

CONSOLIDATED FINANCIAL STATEMENTS

BINH DUONG PRODUCING AND TRADING CORPORATION

For the accounting period from January 1, 2025 to June 30, 2025



Binh Duong Producing And Trading Corporation

A128 3/2 Street, Dong Tu Quarter, Lai Thieu Ward, Ho Chi Minh City

TABLE OF CONTENTS

	Page
Consolidated Statement of Financial Position	01 - 02
Consolidated Statement of Income	03
Consolidated Statement of Cash Flows	04 - 05
Notes to the Consolidated Financial Statements	06 - 42



CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at June 30, 2025

Code	ASSET	Note	30/06/2025	01/01/2025
			VND	VND
100	A. CURRENT ASSETS		2,034,804,637,650	1,957,636,966,110
110	I. Cash and cash equivalents	03	361,301,932,985	354,991,394,148
111	1. Cash		73,801,932,985	134,991,394,148
112	2. Cash equivalents		287,500,000,000	220,000,000,000
120	II. Short-term financial investment	04	612,079,246,200	622,368,825,260
123	1. Held to maturity investment		612,079,246,200	622,368,825,260
130	III. Short-term receivables		485,392,626,456	442,155,349,891
131	1. Short-term trade receivables	05	29,220,273,760	37,821,872,248
132	2. Short-term prepayments to suppliers	06	70,897,877,600	12,792,967,683
135	3. Short-term loan receivables	07	107,347,102,061	107,347,102,061
136	4. Other short-term receivables	08	353,709,476,613	352,266,064,814
137	5. Provision for short-term doubtful debts		(75,782,103,578)	(68,072,656,915)
140	IV. Inventories	10	524,688,418,379	497,624,435,969
141	1. Inventories		563,149,594,334	536,158,286,568
149	2. Provision for devaluation of inventories		(38,461,175,955)	(38,533,850,599)
150	V. Other short-term assets		51,342,413,630	40,496,960,842
151	1. Short-term prepaid expenses	15	16,755,672,432	5,756,822,415
152	2. Deductible VAT		15,362,888,078	16,041,801,337
153	3. Taxes and other receivables from the State budget	20	19,223,853,120	18,698,337,090
200	B. NON-CURRENT ASSETS		3,557,842,568,254	3,614,126,367,543
210	I. Long-term receivables		865,472,253,267	900,813,078,315
211	1. Long-term trade receivables	05	60,000,000,000	60,000,000,000
215	2. Long-term loan receivables	07	9,896,049,652	9,896,049,652
216	3. Other long-term receivables	08	972,280,328,857	972,280,328,857
219	4. Provision for long-term doubtful debts		(176,704,125,242)	(141,363,300,194)
220	II. Fixed assets		1,428,473,540,482	1,469,269,879,750
221	1. Tangible fixed assets	12	908,474,664,186	936,112,357,788
222	- Historical cost		1,936,963,081,319	1,914,012,940,341
223	- Accumulated depreciation		(1,028,488,417,133)	(977,900,582,553)
227	2. Intangible fixed assets	13	519,998,876,296	533,157,521,962
228	- Historical cost		719,149,174,203	719,045,899,277
229	- Accumulated depreciation		(199,150,297,907)	(185,888,377,315)
230	III. Investment properties	14	185,167,208,040	186,745,719,828
231	- Historical cost		201,186,380,934	201,186,380,934
232	- Accumulated depreciation		(16,019,172,894)	(14,440,661,106)
240	IV. Long-term assets in progress	11	138,868,196,283	130,981,075,686
242	1. Construction in progress		138,868,196,283	130,981,075,686
250	V. Long-term investments	04	857,433,266,184	832,730,493,010
252	1. Investment in joint ventures and associates		855,531,533,384	830,828,760,210
253	2. Equity investments in other entities		1,901,732,800	1,901,732,800
260	VI. Other long-term assets		82,428,103,998	93,586,120,954
261	1. Long-term prepaid expenses	15	82,428,103,998	93,586,120,954
270	TOTAL ASSETS		5,592,647,205,904	5,571,763,333,653

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at June 30, 2025

(continued)

Code	CAPITAL SOURCE	Note	30/06/2025	01/01/2025
			VND	VND
300	C. LIABILITIES		1,677,481,468,685	1,586,481,818,113
310	I. Current liabilities		1,375,609,128,305	1,286,019,824,407
311	1. Short-term trade payables	17	23,432,277,282	25,353,956,906
312	2. Short-term prepayments from customers	18	90,324,830,087	11,696,212,080
313	3. Taxes and other payables to the State budget	20	12,957,357,915	25,064,591,894
314	4. Payable to employees		16,239,089,419	38,198,559,743
315	5. Short-term accrued expenses	21	517,179,674,206	513,377,576,687
318	6. Short-term unearned revenue	19	8,547,209,079	12,798,799,437
319	7. Other Short-term payables	22	680,292,057,780	637,398,626,527
322	8. Bonus and welfare funds		26,636,632,537	22,131,501,133
330	II. Non-current liabilities		301,872,340,380	300,461,993,706
336	1. Long-term unearned revenue	19	19,178,867,437	19,581,795,876
337	2. Other long-term payables	22	80,697,438,429	78,871,135,679
341	3. Deferred income tax liabilities	36	201,996,034,514	202,009,062,151
400	D. EQUITY		3,915,165,737,219	3,985,281,515,540
410	I. Owner's equity	23	3,915,165,737,219	3,985,281,515,540
411	1. Owner's contributed capital		3,000,000,000,000	3,000,000,000,000
414	2. Other capital		11,949,349,305	11,949,349,305
416	3. Differences upon asset revaluation		(35,469,525,274)	(35,469,525,274)
417	4. Exchange rate differences	24	(151,499,844,497)	(163,830,900,079)
418	5. Development and investment fund		86,449,318,710	67,803,316,727
421	6. Retained earnings		576,168,133,271	661,421,958,114
421a	Retained earnings accumulated to previous years		600,843,307,676	541,074,405,409
421b	Retained earnings of the current year		(24,675,174,405)	120,347,552,705
429	7. Non-Controlling interests		427,568,305,704	443,407,316,747
440	TOTAL CAPITAL		5,592,647,205,904	5,571,763,333,653

Prepared by



Nguyen Hong Quyên

Chief Accountant



Nguyen Thi Kim Phuong

General Director



Le Trong Nghia

CONSOLIDATED STATEMENT OF INCOME

For the accounting period from January 1, 2025 to June 30, 2025

Code	ITEMS	Note	Second quarter		Accumulated from the beginning of the year to the end of Quarter 2	
			Current year	Previous year	Current year	Previous year
			VND	VND	VND	VND
01	1. Revenue from sales of goods and rendering of	26	174,401,770,302	265,693,297,800	367,278,804,156	439,921,191,622
02	2. Revenue deductions	27	346,139,819	350,564,029	752,698,752	827,023,052
10	3. Net revenue from sales of goods and rendering of services		174,055,630,483	265,342,733,771	366,526,105,404	439,094,168,570
11	4. Cost of goods sold	28	132,639,809,862	170,353,505,328	277,331,928,429	309,362,793,213
20	5. Gross profit from sales of goods and rendering of services		41,415,820,621	94,989,228,443	89,194,176,975	129,731,375,357
21	6. Financial income	29	11,943,675,565	10,248,285,216	23,680,146,411	20,848,695,667
22	7. Financial expenses	30	4,336,737,444	4,385,956,018	6,234,373,249	5,725,255,564
23	In which: Interest expenses			478,766,819		2,038,205,334
24	8. Share of joint ventures and associates's profit or loss		13,620,119,430	930,884,281	17,119,273,174	8,993,466,290
25	9. Selling expenses	31	5,657,516,583	8,465,019,825	12,252,421,031	16,604,787,666
26	10. General and administrative expenses	32	57,617,674,847	30,959,538,831	114,339,432,700	114,733,012,346
30	11. Net profit from operating activities		(632,313,258)	62,357,883,266	(2,832,630,420)	22,510,481,738
31	12. Other income	33	175,428,147	6,089,926,214	302,047,608	6,417,376,369
32	13. Other expenses	34	264,504,308	(15,293,240)	300,198,987	159,281,471
40	14. Other profits		(89,076,161)	6,105,219,454	1,848,621	6,258,094,898
50	15. Total accounting profit before tax		(721,389,419)	68,463,102,720	(2,830,781,799)	28,768,576,636
51	16. Current corporate income tax expenses	35	4,408,189,609	15,401,831,232	9,952,039,983	19,342,649,884
52	17. Deferred corporate income tax expenses	36	2,234,525,091	2,046,583,404	2,332,523,020	948,071,088
60	18. Profit after corporate income tax		(7,364,104,119)	51,014,688,084	(15,115,344,802)	8,477,855,664
61	19. Profit after tax attributable to owners of the parent company		(10,025,467,767)	50,004,435,479	(24,675,174,405)	7,738,686,741
62	20. Profit after tax attributable of non-controlling interest		2,661,363,648	1,010,252,605	9,559,829,603	739,168,923
70	21. Basic earnings per share	37	(33)	167	(82)	26

Ho Chi Minh City, July 20, 2025

Prepared by



Nguyen Hong Quyen

Chief Accountant



Nguyen Thi Kim Phuong

General Director



Le Trong Nghia

CONSOLIDATED STATEMENT OF CASH FLOWS

For the accounting period from January 1, 2025 to June 30, 2025

(Under the indirect method)

Code	ITEMS	Note	The first six months of 2025	The first six months of 2024
			VND	VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Profit before tax		(2,830,781,799)	28,768,576,636
	2. Adjustments for			
02	- Depreciation and amortization of fixed assets and investment properties		46,312,210,390	48,520,773,749
03	- Provisions		42,977,597,067	43,048,829,128
04	- Exchange gains, losses from retranslation of monetary items denominated in foreign currency		4,342,086,905	554,226,616
05	- Gains, losses from investment activities		(38,831,269,604)	(23,729,182,149)
06	- Interest expenses		-	2,038,205,334
08	3. Operating profit before changes in working capital		51,969,842,959	99,201,429,314
09	- Increase, decrease in receivables		(57,805,481,829)	131,092,512,149
10	- Increase, decrease in inventories		(26,991,307,766)	6,249,652,818
11	- Increase, decrease in payables		99,033,908,295	(43,716,626,621)
12	- Increase, decrease in prepaid expenses		159,166,939	5,806,565,016
14	- Interest paid		-	(2,161,996,265)
15	- Corporate income tax paid		(20,440,196,139)	(41,468,255,780)
17	- Other payments on operating activities		(37,427,517,051)	(6,989,488,853)
20	Net cash flow from operating activities		8,498,415,408	148,013,791,778
	II. CASH FLOW FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(12,400,246,231)	(18,267,509,933)
23	3. Purchase of loans and debt instruments of other entities		(20,289,579,060)	(303,363,698,239)
24	4. Collections from loans and resale of debt instruments of other entities		-	19,200,000,000
27	5. Interest and dividends received		27,865,834,188	9,292,704,666
30	Net cash flow from investing activities		(4,823,991,103)	(293,138,503,506)
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	1. Proceeds from borrowings		-	57,289,502,811
34	2. Repayment of principal		-	(219,168,999,592)
36	3. Dividends and profits paid to owners		-	-
40	Net cash flow from financing activities		-	(161,879,496,781)

CONSOLIDATED STATEMENT OF CASH FLOWS

For the accounting period from January 1, 2025 to June 30, 2025

(Under the indirect method)

Code	ITEMS	Note	The first six months of 2025	The first six months of 2024
			VND	VND
50	Net cash flow during the period		3,674,424,305	(307,004,208,509)
60	Cash and cash equivalents at the beginning of the period		354,991,394,148	547,387,693,841
61	Effect of exchange rate changes on cash and cash equivalents		2,636,114,532	(894,422,905)
70	Cash and cash equivalents at the end of the period	03	<u>361,301,932,985.35</u>	<u>239,489,062,427</u>

Ho Chi Minh City, July 20, 2025

Prepared by



Nguyen Hong Quyen

Chief Accountant



Nguyen Thi Kim Phuong

General Director



Le Trong Nghia

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from January 1, 2025 to June 30, 2025

1 . GENERAL INFORMATION

Form of capital ownership

The predecessor of Binh Duong Producing and Trading Corporation - One Member LLC is Binh Duong Production - Import - Export Company operating under business registration certificate No. 103728 dated November 26, 1992 issued by the Department of Planning and Investment of Binh Duong Province, registered for the 15th revision certified on November 28, 2006 as a State-owned company operating under the model of Parent Company - Subsidiary Company established under the Decision No. 134/2006/QĐ-UBND dated May 22, 2006 of the Chairman of Binh Duong Province's People's Committee.

