025	Current year	Prior year
1	2	3			4	5
1.Revenue from sales and provision of services	1		2.031.631.477.346	3.113.755.433.521	2.031.631.477.346	3.113.755.433.521
2. Deductions from revenue	2		-	-	-	-
3. Net revenue from sales and provision of services ( 10=1-2)	10		2.031.631.477.346	3.113.755.433.521	2.031.631.477.346	3.113.755.433.521
4. Cost of goods sold	11		1.965.777.333.884	3.041.806.723.581	1.965.777.333.884	3.041.806.723.581
5. Gross profit from sales and provision of services (20=10-11)	20		65.854.143.462	71.948.709.940	65.854.143.462	71.948.709.940
6. Gain/Loss from sale and disposal of investment property	21					-
7. Financial income	22		44.277.781.625	478.031.197.370	44.277.781.625	478.031.197.370
8. Financial expenses	23		33.070.869.399	39.260.682.281	33.070.869.399	39.260.682.281
- Of which: Interest expenses	24		32.663.920.817	40.694.537.443	32.663.920.817	40.694.537.443
9. Selling expenses	25		6.084.922.947	6.554.061.619	6.084.922.947	6.554.061.619
10. General and administrative expenses	26		10.855.524.976	13.188.933.188	10.855.524.976	13.188.933.188
11. Operating profit ((30=20+21+22-(23+25+26))	30		60.120.607.765	490.976.230.222	60.120.607.765	490.976.230.222
12. Other income	31		1.159.067.838	427.114.200	1.159.067.838	427.114.200
13. Other expenses	32		1.062.567.381	143.982.195.184	1.062.567.381	143.982.195.184
14. Other profit ( 40 = 31 - 32 )	40		96.500.457	(143.555.080.984)	96.500.457	(143.555.080.984)
15. Total accounting profit before tax ( 50= 30 + 40)	50		60.217.108.222	347.421.149.238	60.217.108.222	347.421.149.238
16. Current corporate income tax expense	51		12.638.793.284	100.070.704.589	12.638.793.284	100.070.704.589
17. Deferred corporate income tax expense	52		(816.302.713)	(1.737.537.341)	(816.302.713)	(1.737.537.341)
18. Profit after corporate income tax ( 60=50-51-52 )	60		48.394.617.651	249.087.981.990	48.394.617.651	249.087.981.990
19. Basic earnings per share ( * )	70		-	-	-	-
20. Diluted earnings per share ( * )	71		-	-	-	-

Prepared by



Nguyen Nhu Huynh

Chief Accountant



Nguyen Thi Thuy Van

Approved, dated 24 April 2026

Legal Representative



Tran Trung Tuan

## STATEMENT OF CASH FLOWS (Indirect method)

Accounting period from 01 January 2026 to 31 March 2026

Unit: VND

ITEMS	Code	Current year	Prior year
<b>I. Cash flows from operating activities</b>			
<b>1. Profit before tax</b>	<b>1</b>	<b>60.217.108.222</b>	<b>347.421.149.238</b>
<b>2. Adjustments for</b>		-	-
- Depreciation of fixed assets and investment property	2	23.120.697.984	23.650.547.485
- Provisions	3	(3.900.000)	(3.967.371.145)
- Foreign exchange gains/losses arising from revaluation of monetary items denominated in foreign currencies	4	13.116.788	1.679.381.045
- Gains/losses from investing activities	5	(525.968.829)	(472.733.388.508)
- Borrowing costs (interest expense)	6	32.663.920.817	40.775.879.086
- Other adjustments	7	-	-
<b>3. Operating profit before changes in working capital</b>	<b>8</b>	<b>115.484.974.982</b>	<b>(63.173.802.799)</b>
- Increase/decrease in receivables	9	(761.260.748.983)	(478.512.650.036)
- Increase/decrease in inventories	10	(94.801.173.871)	(838.462.075.710)
- Increase/decrease in payables (excluding interest payable and corporate income tax payable)	11	(39.752.825.836)	1.256.451.214.851
- Increase/decrease in prepaid expenses	12	(11.330.084.533)	(42.657.952.721)
- Increase/decrease in trading securities	13	-	-
- Interest paid	14	(34.581.661.074)	(43.434.895.056)
- Corporate income tax paid	15	(38.524.692.205)	(21.857.585.267)
- Other cash inflows from operating activities	16	4.000.000	911.600.000
- Other cash outflows for operating activities	17	(3.257.504.556)	(1.657.201.205)
<b>Net cash flows from operating activities</b>	<b>20</b>	<b>(868.019.716.076)</b>	<b>(232.393.347.943)</b>
<b>II. Cash flows from investing activities</b>			
1. Cash payments for purchase and construction of fixed assets and other long-term assets	21	(2.024.348.836)	(37.193.774.259)
1. Cash proceeds from disposal and liquidation of fixed assets and other long-term assets	22	-	(68.299.664)
3. Cash payments for lending and purchase of debt instruments of other entities	23	(511.996.476)	(491.359.382)
4. Cash receipts from loan repayments and sale of debt instruments of other entities	24	-	158.975.762.607
5. Cash payments for investments in other entities	25	-	(720.000.000.000)
6. Cash receipts from recovery of investments in other entities	26	-	689.000.000.000
7. Cash receipts from interest, dividends, and profit distributions	27	81.895.486.100	106.072.921.004
<b>Net cash flows from investing activities</b>	<b>30</b>	<b>79.359.140.788</b>	<b>196.295.250.306</b>
<b>III. Cash flows from financing activities</b>			
1. Cash receipts from issuance of shares and capital contributions from owners	31	-	-
2. Cash payments for return of capital to owners and repurchase of the Company's issued shares	32	-	-
3. Cash receipts from borrowings	33	1.974.096.581.186	2.420.982.850.056
4. Cash repayments of borrowings (principal)	34	(1.810.361.973.632)	(2.233.485.494.695)
5. Cash repayments of finance lease liabilities (principal)	35	-	-
6. Dividends and profits paid to owners	36	-	-
<b>Net cash flows from financing activities</b>	<b>40</b>	<b>163.734.607.554</b>	<b>187.497.355.361</b>
<b>Net cash flows for the year (50=20+30+40)</b>	<b>50</b>	<b>(624.925.967.734)</b>	<b>151.399.257.724</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>60</b>	<b>982.024.042.114</b>	<b>134.146.425.483</b>
Effect of exchange rate changes on cash and cash equivalents	61	(69.371.051)	(154.210.362)
<b>Cash and cash equivalents at the end of the year (70=50+60+61)</b>	<b>70</b>	<b>357.028.703.329</b>	<b>285.391.472.845</b>

Approved, dated 24 April 2026

Legal Representative

Preparer

Chief Accountant

Nguyễn Nhu Huynh

Nguyễn Thị Thủy Văn



Trần Trung Tuan

**NOTES TO THE FINANCIAL STATEMENTS***Quarter 1/2026***I . CHARACTERISTICS OF THE ENTERPRISE'S OPERATIONS****1 . Form of capital ownership**

Tin Nghia Corporation (the "General Corporation") is a joint stock company established on the basis of equitization of Tin Nghia Corporation One Member Limited Liability Company, a state-owned enterprise established pursuant to Decision No. 1828/QĐ.UBT dated August 6, 1994 and the Enterprise Conversion Decision No. 431-QĐ/TU dated October 19, 2004 issued by the Dong Nai Provincial Party Committee.

Tin Nghia Corporation was established and operates under the Enterprise Registration Certificate No. 3600283394 issued by the Department of Planning and Investment of Dong Nai Province (now the Department of Finance of Dong Nai Province), first issued on November 3, 2004, and amended for the 26th time on August 30, 2025.

The shares of the General Corporation are traded on the UpCOM market under the Hanoi Stock Exchange ("HNX") with the ticker symbol TID, pursuant to Decision No. 694-QĐ/SGDHN issued by the HNX on October 31, 2018.

The current head office of the General Corporation is located at: 96 Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province.

The charter capital as at December 31, 2025 amounted to VND 2,000,000,000,000, equivalent to 200,000,000 shares with a par value of VND 10,000 per share.

**2 . Business lines**

The General Corporation's registered business lines include: investment in and trading of industrial park infrastructure; production, processing, and export trading of coffee and other agricultural products; trading of petroleum and gas; and provision of logistics services.

**3 . Business activities**

The principal activities of the General Corporation are: investment in and trading of industrial park infrastructure; production, processing, and export trading of coffee and other agricultural products; trading of petroleum and gas; and provision of logistics services.

**4 . Normal operating cycle****5 . Factors affecting the Statement of Financial Position during the financial year**

Profit after tax as presented in the separate Statement of Profit or Loss for the first quarter of 2026 decreased by VND 200.7 billion, equivalent to a decrease of 80.6% compared to the same period last year. The main reasons are as follows:

- In the first quarter of 2026, revenue from sales of goods and provision of services decreased by VND 1,082 billion, equivalent to a decrease of 34.8% compared to the same period last year, mainly due to a decrease in coffee sales volume. Cost of goods sold in the first quarter of 2026 decreased by VND 1,076 billion, equivalent to a decrease of 35.4%. As the decrease in cost of goods sold was in line with the decrease in revenue, gross profit from sales of goods and provision of services decreased by VND 6.1 billion, equivalent to a decrease of 8.5% compared to the same period last year.

- Financial income decreased by VND 433.8 billion, equivalent to a decrease of 90.7% compared to the same period last year, mainly due to the fact that in the same period last year there was income arising from the transfer of an investment.

- Other expenses decreased by VND 142.9 billion due to the recognition in the same period last year of expenses related to the cancellation of a land transfer transaction under the Hiep Hoa Residential and Resettlement Project in 2018, amounting to VND 142.9 billion.

