

Re: Explanation of the discrepancy in profit after  
tax on the consolidated interim financial statements  
for The second quarter of 2025 compared to the same  
period last year

Hanoi, 30 July, 2025

**To:** . STATE SECURITIES COMMISSION  
. HANOI STOCK EXCHANGE

Cotana Group Joint Stock Company; Stock code: CSC respectfully extends greetings to the esteemed State Securities Commission and Hanoi Stock Exchange.

In compliance with the information disclosure obligations of listed organizations as stipulated in Circular No. 96/2020/TT-BTC dated November 16, 2020, and Regulation No. 325/QĐ-SGDHN. We hereby provide an explanation for the changes in net profit after tax in the consolidated interim financial statements for The second quarter of 2025 compared to the same period last year, as follows

Profit after tax on the consolidated interim financial statements for the second quarter of 2024 was VND 6,210,034,330

Profit after tax on the consolidated interim financial statements for the second quarter of 2025 was VND 10,721,800,407

Thus, profit after tax on the consolidated interim financial statements for the second quarter of 2025 increased by VND 4,511,766,077 compared to the same period last year due to the following fluctuations:

No.	Indicators	The second quarter of 2025	The second quarter of 2024	Difference
1	Gross profit from sales of goods and rendering of services	34,025,796,758	23,405,062,991	10,620,733,767
2	Financial expenses	6,193,859,825	3,182,996,360	3,010,863,465
3	Selling expenses	10,323,027,753	5,671,436,153	4,651,591,600
4	Other profit	1,999,403,817	(41,812,696)	2,041,216,513

The above are the main reasons for the increase in profit after tax on the consolidated interim financial statements for the second quarter of 2025 compared to the same period last year.

We hereby confirm that the disclosed information is accurate and we take full legal responsibility for the contents disclosed.

Respectfully!

COTANA GROUP JOINT STOCK COMPANY

**Recipients:**

- As addressed;
- BOD (for reporting);
- Company Office (for filing)..