Binh Duong Production - Import - Export Company was converted into Binh Duong Producing and Trading Corporation - One Member LLC according to Decision No. 1805/QĐ-UBND dated June 24, 2010 of Binh Duong Province's People's Committee. Binh Duong Producing and Trading Corporation officially came into operation under the form of One Member LLC according to the business registration certificate of One Member LLC No. 3700148166 dated November 15, 2010, the third revision certified on October 18, 2017 issued by the Department of Planning and Investment of Binh Duong Province

The Corporation has officially operated as a joint stock company in accordance with Enterprise Registration Certificate No. 3700148166 dated November 1, 2018, issued by the Department of Planning and Investment of Binh Duong Province, and its 6th amendment on April 22, 2020

The Corporation's headquarters is located at: A128 3/2 Street, Dong Tu Quarter, Lai Thieu Ward, Ho Chi Minh City.

The authorized capital of Binh Duong Producing and Trading Corporation is VND 3,000,000,000,000 equivalent to 300,000,000 shares. The par value of each share is VND 10,000.

Business Field

Commercial business, golf course services and industrial park infrastructure.

Business activities

Binh Duong Producing and Trading Corporation's main activities are:

- Activities of hospitals and medical stations;
- Production and trading of paper and paper products;
- Manufacture of other products from paper and paperboard not elsewhere classified;
- Processing, manufacturing and assembling machines, equipment and products from metal materials;
- Real estate business, land use rights owned, used or leased;
- Construction of industrial, civil and traffic works;
- Trading in medical supplies and equipment. Financial investment in other domestic and foreign enterprises;
- Golf course, hotel and tourism entertainment services business;
- Fabrication and assembly of metal house and workshop frames;
- Trading all kinds of machines, materials, equipment, refrigeration mechanics and metal materials;
- Machines and equipment rental;
- Timber exploitation etc.

Normal production and business cycle

The normal production and business cycle of Binh Duong Producing and Trading Corporation is 12 months or less. In particular, the investment cost of the real estate project in Lai Thieu ward, Thuan An city, Binh Duong province at Palm Song Be Golf Co., Ltd is a project with an implementation period beyond a normal business cycle and is classified as non-current unfinished assets.



Binh Duong Producing and Trading Corporation has subsidiaries whose financial statements are consolidated as of June 30, 2025, including:

STT	Company name	Place of establishment	Rate of Benefit	Voting rights ratio	Main business activities
1	KP Apparell Manufacturing Co.,Ltd	Kingdom of Cambodia	100.00%	100.00%	Production of yarn, fabric,
2	Vinh Phu Paper Co., Ltd	Ho Chi Minh City	100.00%	100.00%	Production and trading of paper products
3	Thuan An General Trading JSC	Ho Chi Minh City	62.68%	62.68%	Commercial business
4	Palm - Song Be Golf Co., Ltd.	Ho Chi Minh City	100.00%	100.00%	Golf course business
5	Protrade International Co., Ltd	Ho Chi Minh City	100.00%	100.00%	Industrial park infrastructure business
6	Dau Tieng Viet Lao Rubber JSC	Ho Chi Minh City	51.00%	51.00%	Growing, exploiting and processing rubber latex

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 . Fiscal year, currency used in accounting

Binh Duong Producing and Trading Corporation's annual fiscal year begins on January 01 and ends on December 31 of each year.
The currency used in accounting records is Vietnamese Dong (VND).

2.2 . Applicable Accounting Standards and Policies

Applicable accounting policies

The Corporation applies the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance, Circular No. 53/2016/TT-BTC dated March 21, 2016 of the Ministry of Finance on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC, and Circular No. 202/2014/TT-BTC providing guidance on the preparation and presentation of consolidated financial statements.

Statement on Compliance with Accounting Standards and Accounting Regime

The Company has applied Vietnamese Accounting Standards and documents guiding the Standards issued by the State. The Financial Statements are prepared and presented in accordance with all provisions of each standard, circular guiding the implementation of the Applied Standards and the current Enterprise Accounting Regime.

2.3 . Basis for preparing Consolidated Financial Statements

The consolidated financial statements of Binh Duong Producing and Trading Corporation are prepared on the basis of consolidating the separate financial statements of Binh Duong Producing and Trading Corporation and the financial statements of the subsidiaries controlled by Binh Duong Producing and Trading Corporation (the subsidiaries) prepared for the fiscal year ended 31 December each year. Control is achieved when Binh Duong Producing and Trading Corporation has the power to govern the financial and operating policies of an investee company so as to obtain benefits from its activities.

The financial statements of the subsidiaries are prepared using accounting policies that are consistent with those of the Company. Where necessary, adjustments are made to the financial statements of the subsidiaries to ensure consistency of accounting policies used by the Company and its subsidiaries.

Significant balances, income and expenses, including unrealized profits or losses arising from intra-group transactions, are eliminated on consolidation of the Financial Statements.

Non-controlling interest

Non-controlling interest is the non-controlling interest in the profit or loss and net assets of the subsidiary.

2.4 . Financial instruments

Initial notes

Financial assets

The financial assets of Binh Duong Producing and Trading Corporation include cash and cash equivalents, trade and other receivables, and loans. At the time of initial recognition, financial assets are measured at purchase price/issue cost plus other costs directly attributable to the acquisition and issue of such financial assets.

Financial liabilities

Binh Duong Producing and Trading Corporation's financial liabilities include loans, trade and other payables, and accrued expenses. At the time of initial recognition, financial liabilities are measured at issue price plus costs incurred directly related to the issue of such financial liabilities.

Value after initial recognition

Financial assets and financial liabilities have not been measured at fair value as at the end of the accounting period because the Circular No. 210/2009/TT-BTC and current regulations require the presentation of financial statements and disclosures for financial instruments but do not provide equivalent guidance for the measurement and recognition of fair value of financial assets and financial liabilities.

2.5 . Convert Financial Statements prepared in foreign currencies to Vietnamese Dong

Financial statements prepared in foreign currencies are converted to Financial statements prepared in Vietnamese Dong at the following exchange rates: assets and liabilities at the end-of-period exchange rate, owners' equity at the exchange rate on the date of capital contribution, Income statement and Cash flow statement at the average exchange rate of the fiscal year.

2.6 . Foreign currency transactions

Foreign currency transactions during the accounting period are converted into Vietnamese Dong at the actual exchange rate on the transaction date. This actual transaction exchange rate is determined according to the following principles:

- When trading foreign currency: the exchange rate is specified in the foreign currency trading contract between Binh Duong Producing and Trading Corporation and the commercial bank;
- When contributing or receiving capital: means the foreign currency buying rate of the bank where Binh Duong Producing and Trading Corporation opens an account to receive capital from investors on the date of capital contribution;
- When recognizing receivables: means the buying rate of the commercial bank where Binh Duong Producing and Trading Corporation designates the customer to pay at the time the transaction occurs;

- When recognizing payables: means the selling rate of the commercial bank where Binh Duong Producing and Trading Corporation plans to transact at the time the transaction occurs.
- When purchasing assets or expenses paid immediately in foreign currency: means the buying rate of the commercial bank where Binh Duong Producing and Trading Corporation makes payment.

The actual transaction exchange rate when re-evaluating foreign currency items at the time of preparing the Consolidated Financial Statements is determined according to the following principles:

- For items classified as assets: apply the foreign currency buying rate of the commercial bank where Binh Duong Producing and Trading Corporation regularly conducts transactions;
- For foreign currency deposits: apply the buying rate of the bank where Binh Duong Producing and Trading Corporation opens a
- For items classified as liabilities: apply the foreign currency selling rate of the commercial bank where Binh Duong Producing and Trading Corporation regularly conducts transactions.

All actual exchange rate differences arising during the period and differences due to revaluation of balances of foreign currency items at the date of preparing the Financial Statements are recognized in the business results of the fiscal year.

2.7 . Cash and cash equivalents

Cash includes cash in hand and non-term bank deposits.

Cash equivalents are current investments with a recovery period of no more than 03 months from the investment date, are highly liquid, can be easily converted into known amounts of cash and are subject to an insignificant risk of conversion into cash.

2.8 . Financial investments

Trading securities are initially recognized in the accounting books at cost, including: Purchase price plus purchase costs (if any) such as brokerage, transaction, information provision, taxes, fees and bank charges. After initial recognizing, trading securities are determined at cost less provision for impairment of trading securities.

Held-to-maturity investments include: Term bank deposits, loans, etc. held to maturity for the purpose of earning periodic interest and other held-to-maturity investments.

In the consolidated financial statements, investments in associates are accounted for using the equity method. Under the equity method, the investment is initially recognized in the consolidated balance sheet at cost, and then adjusted for changes in Binh Duong Producing and Trading Corporation's share of the net assets of the associate after the acquisition. Goodwill arising from the investment in an associate is included in the carrying amount of the investment. Binh Duong Producing and Trading Corporation does not amortize this goodwill but annually assesses whether the goodwill is impaired.

The financial statements of the associates are prepared for the same reporting period as the consolidated financial statements of Binh Duong Producing and Trading Corporation and using consistent accounting policies with Binh Duong Producing and Trading Corporation. Where necessary, adjustments have been made to ensure consistency with Binh Duong Producing and Trading Corporation's accounting policies.

Investments in equity instruments of other entities include: investments in equity instruments of other entities that do not have control, joint control or significant influence over the investee. The initial book value of these investments is determined at cost. After initial recognition, the value of these investments is determined at cost less provision for investment value reduction.

Provisions for investment depreciation are made at the end of the specific period as follows:

- For non-current investments (not classified as trading securities) and without significant influence on the investee: provisioning is based on the Financial Statements at the time of provisioning of the investee;
- For investments held to maturity: based on the recoverability, provision for doubtful debts is established according to the provisions of law.

2.9 . Receivables

Receivables are monitored in detail by receivable term, receivable entity, original currency, and other factors according to the management needs of Binh Duong Producing and Trading Corporation. Receivables are classified as current and non-current on the Consolidated Financial Statements based on the remaining term of receivables at the reporting date.

Provision for doubtful debts is made for the following items: overdue receivables recognized in economic contracts, loan agreements, contractual commitments or debt commitments and receivables that are not yet due for payment but are unlikely to be recovered. In particular, the provision for overdue receivables is based on the principal repayment period according to the original sales contract, not taking into account debt extensions between the parties and receivables that are not yet due for payment but the debtor has gone bankrupt or is in the process of dissolution, missing or absconding.

2.10 . Inventories

Inventories are initially recognized at cost, including purchase costs, processing costs and other directly related costs incurred in bringing the inventories to their location and condition at the time of initial recognizing. After initial recognizing, at the time of preparing the Consolidated Financial Statements, if the net realizable value of the inventory is lower than the original cost, the inventory is recognized at net realizable value.

Inventory value is determined by the weighted average method.

Inventories are accounted for using the perpetual inventory method.

Method for determining the value of unfinished products at the end of the period: Unfinished production and business costs are collected according to actual costs incurred for each type of unfinished product.

Provision for inventory devaluation is made at the end of the period based on the difference between the original cost of inventory and the net realizable value.