**6 . Structure of the Corporation**

The Corporation has the following dependent units:

Name of unit	Address	Main business activities
Tan Phu Rest Stop	182A, National Highway 20, Phu Lam Commune, Dong Nai Province	Services
Xuan Loc Rest Stop	National Highway 1A, Xuan Hoa Commune, Dong Nai Province	Services
Tan Bien Market Management Board	Hanoi Highway, Quarter 5, Long Binh Ward, Dong Nai Province	Tan Bien market management
Tin Nghia Industrial Parks Management Board	Road 25B, Nhon Trach 3 Industrial Zone, Nhon Trach Commune, Dong Nai Province	Management of industrial parks
Tin Nghia Corporation – Bao Loc Branch	345 National Highway 20, B'Lao Ward, Lam Dong Province	Coffee production and trading

**Related parties****Nature of relationship**

Tin Nghia Logistics Joint Stock Company – ICD Bien Hoa	Subsidiaries
Tin Nghia Industrial Park Development Joint Stock Company	Subsidiaries
Tin Nghia Joint Stock Company (Laos)	Subsidiaries
Nhon Trach Investment Joint-Stock Company	Subsidiaries
Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	Subsidiaries
Japanese SMEs Development JSC	Subsidiaries
Phuoc Tan Trading And Construction Joint - Stock Company	Subsidiaries

Tin Nghia Professional Security Services Corporation	Subsidiaries
Dong Nai Import Export Processing Agricultural Products And Foods JSC (Donafoods)	Subsidiaries
Hiep Phu Corporation	Subsidiaries
Phu Huu General Port	Subsidiaries
Dinh Quang Construction Investment Joint Stock Company (formerly Tin Nghia Project Management JSC)	Associates
Nhon Trach New Industry City Company Limited	Other related parties
Tuan Loc Commodities Company Limited	Other related parties
Olympic Coffee Joint Stock Company	Other related parties
PetroVietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties

7. The total number of employees of the General Corporation as at March 31, 2026 was 128 (as at January 1, 2026: 130).

## II . Accounting Period and Functional Currency

1. The Corporation's accounting period begins on 01 January and ends on 31 December each year.
2. The accounting currency used in bookkeeping is Vietnamese Dong (VND).

## III . Applied Accounting Standards and Accounting Regime

### 1. Accounting regime applied

The Corporation applies the Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance,

### 2. Statement of compliance with accounting standards and regime

The Corporation has applied Vietnamese Accounting Standards and relevant guiding documents issued by the State. The financial statements are prepared and presented in full compliance with all applicable provisions of each standard, guiding circulars, and the current enterprise accounting regime.

## IV . Accounting Policies, Accounting Estimates And Relevant Legal Regulations

1. Principles for translation of financial statements prepared in foreign currencies into Vietnam Dong (in cases where the accounting currency is other than Vietnam Dong); and the impact (if any) arising from the translation of financial statements from foreign currencies into Vietnam Dong.
2. Exchange rates applied in accounting
3. Principles for determining the effective interest rate used for discounting cash flows
4. Principles for recognition of cash and cash equivalents
5. Accounting policies for financial investments
6. Accounting policies for receivables

Receivables are monitored in detail by maturity, debtor, original currency, and other factors in accordance with the management requirements of the Company. Receivables are classified as short-term or long-term in the financial statements based on their remaining terms as at the reporting date.

Allowance for doubtful debts is made for receivables that are overdue for payment as stipulated in economic contracts, loan agreements, contractual commitments or debt commitments, and for receivables not yet due but considered unlikely to be recoverable. The provision for overdue receivables is determined based on the original principal repayment schedule under the initial sales contracts, without taking into account any debt rescheduling between the parties. Receivables not yet due but where the debtor has entered bankruptcy, is undergoing dissolution procedures, is missing, has absconded, or where a probable loss can be estimated, are also provided for.

### 7. Accounting policies for inventories

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

Net realizable value is estimated based on the selling price of inventories less estimated costs to complete and estimated costs to sell.

Method for determining the value of work in progress at year-end:

Work in progress is accumulated by each project that is not yet completed or for which revenue has not yet been recognized, corresponding to the volume of - work remaining in progress at the year-end.

### 8. Accounting policies for tangible fixed assets and depreciation

Tangible fixed assets are initially recognized at cost. During the period of use, tangible fixed assets are carried at cost, accumulated depreciation, and net book value.

#### Subsequent expenditure

Expenditures incurred subsequent to initial recognition are capitalized as part of the cost of tangible fixed assets if they increase the future economic benefits expected to be obtained from the assets beyond their originally assessed standard of performance.

Other expenditures incurred after the assets have been put into use, such as repairs, maintenance, and overhaul costs, are recognized in the statement of profit or loss in the period in which they are incurred.

Finance lease assets are initially recognized at cost being the fair value of the leased asset or the present value of the minimum lease payments, whichever is higher, plus initial direct costs incurred in connection with the finance lease (excluding VAT). During the lease term, finance lease assets are accounted for at cost, accumulated depreciation, and net book value. Depreciation of finance lease assets is charged over the lease term in accordance with the lease contract and recognized in production and business costs to ensure full recovery of the invested capital.

Depreciation of tangible fixed assets is calculated using the straight-line method over the estimated useful lives as follows:

- Buildings and structures	X - Y year
- Machinery and equipment	05 - 08 year
- Means of transportation	05 year

Operating leases are leases in which substantially all the risks and rewards incidental to ownership of the assets remain with the lessor. Lease payments under operating leases are recognized in the statement of profit or loss on a straight-line basis over the lease term.

- 9 . Accounting policies for biological assets
- 10 . Accounting policies for business cooperation contracts (BCCs)
- 11 . Accounting policies for prepaid expenses

Expenses incurred that relate to the results of business operations of multiple financial years are recorded as prepaid expenses and are allocated to the results of operations in subsequent financial years.

The recognition and allocation of long-term prepaid expenses to production and business costs for each financial year are based on the nature and significance of each type of expense in order to determine an appropriate allocation method and basis.

Prepaid expenses of the Company include:

- Tools and supplies: assets held by the Company for use in normal operations with a cost of less than VND 30 million per item and therefore not qualifying for recognition as fixed assets under prevailing regulations. The cost of tools and supplies is allocated on a straight-line basis over a period not exceeding three (3) years.
- Other prepaid expenses: recognized at cost and amortized on a straight-line basis over their useful lives.

- 12 . Accounting policies for trade payables

Payables are monitored in detail by maturity, creditor, original currency, and other factors in accordance with the management requirements of the Company.

- 13 . Accounting policies for dividends and profit distribution payable

Dividends payable to shareholders are recognized as liabilities in the Statement of Financial Position after the issuance of the dividend declaration by the Board of Directors

- 14 . Accounting policies for accrued expenses.
- 15 . Accounting policies for unearned revenue (deferred revenue).
- 16 . Accounting policies for provisions.
- 17 . Accounting policies for deferred corporate income tax.
- 18 . Accounting policies for borrowings and finance lease liabilities.
- 19 . Accounting policies for borrowing costs and capitalization of borrowing costs.
- 20 . Accounting policies for convertible bonds.
- 21 . Accounting policies for equity:

Owner's contributed capital is recognized based on the actual contributed capital

Undistributed earnings reflect the results of operations (profit or loss) after corporate income tax and the appropriation or settlement of losses of the Company.

Undistributed earnings represent accumulated profits from the Company's operations after deducting adjustments arising from retrospective application of changes in accounting policies and correction of prior period material errors. Undistributed earnings are appropriated in accordance with decisions of the competent authorities.

- 22 . Principles and methods for revenue and other income recognition

- Revenue from sale of goods and rendering of services

Revenue is recognized when it is probable that economic benefits will flow to the Company and the revenue can be measured reliably. Revenue is measured at the fair value of the consideration received or receivable, net of trade discounts, sales returns, and allowances. The following specific conditions must also be satisfied:

*Sale of goods*

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company no longer retains managerial involvement to the degree usually associated with ownership or effective control over the goods;

*Rendering of services*

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

*Finance income*

Finance income, including interest income and other finance income, is recognized when the following two (2) conditions are satisfied:

- It is probable that economic benefits will flow from the transaction;
- The revenue can be measured reliably.
- Finance income;
- Other income.

## 23 . Accounting policies for revenue deductions.

Revenue deductions arising during the period include trade discounts, sales returns, and sales allowances.

Revenue deductions arising in the same period as the related sales are recorded as a reduction of revenue in that period. Where such deductions relate to sales recognized in prior periods, they are treated as follows: if arising before the issuance date of the financial statements, they are adjusted against revenue of the reporting period (prior period); if arising after the issuance date of the financial statements, they are recognized as a reduction of revenue in the period in which they arise (subsequent period).

## 24 . Accounting policies for cost of sales.

Cost of sales and services rendered represents the total cost of finished goods, merchandise, materials sold, and services provided during the year, recognized consistently with the related revenue and in accordance with the prudence principle. Abnormal losses of inventories, costs in excess of normal levels, and inventory losses (after deducting compensation from responsible parties) are fully and timely recognized in cost of sales during the year.

## 25 . Accounting policies for finance expenses.

## 26 . Accounting policies for selling expenses and general and administrative expenses.

## 27 . Accounting policies for disposal and liquidation of tangible fixed assets and investment property.

## 28 . Principles and methods for recognition of current corporate income tax expense (including additional corporate income tax under global minimum tax regulations) and deferred corporate income tax expense.

## 29 . Other accounting policies

**V . Supplementary Information to Items Presented in the Consolidated Statement of Financial Position****1 . Cash and Cash Equivalents**

Cash and cash equivalents held by the enterprise that are not restricted for use.