2.11 . Fixed assets

Tangible fixed assets and intangible fixed assets are initially recognized at cost. During use, tangible fixed assets and intangible fixed assets are recognized at cost, accumulated depreciation and residual value.

Fixed asset depreciation is provided using the straight-line method with the estimated depreciation period as follows:

- Buildings, structures	06 - 25 years
- Machines, equipment	06 - 12 years
- Transportation vehicles	05 - 10 years
- Management tools and equipment	03 - 08 years
- Other fixed assets	04 - 07 years
- Land use rights	20 years
- Management software	03 years

Depreciation of assets for rubber plantations is carried out according to the Decision No. 221/QĐ-CSVN dated April 27, 2010 of Vietnam Rubber Group.

2.12 . Investment properties

Investment properties are initially recognized at cost.

Investment real estate held for appreciation is land use rights before January 01, 2015, which are depreciated using the straight-line method similar to other assets. From January 01, 2015, depreciation is un-realized.

For investment real estate for operating lease, it is recognized at original cost, accumulated depreciation and residual value. In which, depreciation is calculated using the straight-line method with the estimated depreciation period as follows:

- Buildings, structures	10 - 20 years
- Land use rights	44 years

2.13 . Construction in progress

Construction in progress represents fixed assets under purchase and construction that have not been completed as at the balance sheet date and is stated at cost. This includes costs for construction, installation of machines and equipment and other direct costs.

2.14 . Operating lease

Operating leases are the leases of fixed assets in which substantially all the risks and rewards of ownership of the asset remain with the lessor. Payments made under operating leases are charged to the Consolidated Statement of Income on a straight-line basis over the lease term.

2.15 . Prepaid expenses

Expenses incurred related to the business performance of many accounting periods are recognized as prepaid expenses to be gradually allocated to the business performance in the following accounting periods.

The calculation and allocation of non-current prepaid expenses into production and business expenses for each accounting period is based on the nature and extent of each type of expense to select a reasonable allocation method and criteria.

Binh Duong Producing and Trading Corporation's prepaid expenses include:

- Tools and supplies include assets held by Binh Duong Producing and Trading Corporation for use in the normal course of business, with an original cost of each asset of less than VND 30 million and therefore not eligible for recognition as fixed assets under current regulations. The original cost of tools and supplies is amortized using the straight-line method over their useful lives;
- Business advantages arising from the equitization of state-owned enterprises are gradually allocated over a maximum of 10 years;
- Other prepaid expenses are stated at cost and are amortized on a straight-line basis over their useful lives.

2.16 . Payables

Payables are monitored by payment term, payable entity, original currency and other factors according to the management needs of Binh Duong Producing and Trading Corporation. Payables are classified as current and non-current on the Consolidated Financial Statements based on the remaining term of the payables at the reporting date.

2.17 . Loans

Loans are tracked by each lending entity, each loan agreement and the repayment period of the loans. In case of loans and debts in foreign currency, detailed tracking is performed according to the original currency.

2.18 . Borrowing costs

Borrowing costs are recognized as production and business expenses in the period when incurred, 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 Vietnamese Accounting Standard No. 16 "Borrowing costs". In addition, for separate loans serving the construction of fixed assets, investment real estate, interest is capitalized even when the construction period is less than 12 months.

2.19 . Payable costs

Payables for goods and services received from sellers or provided to buyers during the reporting period but not actually paid and other payables such as loan interest payable are recognized in production and business expenses of the reporting period.

The recognizing of payable expenses into production and business expenses in the period is carried out according to the principle of matching between revenue and expenses incurred in the period. The payable expenses will be settled with the actual expenses incurred. The difference between the provision and the actual expenses will be reversed.

2.20 . Provisions for payables

Provisions are only recognized when the following conditions are satisfied:

- Binh Duong Producing and Trading Corporation has a present obligation (legal or constructive) as a result of a past event;
- It is probable that an outflow of economic benefits will be required to settle the obligation;
- Provide a reliable estimate of the value of that liability.

The amount recognised as a provision is the best estimate of the expenditure required to settle the present obligation at the end of the reporting period.

Only expenses related to the originally established provision for payables are offset against that provision for payables.

The provision for payables is recognized in the production and business expenses of the accounting period. The difference between the amount of provision for payables established in the previous accounting period that is not fully used and the amount of provision for payables established in this accounting period is reversed and recognized as a reduction in production and business expenses of the period.

2.21 . Unearned Revenue

Unearned revenue includes revenue received in advance such as: amounts paid by customers in advance for one or more accounting periods for asset leasing.

Unearned revenue is transferred to Sales and Service Revenue at the amount determined in accordance with each accounting period.

2.22 . Equity

Owner's equity is recognized at the actual capital contributed by the owner.

Differences in asset revaluation are reflected in the following cases: when there is a State decision on asset revaluation, when equitizing state-owned enterprises, and other cases as prescribed by the law.

Undistributed earnings after tax reflect the business results (profit, loss) after corporate income tax and the profit distribution or loss handling situation of Binh Duong Producing and Trading Corporation.

Dividends payable to shareholders are recognized as payables on the Consolidated Balance Sheet of Binh Duong Producing and Trading Corporation after the dividend payment notice of Binh Duong Producing and Trading Corporation's Board of Directors and the dividend ex-dividend date notice of the Vietnam Securities Depository Center.

2.23 . Revenue

Revenue is recognized when it is probable that the economic benefits will flow to Binh Duong Producing and Trading Corporation and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, net of trade discounts, rebates and sales returns.

Financial revenue

Revenue arising from interest, dividends, distributed profits and other financial revenue is recognized when both (2) of the following conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the entity;
- Revenue is determined with relative certainty.

2.24 . Revenue deductions

Sales and service revenue deductions arising during the period are sales discounts.

Sales discounts arising in the same period of consumption of products, goods and services are adjusted to reduce the revenue of the period in which they arise. In case products, goods and services have been consumed in previous periods, and revenue deductions arise in the following period, Binh Duong Producing and Trading Corporation shall recognize a reduction in revenue according to the following principle: if they arise before the issue of the Consolidated Financial Statements, Binh Duong Producing and Trading Corporation shall recognize a reduction in revenue on the Financial Statements of the reporting period (previous period), and if they arise after the issue of the Consolidated Financial Statements, Binh Duong Producing and Trading Corporation shall recognize a reduction in revenue of the arising period (next period).

2.25 . Cost of goods sold

Cost of goods sold in the period is recognized in accordance with the revenue generated in the period and ensures compliance with the principle of prudence. Cases of material loss exceeding the norm, costs beyond the normal norm, lost inventory after deducting the responsibility of the relevant collective or individual, etc. are fully and promptly recognized in the cost of goods sold in the period.

The provision of costs in advance to provisionally calculate the cost of real estate ensures the following principles:

- Pre-criticism for expenses that are included in the approved budget, have actually occurred but do not have enough records and documents to accept the volume;
- Pre-deduct costs to provisionally calculate cost of goods sold for the portion of real estate that has been completed and sold during the period and is eligible for revenue recognition;
- The amount of pre-deducted expenses and actual expenses recognized in the cost of goods sold must correspond to the cost price norm calculated according to the total estimated cost of the sold real estate (determined by area).

2.26 . Financial expenses

Expenses recognized in financial expenses include:

- Costs or losses related to financial investment activities;
- Borrowing costs;
- Provision for investment losses in other entities, exchange rate losses...

The above amounts are recognized at the total amount incurred during the period, without offsetting against financial revenue.

2.27 . Corporate income tax

- a) Current corporate income tax expense and Deferred corporate income tax expense

Current corporate income tax expense is determined on the basis of taxable income in the period and corporate income tax rate in the current fiscal year.

Deferred corporate income tax expense is determined on the basis of deductible temporary differences, taxable temporary differences and corporate income tax rates.

- b) Current corporate income tax rate

At the accounting period ending June 30, 2025, Binh Duong Producing and Trading Corporation is subject to a corporate income tax rate of 20% for production and business activities with taxable income.

2.28 . Earnings per share

Basic earnings per share is calculated by dividing the profit or loss after tax attributable to shareholders owning common shares of Binh Duong Producing and Trading Corporation (after adjusting for the Bonus and Welfare Fund and the Executive Board Bonus Fund) by the weighted average number of common shares outstanding during the period.

2.29 . Related Parties

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. Binh Duong Producing and Trading Corporation's related parties include:

- Enterprises that directly or indirectly through one or more intermediaries control or are controlled by or under common control with Binh Duong Producing and Trading Corporation, including Parent Companies, Subsidiaries and Affiliated companies;
- Individuals who directly or indirectly hold voting rights of Binh Duong Producing and Trading Corporation and have significant influence over Binh Duong Producing and Trading Corporation, key management personnel of Binh Duong Producing and Trading Corporation, and close family members of these individuals;
- Enterprises in which the above individuals directly or indirectly hold a significant portion of voting rights or have significant influence over these enterprises.

In considering each Relationship of related parties to serve the preparation and presentation of the Consolidated Financial Statements, Binh Duong Producing and Trading Corporation pays attention to the nature of the Relationship rather than the legal

2.30 . Segment information

A segment is a distinguishable component of the Group that is engaged either in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment). These segments are subject to risks and rewards that are different from those of other segments.

Segment information is prepared and presented in accordance with the accounting policies applied to the preparation and presentation of Binh Duong Producing and Trading Corporation's Financial Statements in order to help users of the Financial Statements understand and evaluate Binh Duong Producing and Trading Corporation's operations comprehensively.

3 . CASH AND CASH EQUIVALENTS

	30/06/2025	01/01/2025
	VND	VND
Cash	5,653,910,409	6,167,625,217
Demand deposits	68,115,119,220	128,698,648,391
Cash in transit	32,903,356	125,120,540
Cash equivalents (*)	287,500,000,000	220,000,000,000
	361,301,932,985	354,991,394,148

(*) As of June 30, 2025, cash equivalents are term deposits of less than 3 months worth VND 287,5 billion deposited at commercial banks with interest rates from 4,2 % đến 4,7%/year.

4 . FINANCIAL INVESTMENTS

a) Held to maturity investment

	30/06/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Short term investment	612,079,246,200	-	622,368,825,260	-
- Term Deposit	607,079,246,200	-	622,368,825,260	-
- Other investment	5,000,000,000	-	-	-
	<u>612,079,246,200</u>	<u>-</u>	<u>622,368,825,260</u>	<u>-</u>

As of June 30, 2025, investments held to maturity are term deposits from 06 months to 12 months worth VND 607 billion deposited at commercial banks with interest rates from 4% to 5.5%/year.

Binh Duong Producing And Trading Corporation

A128 3/2 Street, Dong Tu Quarter, Lai Thieu Ward, Ho Chi Minh City

Consolidated financial statements

For the accounting period from January 1, 2025 to June 30, 2025

4 . FINANCIAL INVESTMENTS (continued)

b) Investment in associates

		30/06/2025			01/01/2025		
Stock code	Address	Rate of Benefit	Voting rights ratio	Book value under equity method	Rate of Benefit	Voting rights ratio	Book value under equity method
				VND			VND
- Phu My Development JSC	Ho Chi Minh City	35.00%	35.00%	20,312,080,416	35.00%	35.00%	29,062,080,416
- FrieslandCampina Vietnam Co., Ltd.	Ho Chi Minh City	30.00%	30.00%	76,091,049,171	30.00%	30.00%	81,341,049,171
- Hanh Phuc International Multi-Specialty Hospital JSC	Ho Chi Minh City	27.52%	24.00%	163,834,457,321	27.52%	24.00%	164,427,813,622
- Prosper JSC	Ho Chi Minh City	30.90%	30.90%	25,008,059,995	30.90%	30.90%	19,898,639,040
- YCH-PROTRADE Co., Ltd	Ho Chi Minh City	30.00%	30.00%	145,278,060,849	30.00%	30.00%	131,947,725,889
- Tan Thanh Investment and Development JSC	Ho Chi Minh City	41.74%	30.00%	92,884,871,182	41.74%	30.00%	92,820,245,447
- Protrade Garment JSC	BDG Ho Chi Minh City	47.71%	47.71%	332,122,954,450	48.89%	47.71%	311,331,206,625
				855,531,533,384			830,828,760,210

Significant transactions between the Corporation and its associates during the period: See Note 43.

Binh Duong Producing And Trading Corporation

A128 3/2 Street, Dong Tu Quarter, Lai Thieu Ward, Ho Chi Minh City

Consolidated financial statements

For the accounting period from January 1, 2025 to June 30, 2025

4 . FINANCIAL INVESTMENTS (continued)

c) Investment in other entities

	30/06/2025		01/01/2025	
	Original cost	Provision	Voting right ratio	Voting right ratio
	VND	VND	%	%
- Dautieng Rubber Mechanical -Transport JSC	1,901,732,800	-	5.06%	5.06%
	<u>1,901,732,800</u>	<u>-</u>		
	<u>1,901,732,800</u>	<u>-</u>		

Voting rights ratio: Determined on the agreement between the Owners (charter or other agreements). In case there is no separate agreement, it will be calculated according to the Capital Contribution Ratio.

Investment in Associates

Details of the Protrade's associates as at June 30, 2025 are as follows:

Name of investee	Place of establishment and operation	Rate of Benefit	Voting rights ratio	Main business activities
- Phu My Development JSC	Ho Chi Minh City	35.00%	35.00%	Real estate business, golf course business
- FrieslandCampina Vietnam Co., Ltd.	Ho Chi Minh City	30.00%	30.00%	Milk and beverage business
- Hanh Phuc International Multi-Specialty Hospital JSC	Ho Chi Minh City	27.52%	24.00%	Medical services
- Prosper JSC	Ho Chi Minh City	30.90%	30.90%	Wood Products Manufacturing and Trading, Industrial Park Infrastructure Business
- YCH-PROTRADE Co., Ltd	Ho Chi Minh City	30.00%	30.00%	Logistics service business
- Tan Thanh Investment and Development JSC	Ho Chi Minh City	41.74%	30.00%	Real estate business, golf course business
- Protrade Garment JSC	Ho Chi Minh City	47.71%	47.71%	Garment manufacturing and trading

Investment in other entities

Name of investee	Place of establishment and operation	Rate of Benefit	Voting rights ratio	Main business activities
- Dautieng Rubber Mechanical -Transport JSC	Ho Chi Minh City	5.06%	5.06%	Transportation and mechanical processing

5 . TRADE RECEIVABLES

	30/06/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
- Fashion Development JSC	960,688,596	-	1,523,449,368	-
- Ching Feng Vietnam Co., Ltd	721,429,062	-	45,864	-
- Mocal Creative Co., Ltd	958,117,608	-	-	-
- Danang Rubber Joint Stock Company	-	-	11,305,445,025	-
- Camel Rubber (Vietnam) Co.,Ltd	2,532,968,981	-	-	-
- Other customers	24,047,069,513	(4,198,850,588)	24,992,931,991	(4,203,850,588)
	29,220,273,760	(4,198,850,588)	37,821,872,248	(4,203,850,588)
b) Long-term				
Other side	60,000,000,000	-	60,000,000,000	-
- An Binh Joint Stock Company ⁽¹⁾	60,000,000,000	-	60,000,000,000	-
	60,000,000,000	-	60,000,000,000	-

⁽¹⁾ In 2016, Binh Duong Producing and Trading Corporation One Member Company Limited signed a contract on compensation for investment costs for land and land transfer on August 15, 2016 with An Binh Joint Stock Company ("An Binh"). On August 25, 2016, Binh Duong Province's Party Committee issued the Official Letter No. 457-CV/TU on agreeing in principle to allow Binh Duong Producing and Trading Corporation to transfer 15 hectares of land in Phu Loi Ward, Thu Dau Mot City, Binh Duong Province to An Binh for warehouse services for production and business.

On December 22, 2016, the People's Committee of Binh Duong province issued the Decision No. 3536/QD-UBND on the recovery of land managed by Binh Duong Producing and Trading Corporation One Member Company Limited to lease land to An Binh Joint Stock Company with lump sum payment for the entire lease term in Phu Loi ward, Thu Dau Mot city. Binh Duong Producing and Trading Corporation has recognized economic transactions arising related to this transaction in the period before equitization.

On November 14, 2019, the People's Committee of Binh Duong province, however, issued the Decision No. 3379/QD-UBND on revoking the Decision No. 3536/QD-UBND dated December 22, 2016 of the People's Committee of Binh Duong province mentioned above. Currently, the case is awaiting implementation instructions from the appropriate authorities and will be considered and handled according to the decisions of the appropriate authorities.

6 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

	30/06/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
Others				
- Bach Phuong Engineering Solution Co. Ltd ⁽¹⁾	58,532,693,836	-	-	-
- Mr. Bui Thanh Hai ⁽²⁾	10,207,700,000	(3,062,310,000)	10,207,700,000	(3,062,310,000)
- Others	2,157,483,764	-	2,585,267,683	-
	70,897,877,600	(3,062,310,000)	12,792,967,683	(3,062,310,000)

⁽¹⁾ An advance payment of 30% of the contract value for the Ready-Built Factory Project PITP 2, phases 5 and 6, under Contract No. 1232/RBF2-PITP/CA/20250526 (This advance payment has not yet been invoiced).

⁽²⁾ Prepayment to Mr. Bui Thanh Hai under the contract for providing ornamental plants and care services dated August 01, 2017.

7 . LOAN RECEIVABLES

	01/01/2025		During the period		30/06/2025	
	Outstanding	Provision	Increase	Decrease	Outstanding	Provision
	VND	VND	VND	VND	VND	VND
a) Short-term						
<i>Related parties</i>						
- Tan Thanh Investment and Development JSC ⁽¹⁾	107,347,102,061	(25,073,129,114)	-	-	107,347,102,061	(25,073,129,114)
	<u>107,347,102,061</u>	<u>(25,073,129,114)</u>	<u>-</u>	<u>-</u>	<u>107,347,102,061</u>	<u>(25,073,129,114)</u>
b) Long-term						
<i>Other parties</i>						
- D&M Travel Co., Ltd ⁽²⁾	9,896,049,652	-	-	-	9,896,049,652	-
	<u>9,896,049,652</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>9,896,049,652</u>	<u>-</u>

Binh Duong Producing And Trading Corporation

A128 3/2 Street, Dong Tu Quarter, Lai Thieu Ward, Ho Chi Minh City

Consolidated financial statements

For the accounting period from January 1, 2025 to June 30, 2025

7 . LOAN RECEIVABLES

Details of short-term loans are as follows

(1) Tan Thanh Investment and Development Joint Stock Company

Loan Agreement	Currency	Loan purpose	Annual interest rate	Loan Term	Form of guarantee	30/06/2025	01/01/2025
Loan contract dated January 8, 2016 and - contract appendix dated December 31, 2019	VND	Supplement working capital	8%/year	36 months from January 1, 2020	Unsecured	25,847,102,061	25,847,102,061
Loan contract No. 2017/HĐVV dated - November 30, 2017 and contract appendix dated December 31, 2019	VND	Supplement working capital	8%/year	36 months from January 1, 2020	Unsecured	81,500,000,000	81,500,000,000
						107,347,102,061	107,347,102,061

Details of other loans are as follows:

(2) Receivables from D&M Travel Company Limited for loans to implement initial procedures for the tourism project in Mui Ne, Binh Thuan province, invested by D&M Travel Company Limited with an interest rate of 0%/year, secured by credit. According to the Handover Minutes No. 02/BBBG-TCTY dated June 29, 2021 on the transfer of the right to represent the ownership of capital at D&M Travel Company Limited of the Corporation to Binh Duong Investment and Project Management Company Limited ("IMPCo"). Within 06 months from the date of approval by Binh Duong Provincial Party Committee, IMPCo is responsible for repaying the loan of D&M Travel Company Limited to the Corporation. Up to the time of issuing this report, Binh Duong Province's Party Committee has not yet issued a document approving the above content.

8 . OTHER RECEIVABLES

	30/06/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
a.1) Details by content				
- Receivables from Tan Thanh Investment and Development JSC ⁽¹⁾	172,913,753,054	(43,447,813,875)	172,913,753,054	(35,733,367,213)
+ Short-term loan interest	57,029,572,232	(43,447,813,875)	57,029,572,232	(35,733,367,213)
+ Supplementary interest as agreed	115,884,180,822	-	115,884,180,822	-
- Interest receivable from deposits and l	5,243,000,223	-	12,255,156,053	-
- Receivables on advances ⁽²⁾	15,328,387,617	-	13,914,351,875	-
- Mortgages, deposits	337,407,000	-	236,729,085	-
- Receivable from Binh Duong Tax Department for tax refund due to contract cancellation ⁽³⁾	61,014,602,231	-	61,014,602,231	-
- Receivables from Tan Phu Investment - Construction Company Limited for the difference in transfer price of 43 ha land lot ⁽⁴⁾	87,986,422,597	-	87,986,422,597	-
- Other receivables	10,885,903,891	(1,272,829,074)	3,945,049,919	(1,272,829,074)
	353,709,476,613	(44,720,642,949)	352,266,064,814	(37,006,196,287)
a.2) Details by object				
Related parties	173,309,954,189	(43,447,813,875)	173,786,402,790	(35,733,367,213)
- Binh Duong Project Investment Management Co.,Ltd	396,201,135	-	872,649,736	-
- Tan Thanh Investment and Development JSC	172,913,753,054	(43,447,813,875)	172,913,753,054	(35,733,367,213)
Other parties	180,399,522,424	(1,272,829,074)	178,479,662,024	(1,272,829,074)
- Tan Phu Investment - Construction Company Limited	87,986,422,597	-	87,986,422,597	-
- Binh Duong Tax Department	61,014,602,231	-	61,014,602,231	-
- Other objects	31,398,497,596	(1,272,829,074)	29,478,637,196	(1,272,829,074)
	353,709,476,613	(44,720,642,949)	352,266,064,814	(37,006,196,287)
b) Long-term				
- Deposits	42,000,000	-	42,000,000	-
- Receivables from provisional payments pending equitization finalization ⁽⁵⁾	972,238,328,857	(176,704,125,242)	972,238,328,857	(141,363,300,194)
	972,280,328,857	(176,704,125,242)	972,280,328,857	(141,363,300,194)

⁽¹⁾ The interest receivable as of June 30, 2025 is the interest lent to Tan Thanh Investment and Development Joint Stock Company under the Contract No. 05/2011/HDTDHM dated May 24, 2011, the loan amount is VND 144,000,000,000, the interest incurred from May 24, 2011 to September 20, 2018 is: VND 115,884,180,822. This receivable is before the equitization period, so the joint stock company is responsible for collecting and paying it to the owner of the company limited phase. Tan Thanh Investment and Development Joint Stock Company is obliged to fully pay the above interest to Binh Duong Producing and Trading Corporation no later than December 31, 2022. And the interest receivable of current loan contracts arising up to June 30, 2025 is: VND 57,029,572,229 excluding late payment interest up to June 30, 2025 is: VND 34,446,858,984. Up to the time of issuing this report, Tan Thanh Investment and Development Joint Stock Company has not paid the above interest to Binh Duong Producing and Trading Corporation.

(2) The advance balance as of June 30, 2025 includes the advance of employee Nguyen Thi Ngoc Loan for business trip expenses, office fees and project expenses in the amount of VND 12,269,445,473 (the balance as of December 31, 2023 is VND 12,269,445,473)

(3) Ghi nhận khoản tạm thu từ Cục Thuế Tỉnh Bình Dương do phát sinh hủy bỏ hợp đồng chuyển giao đất số 01/2016/PROTRADE-U&I ngày 14/10/2016 với Công ty CP Bất Động Sản U&I theo hợp đồng hủy bỏ ngày 21/07/2022. Khoản phải thu này bao gồm thuế GTGT phát sinh đã nộp là: 21.583.020.756 đồng và thuế TNDN đã nộp là: 39.431.581.475 đồng. Hai khoản này sẽ được Tổng công ty quyết toán với Cơ quan thuế và có trách nhiệm quyết toán với Văn Phòng Tỉnh ủy Bình Dương.