	31/03/2026		01/01/2026	
	VND		VND	
Cash	28.006.369		38.251.638	
Demand bank deposits	357.000.696.960		981.985.790.476	
	<b>357.028.703.329</b>		<b>982.024.042.114</b>	

**2 . Financial investments****a) Financial investments**

Items	31/03/2026			01/01/2026		
	Cost	Fair value	Allowance	Cost	Fair value	Allowance
	VND	VND	VND	VND	VND	VND
- Total value of shares						
Nhon Trach Water Supply Joint-Stock Company	6.616.661.800	7.649.300.000	-	6.616.661.800	7.305.081.500	-
- Other investments	-	-	-	-	-	-
<b>Total</b>	<b>6.616.661.800</b>	<b>7.649.300.000</b>	<b>-</b>	<b>6.616.661.800</b>	<b>7.305.081.500</b>	<b>-</b>

**b) Held-to-maturity investments**

Items	31/03/2026		01/01/2026	
	Cost	Allowance	Cost	Allowance
	VND	VND	VND	VND
- Term deposits	521.080.055.972		520.568.059.496	
- Short-term loans	179.783.264.335	(101.800.000.000)	179.783.264.335	(101.800.000.000)
<i>Related parties</i>				
. Olympic Coffee Joint Stock Company	101.800.000.000	(101.800.000.000)	101.800.000.000	(101.800.000.000)
<i>Other parties</i>				
. Tin Nghia - A Chau Investment Joint Stock Company	77.983.264.335		77.983.264.335	
	<b>700.863.320.307</b>	<b>(101.800.000.000)</b>	<b>700.351.323.831</b>	<b>(101.800.000.000)</b>

## c) Equity investments in other entities

	31/03/2026			01/01/2026		
	Cost	Fair value	Allowance	Cost	Fair value	Allowance
		VND	VND	VND	VND	VND
<b>Investments in subsidiaries</b>						
- Tin Nghia Industrial Park Development Joint Stock Company (TIP) (*)	754.381.328.037	682.372.500.000	-	754.381.328.037	660.241.500.000	-
- Nhon Trach Investment Joint - Stock Company	656.534.585.265		(107.385.292.885)	656.534.585.265		(107.385.292.885)
- Phuoc Tan Trading And Construction Joint - Stock Company	279.968.703.674		-	279.968.703.674		-
- Phu Huu Depot Corporation	279.940.000.000		(31.648.875.230)	279.940.000.000		(31.648.875.230)
- Icd Bien Hoa - Tin Nghia Logistics Joint - Stock Company	780.802.985.830		-	780.802.985.830		-
- Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	879.041.110.549		-	879.041.110.549		-
- Tin Nghia Petrol Joint - Stock Company	137.038.699.914		-	137.038.699.914		-
- Dong Nai Import Export Processing Agricultural Products And Foods Joint Stock Company	122.715.000.000		(57.583.190.225)	122.715.000.000		(57.583.190.225)
- Japanese Smes Development Js Company	85.925.958.161		-	85.925.958.161		-
- Hiep Phu Corporation	75.000.000.000		(37.929.027.071)	75.000.000.000		(37.929.027.071)
- Tin Nghia Joint Stock Company (Laos)	60.579.053.093		(60.579.053.093)	60.579.053.093		(60.579.053.093)
- Tin Nghia Professional Security Services Corporation	1.852.741.179		-	1.852.741.179		-
	<b>4.113.780.165.702</b>	<b>682.372.500.000</b>	<b>(295.125.438.504)</b>	<b>4.113.780.165.702</b>	<b>660.241.500.000</b>	<b>(295.125.438.504)</b>
<b>Investment in associates</b>						
- Thong Nhat Joint - Stock Company. (BAX) (*)	34.355.419.727	78.663.000.000	-	34.355.419.727	82.293.600.000	-
- Dinh Quang Construction Investment Joint Stock Company (formerly Tin Nghia Project Management JSC)	1.173.790.000		(716.502.356)	1.173.790.000		(716.502.356)
	<b>35.529.209.727</b>	<b>78.663.000.000</b>	<b>(716.502.356)</b>	<b>35.529.209.727</b>	<b>82.293.600.000</b>	<b>(716.502.356)</b>

(\*) The fair values of these investments are determined based on the respective closing prices on the Ho Chi Minh City Stock Exchange ("HOSE") and the Hanoi Stock Exchange ("HNX") as at March 31, 2026 and December 31, 2025. The remaining investments have not been measured at fair value as the Corporation has not been able to determine their fair values due to the absence of specific guidance under Vietnamese Accounting Standards and the Vietnamese Accounting System regarding fair value determination.

**Detailed information on investees:**

Company name	Place of incorporation and operation	Ownership interest (%)	Voting rights (%)	Principal activities
<b>Subsidiaries</b>				
Tin Nghia Joint Stock Company (Laos)	Lao People's Democratic Republic	100,00	100,00	Cultivation, harvesting and trading of coffee
Hiep Phu Corporation	Can Tho City	99,21	99,21	Manufacture of animal feed, poultry feed and aquaculture feed
Phu Huu Depot Corporation	Dong Nai Province	93,66	93,66	Import and export of petroleum products
ICD Bien Hoa - Tin Nghia Logistics Joint Stock Company	Dong Nai Province	96,28	96,28	Logistics services
Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	Ho Chi Minh City	94,12	94,12	Industrial park infrastructure business
Japanese SMEs Development JSC	Dong Nai Province	59,07	59,07	Industrial park infrastructure business
Tin Nghia Petrol Joint - Stock Company	Dong Nai Province	58,98	58,98	Trading of petroleum products
Tin Nghia Industrial Park Development Joint Stock Company	Dong Nai Province	56,74	56,74	Industrial park infrastructure business
Dong Nai Import Export Processing Agricultural Products And Foods JSC (Donafoods)	Dong Nai Province	54,00	54,00	Processing and import-export of agricultural products
Nhon Trach Investment Joint-Stock Company	Dong Nai Province	51,76	51,76	Real estate investment
Phuoc Tan Trading And Construction Joint - Stock Company	Dong Nai Province	62,70	80,00	Real estate investment
Tin Nghia Professional Security Services Corporation	Dong Nai Province	88,13	100,00	Security services
<b>Associates</b>				
Thong Nhat Joint - Stock Company	Dong Nai Province	29,52	29,52	Industrial park infrastructure business
Dinh Quang Construction Investment Joint Stock Company (formerly Tin Nghia Project Management JSC)	Dong Nai Province	29,00	29,00	Supervision consultancy and project management

**3 . Trade receivables**

Items	31/03/2026		01/01/2026	
	Carrying amount	Allowance	Carrying amount	Allowance
	VND	VND	VND	VND
<b>a) Short-term trade receivables</b>				
<b>Related parties</b>	<b>122.096.673.849</b>	<b>(1.239.470.400)</b>	<b>127.740.949.229</b>	<b>(1.239.470.400)</b>
<b>Other parties</b>	<b>2.478.485.384.536</b>	<b>(55.439.526.384)</b>	<b>1.723.200.898.199</b>	<b>(55.439.526.384)</b>
- Thanh Trung Food Trade Company Limited	595.970.024.876		442.381.555.280	
- Ky Lan Cargo Joint Stock Company	582.755.679.408		403.785.127.100	
- An Binh Thinh Phat Company Limited	450.443.233.796		343.519.476.000	
- Dai Loc Phat 68 Trading Service Company Limited	459.600.738.499		275.029.483.580	
- Nam Dong Sai Gon Development Investment Joint Stock Company	317.037.380.000		156.720.150.000	
- Hiep Quang Agro Joint Stock Company	44.335.787.996	(44.335.787.996)	44.335.787.996	(44.335.787.996)
- Tin Nghia - A Chau Investment Joint Stock Company	3.777.187.517		3.777.187.517	
- Other parties	24.565.352.444	(11.103.738.388)	53.652.130.726	(11.103.738.388)
	<b>2.600.582.058.385</b>	<b>(56.678.996.784)</b>	<b>1.850.941.847.428</b>	<b>(56.678.996.784)</b>
<b>b) Long-term trade receivables</b>	-	-	-	-

## c) Trade receivables from related parties

Chỉ tiêu	31/03/2026		01/01/2026	
	Carrying amount	Allowance	Carrying amount	Allowance
	VND	VND	VND	VND
<b>Short-term</b>				
- Unicorn Commodities Joint Stock Company	121.243.360.060	(1.239.470.400)	127.006.005.969	(1.239.470.400)
- Tuan Loc Commodities Company Limited	469.269.887		711.723.260	
- International Logistics Company Limited – ICD Bien Hoa	243.645.761		-	
- Japanese SMEs Development JSC	140.398.141		23.220.000	
	<b>122.096.673.849</b>	<b>(1.239.470.400)</b>	<b>127.740.949.229</b>	<b>(1.239.470.400)</b>

## 4 . Short-term advances to suppliers

Items	31/03/2026		01/01/2026	
	Carrying amount	Allowance	Carrying amount	Allowance
	VND	VND	VND	VND
<b>a) Short-term advances to suppliers</b>				
<b>Related parties</b>	<b>9.847.197.903</b>	<b>(9.847.197.903)</b>	<b>9.847.197.903</b>	<b>(9.847.197.903)</b>
<b>Other parties</b>	<b>15.606.292.356</b>	<b>(282.653.160)</b>	<b>15.928.164.817</b>	<b>(282.653.160)</b>
- Hai An Infrastructure Construction Corporation	11.940.000.000		11.940.000.000	
- Other parties	3.666.292.356	(282.653.160)	3.988.164.817	(282.653.160)
	<b>25.453.490.259</b>	<b>(10.129.851.063)</b>	<b>25.775.362.720</b>	<b>(10.129.851.063)</b>

## b) Long-term advances to suppliers

## c) Advances to suppliers from related parties

Items	31/03/2026		01/01/2026	
	Carrying amount	Allowance	Carrying amount	Allowance
	VND	VND	VND	VND
<b>Short-term</b>				
- Tin Nghia Joint Stock Company (Laos)	9.847.197.903	(9.847.197.903)	9.847.197.903	(9.847.197.903)
	<b>9.847.197.903</b>	<b>(9.847.197.903)</b>	<b>9.847.197.903</b>	<b>(9.847.197.903)</b>