(4) Recognize the receivable from Tan Phu Investment and Construction Company Limited, arising from the temporary payment to correct the land price transfer of the 430,000.03m2 land lot according to the price issued by Binh Duong Province's People's Committee according to the working minutes with Binh Duong Province's Inspectorate on July 20, 2019, this temporary payment of VND 87,986,422,597 corresponds to 70% of the temporary payment value to the blocked account of Binh Duong Province's Party Committee Office on November 18, 2019. This temporary payment has been transferred to the account of Hanoi City Civil Judgment Enforcement Department. Based on the receipt No. AA/2020/0046010 of the State budget payment collection dated March 16, 2023 of Hanoi City Civil Judgment Enforcement Department, the amount of temporary payment of land price difference has been deducted to ensure Binh Duong Producing and Trading Corporation's obligation to pay additional land use fees to the State according to the content of Judgment No. 327/2022/HSST dated August 30, 2022 of Hanoi City People's Court, Judgment No. 912/2022/HSPT dated December 28, 2022 of the High People's Court in Hanoi, and Judgment Enforcement Decision No. 681/QĐ-CTHADS dated February 20, 2023 of the Director of Hanoi City Civil Judgment Enforcement Department with the amount of VND 127,244,889,425, including the amount of money 87,986,422,597 VND. However, because the appropriate authority has not yet clearly identified the subject related to the land use fee payable according to the judgment. As of June 30, 2025, Binh Duong Producing and Trading Corporation still accounts for this receivable amount temporarily collected from Tan Phu Investment and Construction Company Limited. This content is also being included in the equitization settlement to hand over to the Joint Stock Company. Immediately after the appropriate authority approves the settlement and clearly identifies the responsibility of the subject to pay, Binh Duong Producing and Trading Corporation will proceed to adjust this receivable amount to the correct subject in accordance with the approval.

(5) Pursuant to Judgment No. 912/2022/HSPT dated December 28, 2022 of the High People's Court in Hanoi, Judgment Execution Decision No. 681/QĐ-CTHADS dated February 20, 2023 of the Director of Hanoi City Civil Judgment Execution Department and the recommendation of the State Audit Office of Region 4, the total additional land use fee that Binh Duong Producing and Trading Corporation must pay is: VND 1,060,224,751,454. On June 30, 2023, according to Resolution No. 72/NQ-ĐHĐCĐ in 2023, it was unanimously approved to allow Binh Duong Producing and Trading Corporation to make provisions for receivables and allocate them within 15 years at each time of preparing financial statements. As of June 30, 2025 Binh Duong Producing and Trading Corporation has made provisions for the corresponding costs that must be accumulated up to June 30, 2025, which is: VND 176,704,125,242. In case the equitization settlement is approved, the total additional land use fee payable and late payment fees arising are approved by the Owner and appropriate authorities to be recognized for Binh Duong Producing and Trading Corporation (pre-equitization period), Binh Duong Producing and Trading Corporation will refund the costs that have been made provision for.

9 . DOUBTFUL DEBT

	30/06/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Total value of receivables, loans that are overdue or not overdue but unlikely to be recovered				
+ Mr. Bui Thanh Hai	10,207,700,000	(3,062,310,000)	10,207,700,000	(3,062,310,000)
+ Receivables from provisional payments pending settlement of equitization finalization	1,060,224,751,454	(176,704,125,242)	1,060,224,751,454	(141,363,300,194)
+ Tan Thanh Investment and Development JSC	280,260,855,115	(68,520,942,990)	280,260,855,115	(60,806,496,327)
+ Other objects	3,561,622,724	(4,198,850,588)	4,892,524,924	(4,203,850,588)
	1,354,254,929,293	(252,486,228,820)	1,355,585,831,493	(209,435,957,109)

10 . INVENTORIES

	30/06/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Raw materials	16,288,476,144	-	12,865,393,052	-
Tools, instruments	2,085,356,949	-	2,262,617,407	-
Work in progress	346,213,741,774	-	337,355,319,537	-
- Protrade International Industrial Park Project (*)	329,557,926,413	-	330,134,410,850	-
- Production and business costs at Dau Tieng Viet Lao Rubber JSC	16,655,815,361	-	7,220,908,687	-
Finished product	32,722,590,817	-	15,467,217,841	-
Goods (**)	165,839,428,650	(38,461,175,955)	168,207,738,731	(38,533,850,599)
	563,149,594,334	(38,461,175,955)	536,158,286,568	(38,533,850,599)

(*) Construction in progress includes real estate development costs held for sale at Protrade International One Member Limited Liability Company, as follows:

	30/06/2025	01/01/2025
	VND	VND
- Land use rights and related costs	114,560,396,475	114,853,823,066
- Construction costs	163,764,650,184	163,980,256,703
- Design and infrastructure development costs	42,837,277,105	42,893,675,090
- Capitalized borrowing costs	5,348,686,094	5,355,727,978
- Project management costs	3,046,916,555	3,050,928,013
	329,557,926,413	330,134,410,850

(**) Inventories mainly consist of ornamental plants for trading at the Parent Company – the Corporation, and essential goods and petroleum products at Thuan An General Trading Joint Stock Company.

11 . CONSTRUCTION IN PROGRESS

	30/06/2025	01/01/2025
	VND	VND
- Rubber plantation under basic construction	2,497,095,532	2,368,969,839
- Resettlement area at An Tay Industrial and Service Park ⁽¹⁾	66,727,329,629	65,385,067,962
- An Dien Industrial Cluster ⁽²⁾	3,240,218,299	3,240,218,299
- Purchase of land in Vinh Phu, Binh Duong Province ⁽³⁾	8,474,786,210	8,474,786,210
- Go Chai Planning Area ⁽⁴⁾	40,038,834,627	40,038,834,627
- Other projects	17,889,931,986	11,473,198,749
	138,868,196,283	130,981,075,686

(1) Project name: Resettlement area at An Tay Industrial and Service Park

- Investor: Binh Duong Producing and Trading Corporation - Joint Stock Company;
- Location: An Dien commune, Ben Cat town, Binh Duong province;
- Objective: Investment in resettlement areas;
- Scale: 8.8 ha;
- Project status as of June 30, 2025: Binh Duong Producing and Trading Corporation has been granted land use rights for the project, and is currently carrying out legal procedures to separate the land use right certificate and hand over the land to each household in the resettlement area. Accumulated costs incurred up to June 30, 2025 are compensation, site clearance and infrastructure investment costs of the project. Regarding this project, after completing the legal obligation to issue certificates to households, Binh Duong Producing and Trading Corporation will settle with the Binh Duong Province's Party Committee all related transactions including the amount collected in advance from households as presented in Note 22 due to its relation to the pre-equitization period. Therefore, this figure may change after the equitization settlement is approved.

(2) Project name: Investment in construction of An Dien Industrial Cluster;

- Investor: Binh Duong Producing and Trading Corporation - Joint Stock Company;
- Location: An Dien commune, Ben Cat town, Binh Duong province;
- Objective: Investing in the construction of technical infrastructure items of An Dien Industrial Cluster;
- Total investment capital: VND 194,330,575,584;
- Scale: 7.9 ha;
- Project status as of June 30, 2025: currently suspended for Binh Duong Province's People's Committee to consider land swap policy to implement the project.

(3) Project name: Purchase of land in Vinh Phu commune, Binh Duong province;

- Investor: Binh Duong Producing and Trading Corporation - Joint Stock Company;
- Location: Vinh Phu commune, Binh Duong province;
- Objective: Hold for price increase;
- Scale: 564 m²;
- Project status as of June 30, 2025: Pursuant to the Decision No. 2569/QD-UBND dated October 02, 2023 of the People's Committee of Binh Duong province, Binh Duong Producing and Trading Corporation has transferred 02 land use right certificates of 02 land lots with an area of 564m2 in Vinh Phu ward, Thuan An city, Binh Duong province to Binh Duong Province's Land Fund Development Center. Regarding the handling of land investment costs, the Department of Finance is establishing a council to determine and submit to Binh Duong province's People's Committee for consideration and approval.

(4) Go Chai planning area.

In 2016, Binh Duong Province's Party Committee issued Notice No. 45-TB/TU dated March 4, 2016 on the policy of allowing Binh Duong Producing and Trading Corporation to transfer land area in the Go Chai Planning Area project. This is a project assigned by Binh Duong Province's People's Committee to Binh Duong Producing and Trading Corporation as the investor according to Document No. 5653/UBND-SX dated December 24, 2007.

Binh Duong Producing and Trading Corporation (Party A) has signed land transfer contract No. 01/2016HDCG/PROTRADE-U&I dated October 14, 2016 with U&I Real Estate Joint Stock Company (Party B). Accordingly, Party A will transfer Party B the entire land area that Party A has compensated for households in Go Chai Planning Area project in Binh Hoa ward, Thuan An town, Binh Duong province with an area of 236,403.18 m² and Party B will refund to Party A the compensation costs. For the area that Party A will transfer to Party B as mentioned above, Party B will fulfill its financial obligations to the State according to the land use purpose of the project. Regarding the land transfer, Binh Duong Producing and Trading Corporation will hand over the site to Party B upon receiving the full transfer amount. However, the two parties later sign the contract appendix No. 02/2018/PLHDCCG in April 2018 on the handover of land in the field according to the compensation records and cadastral maps of the appropriate authority and provided full legal records to Party B, the payment terms will be agreed upon by the parties later. Binh Duong Producing and Trading Corporation has recognized profits from the transfer of land in the pre-equitization period.

According to the working minutes dated June 16, 2022 on the implementation of Conclusion Notice No. 265-TB-TU dated November 11, 2021 of Binh Duong Province's Party Committee on Go Chai planning area with an area of 40.6864 ha in Binh Hoa Ward, Thuan An City, Binh Duong Province. Binh Duong Producing and Trading Corporation will proceed to sign an agreement to cancel the land transfer contract No. 01/2016HDCG/PROTRADE-U&I dated October 14, 2016 between Binh Duong Producing and Trading Corporation and U&I Company based on the spirit of Conclusion Notice No. 265-TB/TU dated November 11, 2021.

On August 01, 2022, Binh Duong Producing and Trading Corporation refunded the entire amount of VND 53,473,519,613 under the contract to cancel the land transfer contract No. 01/2016-HDCG/PROTRADE-U&I dated October 14, 2016. All transactions arising during the period of state-owned enterprises are handled by Binh Duong Producing and Trading Corporation as follows:

- Recognize a decrease in receivables from U&I Real Estate Joint Stock Company with the amount of VND 204,512,681,143;
- Recognize the accumulated value of land investment costs on the indicator Construction in progress costs is 39,245,272,627 VND;
- Recognize the amount of VAT refund and corporate income tax paid of VND 61,014,602,231, including VAT of VND 21,583,020,756 and corporate income tax of VND 39,431,581,475. Binh Duong Producing and Trading Corporation has sent an official dispatch requesting the Binh Duong Province's Tax Department to guide the adjustment. However, at the time of publishing this report, the Binh Duong Province's Tax Department has not yet issued an official response.

Currently, the cancellation of the above contract has been approved by the appropriate authority for implementation, related obligations will be handled when settling equitization.

Binh Duong Producing And Trading Corporation

A128 3/2 Street, Dong Tu Quarter, Lai Thieu Ward, Ho Chi Minh City

Consolidated financial statements

For the accounting period from January 1, 2025 to June 30, 2025

12 . TANGIBLE FIXED ASSETS

	Houses, buildings	Machines and equipment	Means of transport, transmission	Management equipment	Other fixed assets	Perennial plantations	Total
	VND	VND	VND	VND	VND	VND	VND
Historical cost							
Opening balance	912,385,651,325	131,422,886,575	109,278,022,669	5,681,458,645	38,824,699,100	716,420,222,027	1,914,012,940,341
- Purchases during the period	276,824,907	283,445,000	495,670,000	151,185,727	3,306,000,000	-	4,513,125,634
- Completed construction investment	-	-	-	-	-	-	-
- Exchange differences on translation of financial statements	3,746,457,806	832,879,174	803,993,672	(38,539,362)	89,779,456	14,137,279,791	19,571,850,537
- Liquidation, disposal	(1,134,835,091)	-	-	-	-	-	(1,134,835,091)
Closing balance	915,274,098,947	132,539,210,749	110,577,686,341	5,794,105,010	42,220,478,556	730,557,501,818	1,936,963,081,319
Accumulated depreciation							
Opening balance	565,279,016,041	107,244,578,661	80,654,357,426	5,232,848,386	20,491,218,108	198,998,563,931	977,900,582,553
- Depreciation during the period	13,967,783,931	2,960,361,251	3,236,478,339	177,579,932	1,884,036,160	10,705,670,279	32,936,132,176
- Exchange differences on translation of financial statements	2,067,433,081	(150,284,866)	280,358,333	5,472,727	89,779,456	5,190,599,327	7,483,358,058
- Liquidation, disposal	(858,318,072)	-	-	-	-	-	(858,318,072)
- Realized asset revaluation difference during the period	2,167,117,322	403,430,795	841,217,866	-	-	7,614,896,435	11,026,662,418
Closing Balance	582,623,032,303	110,458,085,841	85,012,411,964	5,415,901,045	21,917,698,476	222,509,729,972	1,028,488,417,133
Carrying amount							
Opening balance	347,106,635,284	24,178,307,914	28,623,665,243	448,610,259	18,333,480,992	517,421,658,096	936,112,357,788
Closing balance	332,651,066,644	22,081,124,908	25,565,274,377	378,203,965	20,302,780,080	508,047,771,847	908,474,664,186

In which:

- Original cost of fixed assets at the end of the period fully depreciated but still in use: VND 298,001,618,762

13 . INTANGIBLE FIXED ASSETS

	Land use rights	Computer software	Others	Total
	VND	VND	VND	VND
Historical cost				
Beginning balance	714,138,687,361	4,820,211,916	87,000,000	719,045,899,277
- Exchange differences on translation of financial statements	103,274,926	-	-	103,274,926
Closing balance	714,241,962,287	4,820,211,916	87,000,000	719,149,174,203
Accumulated amortization				
Beginning balance	181,828,543,410	4,011,937,131	47,896,774	185,888,377,315
- Amortization during the period	11,698,086,546	99,479,880	-	11,797,566,426
- Exchange differences on translation of financial statements	149,937,446	-	-	149,937,446
- Realized asset revaluation difference during the period	1,314,416,720	-	-	1,314,416,720
Closing balance	194,990,984,122	4,111,417,011	47,896,774	199,150,297,907
Carrying amount				
At the beginning of the period	532,310,143,951	808,274,785	39,103,226	533,157,521,962
At the end of the period	519,250,978,165	708,794,905	39,103,226	519,998,876,296

- Original cost of fixed assets at the end of the period fully depreciated but still in use: VND 1,450,415,577

14 . INVESTMENT PROPERTIES

a) Investment properties for rent

	Land use rights	Buildings, structures	Total
	VND	VND	VND
Historical cost			
Opening balance	36,852,375,106	86,334,005,828	123,186,380,934
- Purchase during the period	-	-	-
Closing balance	36,852,375,106	86,334,005,828	123,186,380,934
Accumulated depreciation			
Opening balance	5,204,805,833	9,235,855,273	14,440,661,106
- Depreciation during the period	122,438,184	1,456,073,604	1,578,511,788
Closing balance	5,327,244,017	10,691,928,877	16,019,172,894
Carrying amount			
At the beginning of the period	31,647,569,273	77,098,150,555	108,745,719,828
At the end of the period	31,525,131,089	75,642,076,951	107,167,208,040

b) Investment properties held for price increase

As of June 30, 2025, the Investment Real Estate is the land use right held for price appreciation in Dong Tu Quarter, Lai Thieu Ward, Thuan An Town, Binh Duong Province with an area of 10,547 m2 and an original cost of VND 78 billion. The entire value of this investment real estate was purchased before the official conversion to a joint stock company. Up to now, Binh Duong Producing and Trading Corporation is still waiting for instructions from the appropriate authorities regarding the legal issues of the land.

15 . PREPAID EXPENSES

	30/06/2025	01/01/2025
	VND	VND
a) Short-term		
- Tools and Equipment Pending Allocation	7,308,019,429	2,359,500,899
- Brokerage Commissions	3,245,297,986	1,339,209,626
- Land rental	3,507,555,171	-
- Others	2,694,799,846	2,058,111,890
	16,755,672,432	5,756,822,415
b) Long-term		
- Tools and Equipment Allocated	1,055,885,775	1,223,290,170
- Land Rental Expenses	-	1,660,896,514
- Membership card costs for Phu My golf course	1,652,521,605	1,678,962,075
- Property Repair Expenses	8,624,697,204	9,549,720,870
- Goodwill (*)	67,275,456,344	77,366,741,948
- Others	3,819,543,070	2,106,509,377
	82,428,103,998	93,586,120,954

(*) Goodwill arising from the enterprise valuation for equitization as of October 31, 2018 is amortized over 10 years.

17 . SHORT-TERM TRADE PAYABLES

	30/06/2025		01/01/2025	
	Original cost	Repayable amount	Original cost	Repayable amount
	VND	VND	VND	VND
<i>Related parties</i>	<i>1,042,366,758</i>	<i>1,042,366,758</i>	<i>1,879,210,023</i>	<i>1,545,604,371</i>
- Phu My Development JSC	7,098,243	7,098,243	11,360,000	11,360,000
- Binh Duong Project Investment and Management Co., Ltd	1,035,268,515	1,035,268,515	1,867,850,023	1,534,244,371
<i>Others</i>	<i>22,389,910,524</i>	<i>22,389,910,524</i>	<i>23,474,746,883</i>	<i>23,474,746,883</i>
- Duong Nhat Investment Construction And Environmental Technology Co., Ltd	10,289,364,119	10,289,364,119	10,289,364,119	10,289,364,119
- Phone Theb Ja Lorn Xay Trading Sole Co., Ltd	-	-	2,869,491,240	2,869,491,240
- Others	12,100,546,405	12,100,546,405	10,315,891,524	10,315,891,524
	23,432,277,282	12,107,644,648	25,353,956,906	25,020,351,254

18 . SHORT-TERM TRADE PREPAYMENT

	30/06/2025	01/01/2025
	VND	VND
<i>Other side</i>		
- Thanh Le Corporation	10,000,000,000	10,000,000,000
- Protrade Garment Jsc	66,713,092,600	-
- Ching Feng Vietnam Company Limited	6,696,048,127	-
- Fu Viet Nam Company Limited	6,696,048,127	-
- Others	219,641,233	1,696,212,080
	90,324,830,087	11,696,212,080

19 . UNREALIZED REVENUE

	30/06/2025	01/01/2025
	VND	VND
<i>a) Short-term</i>		
- Golf course service fee	2,987,151,517	7,348,790,152
- Palm Song Be Golf Course Membership Card Revenue	5,097,523,545	5,097,523,545
- Other items	462,534,017	352,485,740
	8,547,209,079	12,798,799,437
<i>b) Long-term</i>		
- Palm Song Be Golf Course Membership Card Revenue	19,178,867,437	19,581,795,876
	19,178,867,437	19,581,795,876

Binh Duong Producing And Trading Corporation

A128 3/2 Street, Dong Tu Quarter, Lai Thieu Ward, Ho Chi Minh City

Consolidated financial statements
For the accounting period from January 1, 2025 to June 30, 2025

20 . TAXES AND OTHER PAYABLE TO THE STATE BUDGET

	Tax receivables at the beginning of the period	Tax payables at the beginning of the period	Tax paid in the period	Exchange differences on translation of FS	Tax receivables at the end of the period	Tax payables at the end of the period
	VND	VND	VND	VND	VND	VND
- Value Added Tax	-	-	22,557,105,947	-	-	-
- VAT paid in the period.	-	1,689,854,071	14,063,321,834	19,627,954	492,673,736	1,446,025,355
- Excise tax	-	2,518,210,196	12,973,897,544	-	-	1,982,043,760
- Import and export duties	-	-	-	-	-	-
- Corporate Income Tax	18,191,384,363	18,251,808,297	20,801,760,758	232,345,151	18,150,043,567	7,763,652,141
- Personal Income Tax	239,225,578	816,612,452	7,033,878,441	7,091,395	99,948,830	1,315,547,871
- Natural resource tax	-	13,098,400	373,034,160	-	118,399,360	-
- Land use tax and Land lease fee	267,727,149	-	5,425,922,847	-	267,727,149	450,088,788
- Other Taxes	-	1,775,008,478	2,832,467,343	50,834,073	95,060,478	-
- Fees, charges and other payables	-	-	13,670,000	-	-	-
	18,698,337,090	25,064,591,894	86,075,058,874	295,715,783	19,223,853,120	12,957,357,915

The Corporation's tax settlement is subject to examination by the tax authorities. Since the application of tax laws and regulations to various types of transactions is susceptible to varying interpretations, the tax amounts presented in the Consolidated Financial Statements may be subject to change at the discretion of the tax authorities.

21 . SHORT-TERM ACCRUED EXPENSES

	30/06/2025	01/01/2025
	VND	VND
- Provisional cost of goods and finished real estate products sold ⁽¹⁾	125,432,958,852	125,432,958,852
- Accrued cost of goods sold for industrial park infrastructure business ⁽²⁾	379,584,911,449	379,584,911,450
- Bonus and 13th month salary	1,682,340,153	2,360,029,875
- Utility fees	397,308,169	-
- Other payable expenses	10,082,155,583	5,999,676,510
	517,179,674,206	513,377,576,687

⁽¹⁾ These are the accrued expenses for implementing infrastructure investment at An Tay Urban-Service Industrial Park and Binh Duong Urban-Service Complex projects accumulated from before the equitization phase. During the equitization phase, Binh Duong Producing and Trading Corporation handed over An Tay Urban-Service Industrial Park and Binh Duong Urban-Service Complex with areas of 1,723,267.4 ha and 1,888,953.2 ha respectively to Binh Duong Project Management Company Limited to continue managing and exploiting the project according to the policy of Binh Duong Province's Party Committee. The remaining pre-deducted expense value as of June 30, 2025 corresponds to the remaining volume that Binh Duong Producing and Trading Corporation must implement.

⁽²⁾ The balance of the cost of capital provision corresponds to the leased area at Protrade International Tech Park.

22 . OTHER PAYABLES

	30/06/2025	01/01/2025
	VND	VND
a) Short-term		
- Trade union fee and insurance	1,032,885,046	727,953,586
- Deposits, collateral	15,089,392,123	27,465,745,616
- Profits in the pre-equitization period must be remitted to the State Budget	477,554,089,447	477,609,089,447
- Payables to individuals related to the verdict	128,356,296,604	128,356,296,604
- Dividends payable	42,000,000,000	-
- Payables for remuneration to the Board of Directors, Supervisory Board, and Executive Board	3,729,109,916	-
- Others	12,530,284,644	3,239,541,274
	680,292,057,780	637,398,626,527
b) Long-term		
- Receive Prepayment for resettlement land of households in An Tay resettlement area ^(*)	56,666,666,667	56,666,666,667
- Long-term received deposits, guarantees, and collaterals	24,030,771,762	22,204,469,012
	80,697,438,429	78,871,135,679
c) In which: Other payables to related parties		
- Binh Duong Provincial Party Committee	477,554,089,447	477,609,089,447
	477,554,089,447	477,609,089,447

^(*) Prepayments from households purchasing land in the resettlement area of An Tay Industrial - Service Park. According to the land use plan when equitizing Binh Duong Producing and Trading Corporation, the entire land in An Tay Industrial - Service Park and the resettlement area will be handed over to Binh Duong Project Management Company Limited, a unit under Binh Duong Province's Party Committee. The handover value includes the land received in advance from these households. However, at the time of handover, Binh Duong Producing and Trading Corporation submitted the land allocation procedures to the Department of Natural Resources and Environment of Binh Duong province to separate the land use right certificates for each household, so Binh Duong Producing and Trading Corporation has not yet handed over to Binh Duong Project Management Company Limited. After the separation procedures are completed, Binh Duong Producing and Trading Corporation will hand over all relevant documents, including the unfinished construction costs presented in Note 11 with the amount of VND 66.7 billion, the advance payment recognized in other non-current payables with the amount of VND 56.666 billion and all of these contents will be processed when settling the equitization with the Binh Duong Province's Party Committee.