## 5 . Other receivables

Items	31/03/2026		01/01/2026	
	Carrying amount	Allowance	Carrying amount	Allowance
	VND	VND	VND	VND
<b>a) Short-term</b>				
<b>a.1) Details by nature</b>				
- Receivables from dividends and profit distribution	133.247.500.000		213.153.800.000	
- Receivables from employees	5.432.696.911		3.370.864.082	
- Deposits and collateral	26.585.715		26.585.715	
- Land lease for Long Khanh Wedding Restaurant Project	21.354.806.257	(21.354.806.257)	21.354.806.257	(21.354.806.257)
- Interest income receivable from deposits and loans	81.859.272.953	(41.453.648.599)	83.322.490.224	(41.453.648.599)
- Other receivables	99.630.855.199	(51.454.413.863)	90.319.240.948	(51.454.413.863)
	<b>341.551.717.035</b>	<b>(114.262.868.719)</b>	<b>411.547.787.226</b>	<b>(114.262.868.719)</b>

## a.2) Details by counterparty

<b>Related parties</b>	<b>226.405.795.983</b>	<b>(62.484.280.515)</b>	<b>307.446.331.711</b>	<b>(62.484.280.515)</b>
Olympic Coffee Joint Stock Company	93.143.349.697	(62.484.280.515)	94.292.531.711	(62.484.280.515)
Nhon Trach Investment Joint-Stock Company	34.000.000.000		34.000.000.000	
Japanese SMEs Development JSC	12.847.500.000		12.847.500.000	
Phuoc Tan Trading And Construction Joint - Stock Company	22.400.000.000		22.400.000.000	
Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	64.009.763.776		128.000.000.000	
Tin Nghia Industrial Park Development Joint Stock Company	-		11.065.500.000	
Thong Nhat Joint - Stock Company	-		4.840.800.000	
Tin Nghia Logistics Joint Stock Company – ICD Bien Hoa	5.182.510			
<b>Other parties</b>	<b>115.145.921.052</b>	<b>(51.778.588.204)</b>	<b>104.101.455.515</b>	<b>(51.778.588.204)</b>
Long Khang Import-Export Trading and Service Co., Ltd.	27.920.292.255	(27.920.292.255)	27.920.292.255	(27.920.292.255)
Tin Phat Investment Power Corporation	17.330.526.790		17.326.280.595	
An Binh Thinh Phat Company Limited	2.958.262.504		2.100.557.090	
Dai Loc Phat 68 Trading Service Company Limited	3.076.026.593		1.934.397.738	

	31/03/2026		01/01/2026			
	Carrying amount	Allowance	Carrying amount	Allowance		
	VND	VND	VND	VND		
Nam Dong Saigon Investment and Development Joint Stock Company	2.131.152.489		1.077.931.567			
Hiep Quang Agro Joint Stock Company	1.021.505.050	(1.021.505.050)	1.021.505.050	(1.021.505.050)		
Thanh Trung Food Trade Company Limited	3.880.222.099		-			
Ky Lan Cargo Joint Stock Company	3.465.123.519		-			
Other receivables – other parties	53.362.809.753	(22.836.790.899)	52.720.491.220	(22.836.790.899)		
	<b>341.551.717.035</b>	<b>(114.262.868.719)</b>	<b>411.547.787.226</b>	<b>(114.262.868.719)</b>		
<b>b) Long-term</b>						
<b>b.1) Breakdown by nature</b>						
- Dividend and profit receivables	31.690.500.000		31.690.500.000			
- Deposits and collateral	1.281.786.115		1.281.696.115			
- Loans granted	47.614.297.183	(47.614.297.183)	47.614.297.183	(47.614.297.183)		
- Receivables from late payment interest	2.248.488.489		1.623.360.819			
- Interest income on loans	954.596.208	(954.596.208)	954.596.208	(954.596.208)		
- Receivables for compensation of site clearance – Tam Phuoc Industrial Park	26.674.087.676	-	26.674.087.676	-		
- Other receivables	-		-			
	<b>110.463.755.671</b>	<b>(48.568.893.391)</b>	<b>109.838.538.001</b>	<b>(48.568.893.391)</b>		
<b>b.1) Breakdown by counterparty</b>						
<i>Related parties</i>						
Tin Nghia Industrial Park Development Joint Stock Company	26.674.087.676		26.674.087.676			
Japanese SMEs Development JSC	33.938.988.489		33.313.860.819			
Tin Nghia Joint Stock Company (Laos)	48.568.893.391	(48.568.893.391)	48.568.893.391	(48.568.893.391)		
<i>Other parties</i>						
	1.281.786.115	-	1.281.696.115	-		
	<b>110.463.755.671</b>	<b>(48.568.893.391)</b>	<b>109.838.538.001</b>	<b>(48.568.893.391)</b>		
<b>c) Receivables from BCC contracts jointly controlled by the Company</b>						
<b>6 Assets pending resolution of shortages</b>						
Items	31/03/2026		01/01/2026			
	Quantity	Value	Quantity	Value		
		VND		VND		
a) Cash	-	-	-	-		
b) Inventories	-	-	-	-		
	-	-	-	-		
<b>7 Doubtful debts</b>						
Items	31/03/2026			01/01/2026		
	Gross carrying amount	Recoverable amount	Debtor	Gross carrying amount	Recoverable amount	Debtor
- Total value of loans/receivables overdue for payment or not yet due	-	-	-	-	-	-
- Recoverability of overdue receivables	-	-	-	-	-	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>8 Inventories</b>						
	31/03/2026			01/01/2026		
	Historical cost	Allowance		Historical cost	Allowance	
	VND	VND		VND	VND	
Raw materials	289.351.591			329.359.892		
Tools and supplies	1.159.705.013			784.680.500		
Finished goods	5.734.860.687			5.840.357.729		
Merchandise goods	105.454.414.280			10.882.759.579		
	<b>112.638.331.571</b>	<b>-</b>		<b>17.837.157.700</b>	<b>-</b>	
<b>9 Long-term work-in-progress assets</b>						
a) Long-term work-in-progress production and business costs						

## b) Construction in progress costs

	31/3/2026		1/1/2026	
	Historical cost	Recoverable amount	Historical cost	Recoverable amount
	VND	VND	VND	VND
<b>- Acquisition of fixed assets</b>	<b>6.848.716.007</b>	<b>6.848.716.007</b>	<b>6.848.716.007</b>	<b>6.848.716.007</b>
Fresh coffee cherry processing line	6.848.716.007	6.848.716.007	6.848.716.007	6.848.716.007
<b>- Construction in progress costs</b>	<b>1.281.898.771.775</b>	<b>1.281.898.771.775</b>	<b>1.279.874.422.939</b>	<b>1.279.874.422.939</b>
Hiep Hoa resettlement area	77.245.446.827	77.245.446.827	77.245.446.827	77.245.446.827
An Phuoc Industrial Park	1.081.640.270	1.081.640.270	1.081.640.270	1.081.640.270
Phu Huu General Port	40.807.598.211	40.807.598.211	40.807.598.211	40.807.598.211
Ong Keo Industrial Park	1.037.805.707.769	1.037.805.707.769	1.036.066.158.550	1.036.066.158.550
Dai Phuoc Nhon Trach eco-tourism area	45.641.987.216	45.641.987.216	45.641.987.216	45.641.987.216
Hiep Phuoc Commercial Center	34.192.508.158	34.192.508.158	34.192.508.158	34.192.508.158
Cay Gao Stone Quarry Project (expansion)	12.914.289.806	12.914.289.806	12.914.289.806	12.914.289.806
Fuel station projects	18.207.308.052	18.207.308.052	18.114.175.102	18.114.175.102
Other projects	14.002.285.466	14.002.285.466	13.810.618.799	13.810.618.799
<b>- Periodic maintenance and repair</b>	<b>206.481.482</b>	<b>206.481.482</b>	<b>206.481.482</b>	<b>206.481.482</b>
Nhon Trach 3 Industrial Park	175.925.926	175.925.926	175.925.926	175.925.926
Wastewater treatment plant – Nhon Trach 3 Industrial Park	30.555.556	30.555.556	30.555.556	30.555.556
<b>- Upgrading and improvement of fixed assets</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>1.288.953.969.264</b>	<b>1.288.953.969.264</b>	<b>1.286.929.620.428</b>	<b>1.286.929.620.428</b>

**10. Movements in tangible fixed assets**

Fixed asset category	Buildings and structures (2111)	Machinery and equipment (2112)	Transportation equipment (2113)	Office equipment (2114)	Perennial crops and breeding livestock (2115)	Other tangible fixed assets (2118)	TOTAL
<b>Items</b>							
<b>I. Carrying amount</b>	<b>381.721.790.121</b>	<b>42.263.961.166</b>	<b>39.506.821.540</b>	<b>5.163.254.119</b>	<b>3.162.541.660</b>	<b>920.686.915</b>	<b>472.739.055.521</b>
- Additions during the year	-	-	-	-	-	-	-
- Completed construction in progress	-	-	-	-	-	-	-
- Other increases	-	-	-	-	-	-	-
- Increase from finance lease assets	-	-	-	-	-	-	-
- Other increases	-	-	-	-	-	-	-
- Transfer to investment properties	11.565.728.743	-	853.925.225	-	-	920.686.915	13.340.340.883
- Disposals	-	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-	-
<b>Closing balance</b>	<b>370.156.061.378</b>	<b>42.263.961.166</b>	<b>38.652.896.315</b>	<b>5.163.254.119</b>	<b>3.162.541.660</b>	<b>-</b>	<b>459.398.714.638</b>
<b>II. Accumulated depreciation</b>							
<b>1. Opening balance</b>	<b>161.683.820.406</b>	<b>27.320.915.666</b>	<b>24.839.831.947</b>	<b>4.945.839.327</b>	<b>2.554.542.415</b>	<b>920.686.915</b>	<b>222.265.636.676</b>
- Depreciation expense for the year	2.970.415.681	629.478.147	582.173.625	29.559.614	36.642.867	-	4.248.269.934
- Other increases	-	-	-	-	-	-	-
- Transfer to investment properties	9.592.056.123	-	853.925.225	-	-	920.686.915	11.366.668.263
- Disposals	-	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-	-
<b>4. Closing balance</b>	<b>155.062.179.964</b>	<b>27.950.393.813</b>	<b>24.568.080.347</b>	<b>4.975.398.941</b>	<b>2.591.185.282</b>	<b>-</b>	<b>215.147.238.347</b>
<b>III. Net carrying amount</b>							
<b>1. Beginning of the period</b>	<b>220.037.969.715</b>	<b>14.943.045.500</b>	<b>14.666.989.593</b>	<b>217.414.792</b>	<b>607.999.245</b>	<b>-</b>	<b>250.473.418.845</b>
<b>2. End of the period</b>	<b>215.093.881.414</b>	<b>14.313.567.353</b>	<b>14.084.815.968</b>	<b>187.855.178</b>	<b>571.356.378</b>	<b>-</b>	<b>244.251.476.291</b>

Of which:

- Net carrying amount of tangible fixed assets at the end of the period pledged as collateral for borrowings:		80.754.835.055
	31/12/2025	41.951.219.745
- Cost of fully depreciated tangible fixed assets still in use:		37.056.826.727
	31/03/2026	

**11. Increases and Decreases in Intangible Assets**

Fixed asset category Items	Land Use Rights	Software	Other Intangible Assets	Total
<b>1. Historical Cost of Intangible Assets</b>				
<b>Opening balance</b>	<b>48.359.481.864</b>	<b>3.832.583.802</b>	<b>281.011.400</b>	<b>52.473.077.066</b>
<b>Additions during the period</b>	-	-	-	-
<i>Acquisitions, transfers and capital contributions</i>	-	-	-	-
<b>Reductions during the period</b>	-	-	-	-
<i>Disposals and sales</i>	-	-	-	-
<b>Closing balance</b>	<b>48.359.481.864</b>	<b>3.832.583.802</b>	<b>281.011.400</b>	<b>52.473.077.066</b>
<b>2. Accumulated Amortization</b>				-
<b>Opening balance</b>	-	<b>3.698.128.343</b>	<b>281.011.400</b>	<b>3.979.139.743</b>
<b>Amortization during the period</b>	-	<b>3.207.225</b>	-	<b>3.207.225</b>
Increase in amortization during the period	-	3.207.225	-	3.207.225
<b>Reduction in amortization during the period</b>	-	-	-	-
<b>Closing balance</b>	-	<b>3.701.335.568</b>	<b>281.011.400</b>	<b>3.982.346.968</b>
<b>3. Net Book Value</b>				
<b>Beginning of period</b>	<b>48.359.481.864</b>	<b>134.455.459</b>	-	<b>48.493.937.323</b>
<b>End of period</b>	<b>48.359.481.864</b>	<b>131.248.234</b>	-	<b>48.490.730.098</b>

Of which:

- Net book value of intangible assets at year-end pledged as collateral for borrowings: **40.121.481.864**
- Cost of intangible assets fully amortized but still in use at year-end: **3.847.079.202**

**12. Changes in finance lease fixed assets**

**13. Biological assets**

**14. Changes in Investment Property**

Items	Beginning balance	Increases during the year	Decreases during the year	Ending balance
<b>a) Investment Property Held for Lease</b>				
<b>Cost</b>	<b>1.772.573.600.916</b>	<b>13.340.340.883</b>	-	<b>1.785.913.941.799</b>
- Land use rights	33.087.548.491			33.087.548.491
- Buildings	325.734.352.430	9.759.980.480	-	335.494.332.910
<i>Of which: - Additions from completed construction and acquisitions</i>				
<i>- Additions due to reclassification from owner-occupied property</i>		9.759.980.480		
- Buildings and Land use rights				-
- Infrastructure	1.413.751.699.995	3.580.360.403		1.417.332.060.398
<i>Of which: - Additions from completed construction and acquisitions</i>				
<i>- Additions due to reclassification from owner-occupied property</i>		3.580.360.403		
<b>Accumulated depreciation</b>	<b>815.033.439.713</b>	<b>30.235.889.088</b>	-	<b>845.269.328.801</b>
- Land use rights	5.850.047.778	195.619.257		6.045.667.035
- Buildings	96.428.102.777	9.792.244.081	-	106.220.346.858
<i>Of which: - Depreciation charge for the year</i>		2.005.936.221		2.005.936.221
<i>- Depreciation adjusted from owner-occupied property</i>		7.786.307.860		7.786.307.860
- Buildings and Land use rights				-
- Infrastructure	712.755.289.158	20.248.025.750	-	733.003.314.908
<i>Of which: - Depreciation charge for the year</i>		16.667.665.347		16.667.665.347
<i>- Depreciation adjusted from owner-occupied property</i>		3.580.360.403		3.580.360.403
<b>Net book value</b>	<b>957.540.161.203</b>	-	-	<b>940.644.612.998</b>
- Land use rights	27.237.500.713		-	27.041.881.456
- Buildings	229.306.249.653		-	229.273.986.052
- Buildings and Land use rights	-			
- Infrastructure	700.996.410.837		-	684.328.745.490
<b>b) Investment Property Held for Capital Appreciation</b>				
<b>Cost</b>				-
- Land use rights				-
- Buildings				-
- Buildings and Land use rights				-
- Infrastructure				-
<b>Impairment losses</b>				-
- Land use rights				-
- Buildings				-
- Buildings and Land use rights				-
- Infrastructure				-
<b>Net book value</b>				-
- Land use rights				-
- Buildings				-
- Buildings and Land use rights				-
- Infrastructure				-

Of which:

- Net book value of investment property at year-end pledged as collateral for borrowings: 418.888.017.048
- Cost of fixed assets fully depreciated but still in use at year-end:
 

31/12/2025	59.085.691.949
31/03/2026	68.817.696.863

**15 Deferred expenses**

<b>Items</b>	<b>31/03/2026</b>	<b>01/01/2026</b>
	VND	VND
<b>a) Short-term</b>	<b>17.958.294.956</b>	<b>1.670.201.061</b>
- Insurance expenses	496.268.691	633.892.863
- Tools and equipment issued for use	143.800.057	73.806.993
- Land lease expenses and infrastructure usage fees	16.581.300.231	-
- Other expenses	736.925.977	962.501.205
<b>b) Long-term</b>	<b>394.614.469.438</b>	<b>399.572.478.800</b>
- Repair and maintenance expenses of assets	3.133.265.391	4.082.415.073
- Tools and equipment issued for use	1.286.010.562	1.516.003.911
- Land lease expenses for industrial parks and commercial land areas	363.443.610.757	370.137.339.884
- Other expenses	26.751.582.728	23.836.719.932
	<b><u>412.572.764.394</u></b>	<b><u>401.242.679.861</u></b>
<b>16 Other assets</b>	-	-

17 . Borrowings and finance lease liabilities

	Beginning of the period		During the period		Cumulative		End of the period	
	Carrying amount	Amount repayable	Increase	Decrease	Increase	Decrease	Carrying amount	Amount repayable
	VND	VND	VND	VND	VND	VND	VND	VND
<b>a) Short-term borrowings</b>	<b>2.266.741.375.301</b>	<b>2.266.741.375.301</b>	<b>1.974.096.581.186</b>	<b>1.810.361.973.632</b>	<b>1.974.096.581.186</b>	<b>1.810.361.973.632</b>	<b>2.430.475.982.855</b>	<b>2.430.475.982.855</b>
<i>Short-term borrowings</i>	<i>2.218.094.221.737</i>	<i>2.218.094.221.737</i>	<i>1.974.096.581.186</i>	<i>1.797.924.175.695</i>	<i>1.974.096.581.186</i>	<i>1.797.924.175.695</i>	<i>2.394.266.627.228</i>	<i>2.394.266.627.228</i>
- Vietnam Bank for Agriculture and Rural Development	638.882.212.737	638.882.212.737	516.514.145.513	407.491.569.000	516.514.145.513	407.491.569.000	747.904.789.250	747.904.789.250
- Vietnam Joint Stock Commercial Bank for Industry and Trade – Dong Sai Gon Branch (VietinBank)	330.146.940.000	330.146.940.000	460.844.815.457	422.695.287.695	460.844.815.457	422.695.287.695	368.296.467.762	368.296.467.762
- China Construction Bank	-	-	159.360.460.000	-	159.360.460.000	-	159.360.460.000	159.360.460.000
- Bank Sinopac - Ho Chi Minh City Branch	12.448.800.000	12.448.800.000	133.782.300.000	12.448.800.000	133.782.300.000	12.448.800.000	133.782.300.000	133.782.300.000
- Military Commercial Joint Stock Bank	145.522.350.000	145.522.350.000	-	-	-	-	145.522.350.000	145.522.350.000
- Joint Stock Commercial Bank for Investment and Development of Vietnam – East Dong Nai Branch (BIDV)	303.808.116.000	303.808.116.000	-	303.808.116.000	-	303.808.116.000	-	-
- Prosperity and Growth Commercial Joint Stock Bank	289.389.660.000	289.389.660.000	269.446.211.627	289.389.660.000	269.446.211.627	289.389.660.000	269.446.211.627	269.446.211.627
- E.Sun Commercial Bank Ltd. (E.Sun Bank)	143.194.158.000	143.194.158.000	260.999.594.000	143.194.158.000	260.999.594.000	143.194.158.000	260.999.594.000	260.999.594.000
- Vietnam International Commercial Joint Stock Bank – Dong Nai Branch (VIB)	209.244.655.000	209.244.655.000	173.149.054.589	209.244.655.000	173.149.054.589	209.244.655.000	173.149.054.589	173.149.054.589
- Ho Chi Minh City Development Joint Stock Commercial Bank – Dong Nai Branch (HDBank – Dong Nai Branch)	145.457.330.000	145.457.330.000	-	9.651.930.000	-	9.651.930.000	135.805.400.000	135.805.400.000
<i>Current portion of long-term borrowings</i>	<i>48.647.153.564</i>	<i>48.647.153.564</i>	<i>-</i>	<i>12.437.797.937</i>	<i>-</i>	<i>12.437.797.937</i>	<i>36.209.355.627</i>	<i>36.209.355.627</i>
- Petrolimex Group Commercial Joint Stock Bank (PGBank)	29.824.000.000	29.824.000.000	-	7.456.000.000	-	7.456.000.000	22.368.000.000	22.368.000.000
- Joint Stock Commercial Bank for Foreign Trade of Vietnam – East Dong Nai Branch (Vietcombank)	18.823.153.564	18.823.153.564	-	4.981.797.937	-	4.981.797.937	13.841.355.627	13.841.355.627
	<b>2.266.741.375.301</b>	<b>2.266.741.375.301</b>	<b>1.974.096.581.186</b>	<b>1.810.361.973.632</b>	<b>1.974.096.581.186</b>	<b>1.810.361.973.632</b>	<b>2.430.475.982.855</b>	<b>2.430.475.982.855</b>
<b>b) Long-term borrowings</b>	<b>118.071.592.801</b>	<b>118.071.592.801</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>118.071.592.801</b>	<b>118.071.592.801</b>
<i>Long-term borrowings</i>	<i>118.071.592.801</i>	<i>118.071.592.801</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>118.071.592.801</i>	<i>118.071.592.801</i>
- Petrolimex Group Commercial Joint Stock Bank (PGBank) - Dong Nai Branch	7.368.000.000	7.368.000.000	-	-	-	-	7.368.000.000	7.368.000.000
- Joint Stock Commercial Bank for Foreign Trade of Vietnam – East Dong Nai Branch (Vietcombank)	110.703.592.801	110.703.592.801	-	-	-	-	110.703.592.801	110.703.592.801
	<b>118.071.592.801</b>	<b>118.071.592.801</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>118.071.592.801</b>	<b>118.071.592.801</b>
<b>Total</b>	<b>2.384.812.968.102</b>	<b>2.384.812.968.102</b>	<b>1.974.096.581.186</b>	<b>1.810.361.973.632</b>	<b>1.974.096.581.186</b>	<b>1.810.361.973.632</b>	<b>2.548.547.575.656</b>	<b>2.548.547.575.656</b>