Binh Duong Producing And Trading Corporation

A128 3/2 Street, Dong Tu Quarter, Lai Thieu Ward, Ho Chi Minh City

Consolidated financial statements

For the accounting period from January 1, 2025 to June 30, 2025

23 . EQUITY

a) Reconciliation of Changes in Equity

	Contributed capital	Other equity of the owner	Asset revaluation differences	Foreign exchange differences	Development and investment fund	Retained earnings	Non-controlling interest	Total
	VND	VND	VND	VND	VND	VND	VND	VND
Opening balance of previous period	3,000,000,000,000	11,949,349,305	(35,469,525,274)	(176,349,894,433)	63,703,539,966	725,688,007,574	391,649,417,898	3,981,170,895,036
Profit in previous period	-	-	-	-	-	79,251,720,741	45,385,592,301	124,637,313,042
Appropriate for Development Investment Fund	-	-	-	-	4,099,776,761	(4,099,776,761)	-	-
Dividend distribution	-	-	-	-	-	(90,000,000,000)	-	(90,000,000,000)
Appropriate for remuneration of the Board of Directors and the Supervisory Board	-	-	-	-	-	(1,296,000,000)	-	(1,296,000,000)
Other decrease	-	-	-	-	-	(22,748,089,019)	(1,029,000,000)	(23,777,089,019)
Appropriate for the Executive Board's reward fund	-	-	-	-	-	(216,000,000)	-	(216,000,000)
Appropriate for Welfare Reward Fund	-	-	-	-	-	(3,463,270,333)	(751,624,132)	(4,214,894,465)
Exchange differences on translation of financial statements	-	-	-	12,518,994,354	-	-	8,152,930,680	20,671,925,034
Realized fair value revaluation surplus of assets	-	-	-	-	-	(21,694,634,088)	-	(21,694,634,088)
Closing balance of the previous period	3,000,000,000,000	11,949,349,305	(35,469,525,274)	(163,830,900,079)	67,803,316,727	661,421,958,114	443,407,316,747	3,985,281,515,540

Binh Duong Producing And Trading Corporation

A128 3/2 Street, Dong Tu Quarter, Lai Thieu Ward, Ho Chi Minh City

Consolidated financial statements

For the accounting period from January 1, 2025 to June 30, 2025

23 . EQUITY (continued)

	Contributed capital	Other equity of the owner	Asset revaluation differences	Foreign exchange differences	Development and investment fund	Retained earnings	Non-controlling interest	Total
	VND	VND	VND	VND	VND	VND	VND	VND
Opening balance of this period	3,000,000,000,000	11,949,349,305	(35,469,525,274)	(163,830,900,079)	67,803,316,727	661,421,958,114	443,407,316,747	3,985,281,515,540
Profit for the period	-	-	-	-	-	(24,675,174,405)	9,559,829,603	(15,115,344,802)
Appropriate for Development Investment Fund	-	-	-	-	18,646,001,983	(18,646,001,983)	-	-
Chia cổ tức	-	-	-	-	-	(21,420,000,000)	(20,580,000,000)	(42,000,000,000)
Dividend distribution	-	-	-	-	-	(4,913,806,009)	(2,236,825,823)	(7,150,631,832)
Appropriate for remuneration of the Board of Directors and the Supervisory Board	-	-	-	-	-	(5,552,760,528)	-	(5,552,760,528)
Exchange differences on translation of financial statements	-	-	-	12,331,055,582	-	(224,573,455)	9,148,076,380	21,254,558,507
Realized fair value revaluation surplus of assets	-	-	-	-	-	(9,382,202,625)	-	(9,382,202,625)
Appropriation to other funds under owners' equity	-	-	-	-	-	(439,305,838)	(4,146,591,203)	(4,585,897,041)
Closing balance of this period	3,000,000,000,000	11,949,349,305	(35,469,525,274)	(151,499,844,497)	86,449,318,710	576,168,133,271	427,568,305,704	3,915,165,737,219

b) Details of contributed capital

	Rate	Ending of the period	Rate	Beginning of the period
	%	VND	%	VND
- Binh Duong Project Investment and Management Co., Ltd	60.98	1,829,274,000,000	60.98	1,829,274,000,000
- SAM Holdings Corporation	8.00	240,000,000,000	8.00	240,000,000,000
- U&I Investment Corporation	6.00	180,000,000,000	6.00	180,000,000,000
- Mrs. Tran Thi Thu Ha	5.00	150,000,000,000	5.00	150,000,000,000
- Others	20.02	600,726,000,000	20.02	600,726,000,000
	100.00	3,000,000,000,000	100.00	3,000,000,000,000

c) Capital transactions with owners and profit distribution

	30/06/2025	01/01/2025
	VND	VND
Owner's contributed capital		
- At the beginning of the period	3,000,000,000,000	3,000,000,000,000
- At the ending of the period	3,000,000,000,000	3,000,000,000,000
Dividends, profits:		
- Dividends, profits payable at the beginning of the period	477,651,022,447	477,647,602,447
- Other payables	55,000,000	
- Dividends, profits payable at the end of the period	477,596,022,447	477,647,602,447

e) Funds of Binh Duong Producing and Trading Corporation

	30/06/2025	01/01/2025
	VND	VND
Development investment fund	86,449,318,710	67,803,316,727
	86,449,318,710	67,803,316,727

24 . EXCHANGE RATE DIFFERENCE

	30/06/2025	01/01/2025
	VND	VND
Opening balance	(163,830,900,079)	(176,349,894,433)
Increase in the year	12,331,055,582	12,518,994,354
Closing balance	(151,499,844,497)	(163,830,900,079)

25 . OFF CONSOLIDATED STATEMENT OF FINANCIAL POSITION ITEMS**a) Operating asset for leasing**

Binh Duong Producing and Trading Corporation signed a land lease contract at A128, Ba Thang Hai Street, Dong Tu Quarter, Lai Thieu Ward, Thuan An Town, Binh Duong Province for the purpose of using as Binh Duong Producing and Trading Corporation's office and factory. The leased land area is 24,813.44 m². According to these contracts, Binh Duong Producing and Trading Corporation must pay annual land rent until the contract maturity date according to the current provisions of the lease contract.

b) Assets held in trust

The assets in the list must be handed over to Binh Duong Investment and Project Management Company Limited according to Decision No. 3468/QĐ-UBND dated December 08, 2017 of the People's Committee of Binh Duong province on approving the enterprise value for equitization of Binh Duong Producing and Trading Corporation One Member Company Limited. Details are as follows:

	30/06/2025	01/01/2025
	VND	VND
- Land use rights in An Tay commune, Ben Cat district	1,743,153,742	1,743,153,742
- Go Chai resettlement area		52,920,317,344
- An Tay resettlement area	26,726,901,367	26,726,901,367
	28,470,055,109	81,390,372,453

By June 30, 2025, some assets in the list of assets that need to be liquidated according to the equitization plan but have not been liquidated, Binh Duong Producing and Trading Corporation has recognized a capital reduction on October 31, 2018 and is currently waiting for Binh Duong Province's Party Committee to approve the handover policy to Binh Duong Investment and Project Management Company Limited as follows:

	30/06/2025	01/01/2025
	VND	VND
- Investment costs of Binh Duong Riverside Complex	3,034,989,090	3,034,989,090
- Other investment costs	406,818,182	406,818,182
	3,441,807,272	3,441,807,272

c) Foreign currencies

	30/06/2025	01/01/2025
- US Dollar (USD)	968,126.66	2,176,379.30
- Thai Baht (THB)	500.00	

26 . REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Revenue from sales of goods	123,113,730,121	197,824,445,162
Revenue from rendering of services	65,513,335,016	151,058,039,634
Revenue from industrial park infrastructure business	2,171,365,871	91,038,706,826
Revenue from rubber latex sales	104,098,157,097	-
Revenue from golf services	59,208,373,557	-
Other revenue	13,173,842,494	-
	367,278,804,156	439,921,191,622

27 . REVENUE DEDUCTIONS

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
- Trade Discounts	-	827,023,052
- Sales Discount	752,698,752	
	752,698,752	827,023,052

28 . COST OF GOODS SOLD

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Cost of goods sold	177,252,603,282	181,722,986,366
Cost of services rendered	99,667,019,819	103,673,229,552
Cost of industrial park infrastructure business	412,305,328	24,718,030,153
Provision for devaluation of inventories	-	(751,452,858)
	277,331,928,429	309,362,793,213

29 . FINANCIAL INCOME

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Interest income	20,853,678,358	14,487,436,689
Dividends or profits distributed	-	267,424,263
Gain on exchange difference in the period	2,819,086,842	3,101,386,899
Gain on exchange difference in the end of the period	7,381,211	2,992,063,086
Other financial income	-	384,730
	23,680,146,411	20,848,695,667

In which: Financial revenue from related parties

(See details in Note 43)

30 . FINANCIAL EXPENSES

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Interest expense	-	2,038,205,334
Loss on exchange difference in the period	1,883,008,517	140,652,972
Loss on exchange difference in the end of the period	4,349,468,116	3,546,289,702
Other financial expenses	1,896,616	107,556
	6,234,373,249	5,725,255,564

31 . SELLING EXPENSES

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Raw materials	73,896,702	126,356,501
Labour expenses	5,276,948,098	5,035,164,486
Depreciation expenses	379,134,168	414,319,876
Expenses from outsourcing services	4,998,040,697	7,986,301,593
Other expenses in cash	1,524,401,366	3,042,645,210
	12,252,421,031	16,604,787,666

32 . GENERAL AND ADMINISTRATIVE EXPENSES

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Raw materials	828,756,424	516,275,280
Labour expenses	29,505,493,079	30,444,794,752
Depreciation expenses	5,351,284,127	4,613,957,904
Tax, charge, fee	1,208,415,156	1,074,705,181
Expenses from outsourcing services	18,095,135,179	17,084,656,696
Other expenses in cash	6,649,086,414	7,547,349,937
Provision expenses	43,050,271,711	43,800,281,986
Allocated goodwill	9,650,990,610	9,650,990,610
	114,339,432,700	114,733,012,346
In which: Expenses purchase from related parties	985,956,188	1,705,204,104

(See details in Note 43)

33 . OTHER INCOME

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Income from disposal and liquidation of fixed assets	-	350,102,559
Income from disposal of surplus assets identified through stocktaking	-	83,528,095
Reversal of provision for environmental risk damages	-	995,000,000
Other income	302,047,608	4,988,745,715
	302,047,608	6,417,376,369
In which: Other income from related parties	-	-

(See details in Note 43)

34 . OTHER EXPENSES

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Net book value and expenses from disposal and liquidation of fixed assets	-	55,000,000
Other expenses	300,198,987	104,281,471
	300,198,987	159,281,471

35 . CURRENT CORPORATE INCOME TAX EXPENSES

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Corporate income tax expense at subsidiaries	9,952,039,983	19,342,649,884
Current Corporate Income Tax Expenses	9,952,039,983	19,342,649,884