**18 Trade payables**

Items	31/03/2026	01/01/2026
	VND	VND
<b>a) Short-term trade payables</b>		
<b>Related parties</b>	<b>756.983.590</b>	<b>337.496.246</b>
<b>Others</b>	<b>4.399.963.843</b>	<b>68.166.793.246</b>
- Ha Vuong Phat Service And Trading Building Investment Company Limited	-	16.458.244.500
- Tam Thanh Tai Trading Service And Manufacturing Company Limited	-	15.931.108.000
- Mien Dong Agricultural Products Trading and Services Co., Ltd.	-	15.176.103.000
- Tai Loc Vietnam Trading and Service Co., Ltd	-	8.715.249.000
- Ly Gia Bao Private Enterprise	1.249.658.449	1.249.658.449
- Bao Phuc Khang One Member Co., Ltd	908.907.273	908.907.273
- Other payables	2.241.398.121	9.727.523.024
	<b>5.156.947.433</b>	<b>68.504.289.492</b>

**b) Long-term trade payables****c) Trade payables to related parties**

Items	31/03/2026	01/01/2026
	VND	VND
<b>c.1) Short term</b>	<b>756.983.590</b>	<b>337.496.246</b>
- Tin Nghia Professional Security Services Corporation	639.060.000	239.760.000
- Tin Nghia Petrol Joint - Stock Company	110.887.490	92.397.590
- Tin Nghia Logistics Joint Stock Company – ICD Bien Hoa	4.625.000	3.024.000
- Tin Nghia Industrial Park Development Joint Stock Company	2.411.100	2.314.656
<b>c.2) Long term</b>	<b>-</b>	<b>-</b>
	<b>756.983.590</b>	<b>337.496.246</b>

**19 . Advances from customers**

Items	31/03/2026	01/01/2026
	VND	VND
<b>a) Short term</b>	<b>93.269.532.988</b>	<b>81.346.065.069</b>
<b>Related parties</b>	<b>-</b>	<b>82.846.385</b>
- Tin Nghia Logistics Joint Stock Company – ICD Bien Hoa	-	82.846.385
<b>Other parties</b>	<b>93.269.532.988</b>	<b>81.263.218.684</b>
- Petrovietnam Power Corporation	74.000.000.000	74.000.000.000
- Other entities	19.269.532.988	7.263.218.684
<b>b) Long term</b>	<b>80.000.000.000</b>	<b>80.000.000.000</b>
- Petrovietnam Power Corporation	80.000.000.000	80.000.000.000
	<b>173.269.532.988</b>	<b>161.346.065.069</b>

**20 . Dividends and profit payables**

Items	31/03/2026	01/01/2026
	VND	VND
Dividends and profit payables	508.103.600	508.103.600
	<b>508.103.600</b>	<b>508.103.600</b>

**21 Taxes and obligations to the State**

Items	01/01/2026	Amount payable during the year	Amount actually paid during the year	31/03/2026
<b>a) Taxes payable</b>	<b>55.199.360.012</b>	<b>37.054.231.234</b>	<b>73.395.537.853</b>	<b>18.858.053.393</b>
- Short-term	55.199.360.012	37.054.231.234	73.395.537.853	18.858.053.393
Value Added Tax (VAT)	17.066.599.374	23.656.502.227	34.093.810.191	6.629.291.410
Corporate Income Tax	37.930.870.503	12.638.793.284	38.524.692.205	12.044.971.582
Personal Income Tax	121.239.161	671.681.710	699.467.086	93.453.785
Other taxes	80.650.974	87.254.013	77.568.371	90.336.616
- Long-term	-	-	-	-
Value Added Tax				
Corporate Income Tax				
Personal Income Tax				
Other taxes				
<b>b) Taxes receivable</b>	<b>122.012.250</b>	<b>22.108.400.307</b>	<b>22.108.400.307</b>	<b>122.012.250</b>
- Short-term	122.012.250	22.108.400.307	22.108.400.307	122.012.250
Value Added Tax				
Corporate Income Tax				
Personal Income Tax				
Land tax, land rental	122.012.250	22.108.400.307	22.108.400.307	122.012.250
Other taxes				
- Long-term	-	-	-	-
Value Added Tax				
Corporate Income Tax				
Personal Income Tax				
Other taxes				
<b>Total</b>	<b>55.321.372.262</b>	<b>59.162.631.541</b>	<b>95.503.938.160</b>	<b>18.980.065.643</b>

**22 . Accrued expenses**

Items	31/03/2026	01/01/2026
	VND	VND
- <b>Short-term</b>	<b>85.867.094.220</b>	<b>85.740.978.277</b>
Cost of infrastructure of industrial park's cost of goods sold	78.872.463.018	75.915.510.909
Interest expenses	-	1.917.740.257
Other accrued expenses	6.994.631.202	7.907.727.111
- <b>Long-term</b>	-	-
	<b>85.867.094.220</b>	<b>85.740.978.277</b>

**23 . Other payables**

Items	31/03/2026	01/01/2026
	VND	VND
a) <b>Short-term</b>	<b>64.356.211.560</b>	<b>250.618.996.001</b>
Trade union funds	172.296.004	43.479.001
Short-term deposits and security deposits received	2.882.711.250	2.802.631.250
Land lease deposit payable for industrial parks	51.114.536.209	46.840.460.159
VAT payable according to Government Inspectorate Conclusion	-	53.500.000.000
Payable to Dong Nai Provincial Party Committee pursuant to Judgment No. 09/2026/HS-ST dated 20/01/2026 of Dong Nai Provincial People's Court	-	125.241.387.809
Other payables and obligations	10.186.668.097	22.191.037.782
<b>Of which: Other short-term receivables from related parties</b>		
- Dong Nai Provincial Party Committee	-	125.241.387.809
- Tin Nghia Professional Security Services Corporation	170.000.000	170.000.000
- Tin Nghia Logistics Joint Stock Company – ICD Bien Hoa	80.000	-

	<u>31/03/2026</u>	<u>01/01/2026</u>
	VND	VND
<b>b) Long-term</b>	<b>48.079.016.308</b>	<b>48.079.016.308</b>
Long-term deposits and security deposits received	8.959.410.458	8.959.410.458
Payable to Long Thanh District Compensation Council for compensation expenses of Tam Phuoc Industrial Park project	26.674.087.676	26.674.087.676
Land lease payable for Nhon Trach 3 Industrial Park and Tan Bien Market	12.445.518.174	12.445.518.174
<i>Of which: Other long-term receivables from related parties</i>		
- Tin Nghia Logistics Joint Stock Company – ICD Bien Hoa	2.000.000.000	2.000.000.000
- Tuan Loc Commodities Company Limited	248.400.000	248.400.000
<b>c) Overdue unpaid liabilities</b>	-	-
<b>24 . Deferred revenue</b>		
	<u>31/03/2026</u>	<u>01/01/2026</u>
	VND	VND
<b>a. Short-term</b>		
- Nhon Trach 3 Industrial Park	113.838.861.492	70.276.886.874
- An Phuoc Industrial Park	57.889.053.427	44.201.563.741
- Ong Keo Industrial Park	34.815.144.456	19.546.286.472
- Tan Phu Industrial Park	8.848.637.731	6.124.693.150
- 6D Industrial Park	125.080.269	-
- Other items	488.391.670	528.600.214
	<b><u>216.005.169.045</u></b>	<b><u>140.678.030.451</u></b>
<b>b Long-term</b>		
- Nhon Trach 3 Industrial Park	2.179.735.204.471	2.133.348.299.859
- An Phuoc Industrial Park	1.467.500.910.141	1.381.249.936.861
- Ong Keo Industrial Park	450.115.061.840	447.387.789.113
- Tan Phu Industrial Park	185.271.967.855	185.271.967.855
	<b><u>4.282.623.144.307</u></b>	<b><u>4.147.257.993.688</u></b>
<b>25 . Issued bonds</b>	-	-
<b>26 . Preference shares classified as liabilities</b>	-	-
<b>27 . Provisions</b>		
	<u>31/03/2026</u>	<u>01/01/2026</u>
	VND	VND
Long-term provisions	4.340.049.980	4.343.949.980
<b>28 . Deferred tax assets and deferred tax liabilities</b>		
<b>a- Deferred tax assets</b>		
	<u>Current year</u>	<u>Previous year</u>
	VND	VND
Opening balance	-	-
Arising during the year	-	(1.422.566.836)
Reversal during the year	-	(1.422.566.836)
Closing balance	-	-
<b>b- Deferred tax liabilities</b>		
	<u>Current year</u>	<u>Previous year</u>
	VND	VND
Opening balance	6.119.847.989	38.759.460.262
Deferred tax liabilities arising from taxable temporary differences	-	(1.422.566.836)
Reversal of deferred tax liabilities previously recognized in prior years – Formosa	(816.302.713)	(816.302.713)
Reversal of deferred tax liabilities previously recognized in prior years – Tan Van	-	(30.400.742.724)
Closing balance	5.303.545.276	6.119.847.989

## 29 Equity

## a) Statement of changes in equity

Items	Components of equity				Total
	Share capital	Share premium	Development investment fund	Retained earnings and other reserves	
<b>Opening balance of prior year</b>	<b>2.000.000.000.000</b>	<b>5.634.952.321</b>	<b>128.018.554.241</b>	<b>798.224.829.445</b>	<b>2.931.878.336.007</b>
- Capital increase in prior year					-
- Profit for prior year				498.664.605.686	<b>498.664.605.686</b>
- Other increases					-
- Capital decrease in prior year					-
- Loss for prior year					-
- Dividend distribution				(220.000.000.000)	<b>(220.000.000.000)</b>
- Appropriation to bonus and welfare fund				(6.000.000.000)	<b>(6.000.000.000)</b>
- Transfer to development investment fund			12.345.123.807	(12.345.123.807)	-
<b>Opening balance of current year</b>	<b>2.000.000.000.000</b>	<b>5.634.952.321</b>	<b>140.363.678.048</b>	<b>1.058.544.311.324</b>	<b>3.204.542.941.693</b>
- Capital increase in current year					-
- Profit for current year				48.394.617.651	<b>48.394.617.651</b>
- Other increases					-
- Capital decrease in current year					-
- Loss for current year					-
- Other decreases					-
<b>Closing balance</b>	<b>2.000.000.000.000</b>	<b>5.634.952.321</b>	<b>140.363.678.048</b>	<b>1.106.938.928.975</b>	<b>3.252.937.559.344</b>

## b) Details of contributed capital by owners

	Ownership 31/03/2026		Ownership 01/01/2026	
	%	VND	%	VND
- Dong Nai Provincial Party Committee Office	48,06%	961.250.000.000	48,06%	961.250.000.000
- Saigon Investment Construction And Building Construction Material Corporation	24,96%	499.139.390.000	24,96%	499.139.390.000
- Other shareholders	26,98%	539.610.610.000	26,98%	539.610.610.000
	<b>100%</b>	<b>2.000.000.000.000</b>	<b>100%</b>	<b>2.000.000.000.000</b>

## c) Transactions with owners and distribution of dividends and profits

Items	31/03/2026		01/01/2026	
	VND		VND	
- Contributed capital	2.000.000.000.000		2.000.000.000.000	
+ Opening balance of contributed capital	2.000.000.000.000		2.000.000.000.000	
+ Increase in contributed capital during the year				
+ Decrease in contributed capital during the year				
+ Closing balance of contributed capital	2.000.000.000.000		2.000.000.000.000	
- Dividends and profit distribution				
+ Opening balance of dividends and profit payables	508.103.600		417.984.000	
+ Dividends and profit payable during the year				
. Dividends and profit distributed from prior-year profit			220.000.000.000	
+ Dividends and profit paid in cash				
. Dividends and profit distributed from prior-year profit			(219.909.880.400)	
+ Closing balance of dividends and profit payables	508.103.600		508.103.600	

## d) Shares

Items	31/03/2026		01/01/2026	
	VND		VND	
- Number of shares registered for issuance	200.000.000		200.000.000	
- Number of shares issued to the public	200.000.000		200.000.000	
+ Ordinary shares	200.000.000		200.000.000	
+ Preference shares (classified as equity)				
- Number of treasury shares (repurchased shares)				
+ Ordinary shares				
+ Preference shares (classified as equity)				
- Number of outstanding shares	200.000.000		200.000.000	

	<u>31/03/2026</u>	<u>01/01/2026</u>
	VND	VND
+ Ordinary shares	200.000.000	200.000.000
+ Preference shares (classified as equity)		
* Par value of outstanding shares: VND 10,000 per share		

**d) Dividends and profit**

Items	31/03/2026	01/01/2026
- Dividends and profits declared after the end of the financial year:		
Dividends declared on ordinary shares or charter capital:		
Dividends declared on preference shares:		
Stock dividends:		
Profit allocated to increase charter capital of investee		
- Accumulated dividends on preference shares not yet recognized:		

**e) Reasons for changes in equity items**

- Share premium;
- Convertible bond option;
- Development investment fund;
- Treasury shares;
- Other equity reserves;

**g) Income and expenses, gains or losses recognized directly in equity in accordance with specific Vietnamese Accounting Standards (VAS)****30 . Revaluation surplus of assets****31 . Foreign exchange differences****32 . Off-balance sheet items****33 . The portion of assets held by the Company belonging to other parties but subject to usage restrictions due to legal limitations, or liabilities that the Company is obligated to settle under contractual agreements or legal regulations (e.g. assets under business cooperation contracts (BCC), blocked funds when a public company issues/offers shares to raise capital from shareholders, etc.)****34 . Other disclosures considered necessary by the Company to provide useful information to users of financial statements****a). Operating lease assets (assets leased out)**

The Corporation is leasing assets under operating lease contracts. As of 31 March 2026, future minimum lease receivables under operating lease contracts are presented as follows

	<u>31/03/2026</u>	<u>01/01/2026</u>
	VND	VND
- Within 1 year	446.365.196.223	366.059.886.175
- From over 1 year to 5 years	1.288.147.447.501	1.134.352.676.861
- Over 5 years	5.312.635.247.458	4.953.831.320.968

**b).Leased-in assets**

The Corporation leases assets under operating lease contracts. As of 31 March 2026, future minimum lease payments under non-cancellable land lease contracts are presented as follows:

	<u>31/03/2026</u>	<u>01/01/2026</u>
	VND	VND
- Within 1 year	41.692.280.981	54.750.253.274
- From over 1 year to 5 years	174.484.625.388	228.297.876.336
- Over 5 years	1.139.713.788.133	1.525.568.480.797

**VII Additional information for items presented in the Statement of Profit or Loss****1 Total revenue from sale of goods and provision of services**

Items	<u>Quarter 1/2026</u>	Unit: VND <u>Quarter 1/2025</u>
<b>a) Revenue</b>	<b>2.031.631.477.346</b>	<b>3.113.755.433.521</b>
- Revenue from sale of goods and merchandise (excluding Revenue from sale and disposal of investment properties)	1.924.911.897.568	3.018.905.640.528
- Revenue from industrial park infrastructure business	87.018.021.555	76.730.697.163
- Revenue from provision of services (excluding construction services)	14.094.841.798	11.354.990.262
- Revenue from real estate business	5.606.716.425	6.764.105.568
<b>b) Revenue from related parties</b>	<b>14.181.080.533</b>	<b>14.746.948.506</b>
Tin Nghia Petrol Joint - Stock Company	767.996.663	877.865.639
Tin Nghia Logistics Joint Stock Company – ICD Bien Hoa	1.181.365.796	935.335.525
Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	-	6.732.000
Japanese SMEs Development JSC	1.551.459.596	1.434.061.557
Tin Nghia Professional Security Services Corporation	472.222.221	487.776.473
Thong Nhat Joint - Stock Company	5.754.240	8.631.360