36 . DEFERRED INCOME TAX

a) Deferred income tax liabilities

	30/06/2025	01/01/2025
	VND	VND
The corporate income tax rate used to determine deferred tax liabilities	20%	20%
Deferred tax liabilities arise from taxable temporary differences	179,868,245,231	202,009,062,151
Reversal of deferred tax liabilities previously recognized in prior years	22,127,789,283	-
Deferred income tax liabilities	201,996,034,514	202,009,062,151

b) Deferred corporate income tax expense

	30/06/2025	01/01/2025
	VND	VND
Corporate income tax rate used to determine the value of deferred income tax liabilities	20%	20%
Deferred income tax liabilities arising from taxable temporary differences recognized in prior periods	202,009,062,151	210,402,696,982
Deferred income tax liabilities arising from taxable temporary differences for the current period	3,988,418,958	15,830,430,106
Reversal of deferred income tax liabilities recognized in prior periods	(1,721,567,583)	(18,800,406,415)
Reversal of deferred income tax liabilities corresponding to the revaluation of assets carried out during the period.	(2,279,879,012)	(5,423,658,522)
	201,996,034,514	202,009,062,151

37 . BASIC EARNINGS PER SHARE

The calculation of basic earnings per share attributable to the ordinary shareholders of Binh Duong Producing and Trading Corporation is based on the following data:

	30/06/2025	01/01/2025
	VND	VND
Net profit after tax	(24,675,174,405)	7,738,686,741
Earnings attributable to common stock	(24,675,174,405)	7,738,686,741
Average common shares outstanding during the period	300,000,000	300,000,000
Basic earnings per share	(82)	26

38 . FINANCIAL INSTRUMENTS

The Corporation's financial instruments include:

Financial Risk Management

The types of financial risks that Binh Duong Producing and Trading Corporation may encounter include: market risk, credit risk

Market risk

Binh Duong Producing and Trading Corporation may encounter market risks such as fluctuations in exchange rates and interest

Exchange rate risk:

Binh Duong Producing and Trading Corporation is exposed to exchange rate risks when transactions are conducted in currencies

Interest rate risk:

Binh Duong Producing and Trading Corporation is exposed to interest rate risk due to the fluctuation in fair value of future cash flows of a financial instrument due to changes in market interest rates when Binh Duong Producing and Trading Corporation has time or non-term deposits, loans and debts subject to floating interest rates. Binh Duong Producing and Trading Corporation manages interest rate risk by analyzing the competitive situation in the market to obtain interest rates favorable to Binh Duong Producing and Trading Corporation's purposes.

Credit risk

Credit risk is the risk that a party to a financial instrument or contract will not meet its obligations, leading to a financial loss for Binh Duong Producing and Trading Corporation. Binh Duong Producing and Trading Corporation is exposed to credit risk from its operating activities (primarily trade receivables) and financing activities (including bank deposits, loans and other financial instruments).

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As of 30/06/2025				
Cash and cash equivalents	361,301,932,985	-	-	361,301,932,985
Trade receivables, other receivables	155,516,650,668	1,032,280,328,857	-	1,187,796,979,525
Loans	694,353,219,147	9,896,049,652	-	704,249,268,799
	1,211,171,802,800	1,042,176,378,509	-	2,253,348,181,309
As of 01/01/2025				
Cash and cash equivalents	354,991,394,148	-	-	354,991,394,148
Trade receivables, other receivables	205,725,109,067	1,032,280,328,857	-	1,238,005,437,924
Loans	704,642,798,207	9,896,049,652	-	714,538,847,859
	1,265,359,301,423	1,042,176,378,509	-	2,307,535,679,932

Liquidity risk

Liquidity risk is the risk that Binh Duong Producing and Trading Corporation will have difficulty fulfilling its financial obligations due to lack of capital.

The maturity of financial liabilities based on contractually expected payments (based on cash flows of principal) is as follows:

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As of 30/06/2025				
Trade Payables, Other Payables	703,724,335,062	80,697,438,429	-	784,421,773,491
Accrued expenses	517,179,674,206	-	-	517,179,674,206
	1,220,904,009,268	80,697,438,429	-	1,301,601,447,697
As of 01/01/2025				
Trade Payables, Other Payables	662,752,583,433	78,871,135,679	-	741,623,719,112
Accrued expenses	513,377,576,687	-	-	513,377,576,687
	1,176,130,160,120	78,871,135,679	-	1,255,001,295,799

Binh Duong Producing and Trading Corporation believes that the concentration of risk with respect to debt repayment is manageable. Binh Duong Producing and Trading Corporation is able to pay its debts as they fall due from cash flows from operations and proceeds from maturing financial assets.

39 . ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED STATEMENT OF CASH FLOWS

	30/06/2025	30/06/2024
	VND	VND
a) Proceeds from borrowings during the period		
Proceeds from borrowings under ordinary loan contracts	-	57,289,502,811
b) Actual repayments on principal during the period		
Repayment on principal loan under ordinary contracts;	-	219,168,999,592

40 . INFORMATION RELATED TO LAND USE FEES IN THE BINH DUONG INDUSTRIAL – SERVICE COMPLEX

According to the auditor's report on the management and use of urban land in Binh Duong province during the period of 2013 - 2016 dated August 15, 2017 of the State Audit of Region IV, for the Service Area project of Binh Duong Production and Import-Export Corporation - One Member Limited Liability Company, which is allocated land during the period of 2012 - 2013, the State Audit determined that the financial obligation of Binh Duong Producing and Trading Corporation to pay in addition is 409,467,405,383 VND, of which 200,977,025,683 VND is the additional land use fee payable due to the State Audit's re-determination of the land use fee collection unit price and 208,490,379,700 VND is the late payment penalty. On November 01, 2021, Binh Duong Tax Department issued the Notice No. 16592/TB-CTBDU on the implementation of late payment fines according to the conclusion of the State Audit with the total amount as of March 03, 2021 being VND 286,690,160,693, including VND 208,490,379,700 of late payment according to the State Audit's recommendation and the additional amount according to the tax notice being: VND 78,200,160,693. On March 3, 2021, Binh Duong Producing and Trading Corporation paid to the State Budget the amount of VND 200,977,025,683 according to Notice No. 28553/TB-CT dated December 17, 2020 of Binh Duong Tax Department and VND 145,959,123,899 in late payment penalties to the State budget on December 31, 2021 and January 6, 2022.

Pursuant to the First Instance Judgment No. 327/2022/HSST dated August 30, 2022 of the Hanoi People's Court and the Appeal Judgment No. 912/2022/HS-PT dated December 28, 2022 of the High People's Court in Hanoi, Binh Duong Producing and Trading Corporation must pay additional land use fees to the State Budget for two land plots of 43ha and 145ha belonging to the Binh Duong Industrial - Service - Urban Complex with the amount of VND 761,078,561,949. After deducting VND 200,977,025,683 that Binh Duong Producing and Trading Corporation has paid according to the State Audit's recommendation, Binh Duong Producing and Trading Corporation must continue to pay an additional amount of VND 560,101,536,266.

Based on the above judgments, the Hanoi City Civil Judgment Enforcement Department issued Decision No. 681/QD-CTHADS on proactive judgment enforcement against Binh Duong Producing and Trading Corporation, accordingly, Binh Duong Producing and Trading Corporation temporarily paid an additional VND 306,050,350,237 into the account of the Hanoi City Civil Judgment Enforcement Department on March 17, 2023, March 20, 2023, March 31, 2023 and deducted the amount of VND 127,244,889,425 according to receipt No. AA/2020/0046010 dated March 16, 2023.

As of the date of this report. The total amount of land use fees that Binh Duong Producing and Trading Corporation has paid and deducted is: VND 1,060,224,751,454. The entire amount of land use fees payable mentioned above has been approved by the 2023 Annual General Meeting of Shareholders of Binh Duong Producing and Trading Corporation, agreeing to set up this receivable reserve and allocate it for 15 years at the date of preparing the financial statements.

41 . SETTLEMENT INFORMATION AT THE OFFICIAL TRANSITION DATE TO A JOINT STOCK COMPANY

Pursuant to the Audit Minutes dated July 26, 2019 of the Provincial Party Committee Office and the Binh Duong Province's Department of Enterprise Finance, the governing body, the Binh Duong Province's Party Committee, issued Notice No. 216-TB/VPTU dated January 20, 2020 on approving the financial settlement, settlement of the amount collected from equitization, the actual value of the State capital at the time of official conversion into a joint stock company of Binh Duong Producing and Trading Corporation - One Member Company Limited. In which, some unresolved contents will be submitted by Binh Duong Producing and Trading Corporation to the appropriate authority for consideration and decision. If there are any changes, they will be considered for adjustment to the value of the amount payable to the State budget.

According to the equitization plan of Binh Duong Producing and Trading Corporation approved by the People's Committee of Binh Duong province under the Decision No. 3706/QĐ-UBND dated December 28, 2017, the People's Committee of Binh Duong province will be the appropriate authority to approve the settlement data at the time of Binh Duong Producing and Trading Corporation's conversion to a joint stock company. Binh Duong Province's Party Committee issued Official Dispatch No. 2433-CV/VPTU dated July 31, 2020 requesting the People's Committee of Binh Duong province to approve the settlement data at the time of Binh Duong Producing and Trading Corporation's official conversion to a joint stock company. At the time of issuing this report, the People's Committee of Binh Duong province is consulting with relevant departments and has not yet made a decision to approve the equitization settlement. Therefore, some targets on the Consolidated Financial Statements as of June 30, 2025 of Binh Duong Producing and Trading Corporation may change after the decision approving the equitization settlement on October 31, 2018.

42 . SUBSEQUENT EVENTS AFTER THE END OF THE ACCOUNTING PERIOD

Except for the event related to the payment of land use fees in note 40, there are no material events occurring after the balance sheet date that require adjustment or disclosure in these Consolidated Financial Statements.

43 . TRANSACTIONS AND BALANCES WITH RELATED PARTIES

In addition to the information with related parties presented in the above notes, Binh Duong Producing and Trading Corporation also has transactions arising during the period and balances at the beginning and end of the accounting period with related parties as follows:

Transactions incurred during the period:

	Relation	The second quarter of 2025 VND	The second quarter of 2024 VND
Loan Collection		-	19,200,000,000
- Tan Thanh Investment and Development JSC	Associate	-	19,200,000,000
Purchase of goods and services		985,956,188	1,705,204,104
- Phu My Development JSC	Associate	44,802,993	182,142,962
- Tan Thanh Investment and Development JSC	Associate		347,885,340
- Binh Duong Project Investment Management Co.,Ltd	State Capital Representative - Parent Company	941,153,195	1,175,175,802

Balances as at the end of the accounting period:

	Relation	30/06/2025 VND	01/01/2025 VND
Loan receivables		107,347,102,061	107,347,102,061
- Tan Thanh Investment and Development JSC	Associate	107,347,102,061	107,347,102,061
Other short-term receivables		173,360,693,325	173,786,402,790
- Binh Duong Project Investment Management Co.,Ltd	State Capital Representative - Parent Company	446,940,271	872,649,736
- Tan Thanh Investment and Development JSC	Associate	172,913,753,054	172,913,753,054
Short-term trade payables		1,042,366,758	1,879,210,023
- Binh Duong Project Investment Management Co.,Ltd	State Capital Representative - Parent Company	1,035,268,515	1,867,850,023
- Phu My Development JSC	Associate	7,098,243	11,360,000
Other short-term payables		477,653,999,767	477,708,999,767
- Binh Duong Project Investment Management Co.,Ltd	State Capital Representative - Parent Company	99,910,320	99,910,320
- Binh Duong Provincial Party Committee	The Owner	477,554,089,447	477,609,089,447

44 . COMPARATIVE FIGURES

The comparative figures are those in the consolidated financial statements for the second quarter ended June 30, 2024.

Prepared by



Nguyen Hong Quyen

Chief Accountant



Nguyen Thi Kim Phuong

Ho Chi Minh City, July 20, 2025

General Director



Le Trong Nghia