	<u>Quarter 1/2026</u>	<u>Quarter 1/2025</u>
Thong Nhat Real Estate Joint Stock Company	5.346.000	10.497.600
Tin Nghia Transport Joint Stock Company	14.350.975	42.595.017
Tuan Loc Commodities Company Limited	9.721.639.805	10.729.511.562
Olympic Coffee Joint Stock Company	460.945.237	213.941.773
<b>Total</b>	<b>2.031.631.477.346</b>	<b>3.113.755.433.521</b>
<b>2 Deductions from revenue</b>		
<b>Items</b>	<b>Quarter 1/2026</b>	<b>Quarter 1/2025</b>
- Trade discounts		
- Sales discounts		
- Sales returns		
<b>Total</b>	<b>-</b>	<b>-</b>
<b>3 Cost of goods sold</b>		
<b>Items</b>	<b>Quarter 1/2026</b>	<b>Quarter 1/2025</b>
- Cost of sold products and goods (excluding carrying amount and disposal cost of investment properties)	1.913.678.131.113	2.990.972.249.480
- Cost of industrial park infrastructure business	35.176.751.751	33.697.297.883
- Cost of services rendered (including construction services)	10.143.308.271	8.051.206.286
- Cost of real estate business	6.779.142.749	9.085.969.932
<b>Total</b>	<b>1.965.777.333.884</b>	<b>3.041.806.723.581</b>
<b>4 Profit/loss from sale and disposal of investment properties</b>		
<b>Items</b>	<b>Quarter 1/2026</b>	<b>Quarter 1/2025</b>
- Revenue from sale and disposal of investment properties		
- Carrying amount of investment properties		
- Disposal and related expenses		
<b>Profit/loss from sale and disposal of investment properties</b>	<b>-</b>	<b>-</b>
<b>5 Financial income</b>		
<b>Items</b>	<b>Quarter 1/2026</b>	<b>Quarter 1/2025</b>
- Interest income from deposits and loans	525.968.829	14.215.435.681
- Gain from sale and disposal of financial investments	-	413.600.000.000
- Foreign exchange gains arising during the period	62.468.717	4.975.321.427
- Foreign exchange gains from revaluation of ending balances	127.980.068	254.187.771
- Interest income from deferred payment sales (installment sales)	43.561.364.011	44.986.252.491
<b>Total</b>	<b>44.277.781.625</b>	<b>478.031.197.370</b>
<b>6 Financial expenses</b>		
<b>Items</b>	<b>Quarter 1/2026</b>	<b>Quarter 1/2025</b>
- Interest expenses	32.663.920.817	40.694.537.443
- Loss from sale and disposal of financial investments	-	453.487.037
- Foreign exchange losses arising during the period	145.134	2.558
- Foreign exchange losses from revaluation of ending balances	114.863.280	1.933.568.816
- Interest expense from deferred payment purchases	291.940.168	-
- Provision for decline in value of trading securities and impairment of investments in other ent	-	(3.902.255.216)
- Other financial expenses	-	81.341.643
<b>Total</b>	<b>33.070.869.399</b>	<b>39.260.682.281</b>
<b>7 Other income</b>		
<b>Items</b>	<b>Quarter 1/2026</b>	<b>Quarter 1/2025</b>
- Gain from disposal of fixed assets (FAs)	-	238.181.818
- Disposal of packaging materials and tools	-	188.745.252
- Income from infrastructure transfer fees	1.152.692.838	
- Other items	6.375.000	187.130
<b>Total</b>	<b>1.159.067.838</b>	<b>427.114.200</b>
<b>8 Other expenses</b>		
<b>Items</b>	<b>Quarter 1/2026</b>	<b>Quarter 1/2025</b>
- Loss from disposal of fixed assets	-	306.481.482

	<u>Quarter 1/2026</u>	<u>Quarter 1/2025</u>
- Depreciation of inactive fixed assets	644.159.733	583.451.466
- Loss from cancelled transactions		142.917.481.535
- Other expenses	418.407.648	174.780.701
<b>Total</b>	<b>1.062.567.381</b>	<b>143.982.195.184</b>
<b>9 Selling and administrative expenses</b>		
<b>Items</b>	<b>Quarter 1/2026</b>	<b>Quarter 1/2025</b>
<b>a) Administrative expenses incurred during the period</b>	<b>10.855.524.976</b>	<b>13.188.933.188</b>
- Management staff costs	5.782.803.662	7.754.355.851
- Materials and supplies	311.943.220	498.233.866
- Depreciation of fixed assets	864.205.076	1.092.245.310
- Taxes, fees and charges	1.070.408.073	108.885.878
- Outside services	2.289.723.317	2.837.476.661
- Provision expenses	-	(65.115.929)
- Other cash expenses	536.441.628	962.851.551
<b>b) Selling expenses incurred during the period</b>	<b>6.084.922.947</b>	<b>6.554.061.619</b>
- Labour costs	1.021.120.829	1.470.595.729
- Raw materials and supplies	581.157.201	894.718.242
- Depreciation of fixed assets	358.276.791	299.521.018
- Outside services	3.680.068.345	3.840.719.475
- Other cash expenses	444.299.781	48.507.155
<b>c) Reduction of selling and administrative expenses</b>	<b>-</b>	<b>(65.115.929)</b>
- Reversal of provision for receivables		(65.115.929)
- Other reductions		-
<b>10 Expenses by nature</b>		
<b>Items</b>	<b>Quarter 1/2026</b>	<b>Quarter 1/2025</b>
- Raw materials and supplies	3.931.366.647	288.880.446.746
- Labour costs	7.112.055.391	9.733.899.649
- Depreciation of fixed assets	22.476.538.251	23.067.096.019
- Provision expenses	-	(65.115.929)
- Outside services	23.937.942.465	23.577.467.185
- Other cash expenses	8.670.518.447	11.356.988.762
<b>Total</b>	<b>66.128.421.201</b>	<b>356.550.782.432</b>
<b>11 . Corporate income tax expense</b>		
<b>Items</b>	<b>Quarter 1/2026</b>	<b>Quarter 1/2025</b>
<b>a). Current income tax expense</b>		
- Accounting profit before tax	60.217.108.222	347.421.149.238
<i>Corporate income tax from core business activities</i>	<i>61.389.534.546</i>	<i>349.743.013.602</i>
Total accounting profit before CIT		
Adjustments increasing taxable income	1.015.485.078	147.858.453.825
Adjustments decreasing taxable income	-	(375.567.942)
Taxable income	62.405.019.624	497.225.899.485
Current CIT expense (tax rate 20%)	12.481.003.925	99.445.179.897
<b>Current CIT expense (tax rate 20%)</b>	<b>12.481.003.924</b>	<b>99.445.179.897</b>
<i>Corporate income tax from real estate business</i>		
Total accounting profit from real estate activities	<i>(1.172.426.324)</i>	<i>(2.321.864.364)</i>
Adjustments increasing taxable income	7.259.981.409	8.787.806.895
Adjustments decreasing taxable income	(3.178.467.845)	(3.704.726.763)
Taxable income	2.909.087.240	2.761.215.768
<b>Current CIT expense</b>	<b>605.654.773</b>	<b>625.524.692</b>
Adjustments of prior-year CIT expense recognized in current year		
Tax exemption or reduction	(447.865.413)	-
<b>Total current CIT expense</b>	<b>12.638.793.284</b>	<b>100.070.704.589</b>
CIT payable at beginning of year năm	37.930.870.503	21.847.008.267

	Quarter 1/2026	Quarter 1/2025
CIT paid during the year năm	38.524.692.205	21.857.585.267
<b>CIT payable at end of year năm</b>	<b>12.044.971.582</b>	<b>100.060.127.589</b>
<b>b). Deferred income tax</b>	<b>Quarter 1/2026</b>	<b>Quarter 1/2025</b>
	VND	VND
b.1) Deferred tax liabilities		
- Tax rate used for determining deferred tax liabilities	20%	20%
- Deferred tax liabilities arising from deductible temporary differences	5.303.545.276	6.119.847.989
<b>Deferred tax liabilities</b>	<b>5.303.545.276</b>	<b>6.119.847.989</b>
b.2) Deferred tax expense		
- Deferred tax income arising from deductible temporary differences	-	(1.422.566.836)
- Deferred tax income arising from reversal of deferred tax liabilities	(816.302.713)	(31.217.045.437)
	<b>(816.302.713)</b>	<b>(32.639.612.273)</b>

**VII. Additional information for items presented in the Statement of Cash Flows**

1. Cash held by the enterprise but not available for use
2. Non-cash transactions affecting future cash flows
3. Amount of loans received during the period
4. Amount of principal repayments during the period
5. Acquisition and disposal of subsidiaries during the reporting period

**IX. Other information**

In addition to related party transactions disclosed in the above notes, the Company also had the following transactions with related parties during the year:

	Relationship	Quarter 1/2026	Quarter 1/2025
		VND	VND
<b>Purchase of goods</b>		<b>3.178.637.104</b>	<b>850.793.325.341</b>
Tin Nghia Logistics Joint Stock Company – ICD Bien Hoa	Subsidiary	12.736.000	147.408.625
Tin Nghia Petrol Joint - Stock Company	Subsidiary	277.585.788	261.553.653
Dong Nai Import Export Processing Agricultural Products And Foods JSC (Donafoods)	Subsidiary	93.000.000	107.620.834
Tin Nghia Industrial Park Development Joint Stock Company	Subsidiary	3.616.650	1.473.450
Tin Nghia Professional Security Services Corporation	Subsidiary	1.793.646.666	2.233.814.149
Dinh Quang Construction Investment Joint Stock Company (formerly Tin Nghia Project Management JSC)	Associate	-	32.129.630
Nhon Trach Green Trees Corporation	Other related party	-	30.000.000
Nhon Trach New Industry City Company Limited	Other related party	-	847.961.775.000
Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related party	998.052.000	17.550.000
<b>Interest income from loans and late payment interest</b>		<b>3.056.536.499</b>	<b>14.263.554.247</b>
Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	Subsidiary	-	3.092.899.059
Nhon Trach Investment Joint-Stock Company	Subsidiary	-	2.892.678.929
Japanese SMEs Development JSC	Subsidiary	625.127.670	126.715.068
Olympic Coffee Joint Stock Company	Other related party	2.431.408.829	4.466.052.260
Tin Nghia - A Chau Investment Joint Stock Company	Subsidiary until 28/02/2025	-	3.685.208.931
<b>Capital contribution</b>			<b>720.000.000.000</b>
Tin Nghia - Phuong Dong Industrial Park Joint Stock Company	Subsidiary	-	720.000.000.000
<b>Divestment</b>			<b>275.400.000.000</b>
Tin Nghia - A Chau Investment Joint Stock Company	Subsidiary until 28/02/2025	-	275.400.000.000
<b>Other income</b>			<b>61.800.000</b>
Tin Nghia Petrol Joint - Stock Company	Subsidiary	-	61.800.000

**X. Any modifications or additions to the presentation format, titles, or content of financial statement items compared to the templates issued by the Ministry of Finance (if any).**

Prepared by



Nguyen Nhu Huynh

Chief Accountant



Nguyen Thi Thuy Van



Approved, dated 24 April 2026

Legal Representative



Tran Trung Tuan