PHÓ TỔNG GIÁM ĐỐC  
GIÁM ĐỐC TÀI CHÍNH  
Đinh Thị Minh Hằng

**COTANA GROUP JOINT STOCK COMPANY**  
**INTERIM CONSOLIDATED FINANCIAL**  
**STATEMENTS**  
**SECOND QUARTER OF 2025**



## INTERIM CONSOLIDATED BALANCE SHEET

As of June 30, 2025

Unit: VND

ASSETS	Cod es	Notes	30/06/2025	01/01/2025
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>2,176,834,791,494</b>	<b>2,248,727,595,701</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>V.1.</b>	<b>230,774,053,184</b>	<b>124,640,784,308</b>
1. Cash	111		206,555,053,184	100,421,784,308
2. Cash equivalents	112		24,219,000,000	24,219,000,000
<b>II. Short-term financial investments</b>	<b>120</b>	<b>V.2.</b>	<b>23,708,912,054</b>	<b>23,708,912,054</b>
1. Trading securities	121		60,428	60,428
2. Provision for devaluation of trading securities	122		(50,028)	(50,028)
3. Investment held to maturity date	123		23,708,901,654	23,708,901,654
<b>III Short-term receivables</b>	<b>130</b>		<b>341,896,888,759</b>	<b>414,499,675,122</b>
1. Short-term trade accounts receivable	131	V.2.	278,774,620,226	335,399,066,866
2. Short-term advance payments to sellers	132	V.3.	13,579,346,024	13,656,056,524
3. Short-term loans receivable	135	V.4.	5,100,000,000	19,233,164,712
4. Other short-term receivables	136	V.5.	55,916,323,564	58,480,122,678
5. Provision for short-term doubtful debts	137		(11,473,401,055)	(12,268,735,658)
<b>IV. Inventories</b>	<b>140</b>	<b>V.7.</b>	<b>1,548,150,920,235</b>	<b>1,641,239,473,068</b>
1. Inventories	141		1,548,150,920,235	1,641,239,473,068
2. Provision for Inventories	149		-	-
<b>V. Other current assets</b>	<b>150</b>		<b>32,304,017,262</b>	<b>44,638,751,149</b>
1. Short-term prepayments	151	V.10.	19,517,450,381	27,962,312,158
2. VAT deductibles	152		11,776,019,490	15,651,195,143
3. Taxes and receivables from the State budget	153	V.13.	1,010,547,391	1,025,243,848
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>55,884,663,220</b>	<b>60,769,042,535</b>
<b>I. Other long-term receivables</b>	<b>210</b>		<b>621,600,000</b>	<b>302,180,000</b>
1. Other long-term receivables	216	V.5.	621,600,000	374,480,000
<b>II. Fixed assets</b>	<b>220</b>		<b>31,791,761,094</b>	<b>33,536,543,594</b>
1. Tangible fixed assets	221	V.9.	28,634,333,067	30,370,493,067
- Historical cost	222		75,737,929,159	85,544,451,205
- Accumulated depreciation value	223		(47,103,596,092)	(55,173,958,138)
2. Intangible fixed assets	227	V.8.	3,157,428,027	3,166,050,527
- Historical cost	228		3,520,016,989	3,520,016,989
- Accumulated depreciation value	229		(362,588,962)	(353,966,462)
<b>III Investment property</b>	<b>230</b>		<b>-</b>	<b>-</b>
<b>IV. Non-current assets in process</b>	<b>240</b>		<b>-</b>	<b>-</b>
<b>V. Long-term financial investments</b>	<b>250</b>	<b>V.2.</b>	<b>14,675,405,944</b>	<b>16,394,158,180</b>
1. Invest in affiliated companies and joint ventur	252		13,029,510,211	14,188,791,989
2. Other investments in other units	253		1,984,017,688	2,543,377,888
3. Provision for long-term financial investments	254		(338,121,955)	(338,011,697)
<b>VI. Other non-current assets</b>	<b>260</b>		<b>8,795,896,182</b>	<b>10,536,160,761</b>
1. Long-term prepayments	261	V.10.	2,190,886,247	3,457,080,792
2. Deferred Tax Assets	262		6,605,009,935	7,079,079,969
<b>TOTAL ASSETS (270=100+200)</b>	<b>270</b>		<b>2,232,719,454,714</b>	<b>2,309,496,638,236</b>



## INTERIM CONSOLIDATED BALANCE SHEET

As of June 30, 2025

(continued)

Unit: VND

RESOURCES	Cod es	Notes	30/06/2025	01/01/2025
<b>C LIABILITIES</b>	<b>300</b>		<b>1,363,014,345,167</b>	<b>1,462,648,728,058</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>1,010,774,901,650</b>	<b>1,150,534,206,752</b>
1. Short - term trade account payables	311	V.11.	345,240,712,811	406,839,295,574
2. Short-term advances from customers	312	V.12.	209,825,922,124	263,116,679,887
3. Taxes and payables to the State budget	313	V.13.	10,766,017,443	5,936,374,748
4. Payables to employees	314		2,792,674,573	3,616,100,353
5. Short-term accrued expenses	315	V.14.	128,578,268,560	169,899,496,554
6. Unearned short-term revenue	318	V.15.	710,820,878	649,693,322
7. Other short-term payables	319	V.17.	87,339,917,501	81,913,491,466
8. Short-term loans and obligations under financ	320	V.18.	150,709,051,541	144,282,970,428
9. Short-term payable provisions	321	V.16.	1,196,385,203	502,091,158
10. Welfare and bonus fund	322		73,615,131,016	73,778,013,262
<b>II. Non-current liabilities</b>	<b>330</b>		<b>352,239,443,517</b>	<b>312,114,521,306</b>
1. Unearned long-term revenue	336	V.15.	15,760,556,864	15,939,862,680
2. Other long-term payables	337	V.17.	19,252,214,898	15,896,294,615
3. Long-term loans and obligations under financ	338	V.18.	314,256,638,128	278,036,579,449
4. Long-term payable provisions	342	V.16.	1,798,451,445	2,241,784,562
<b>D OWNER'S EQUITY</b>	<b>400</b>		<b>869,705,109,547</b>	<b>846,847,910,178</b>
<b>I. Owner's equity</b>	<b>410</b>	<b>V.19.</b>	<b>869,705,109,547</b>	<b>846,847,910,178</b>
1. Owners' contributed capital	411		374,089,820,000	374,089,820,000
- Ordinary shares with voting right	411a		374,089,820,000	374,089,820,000
2. Share surplus	412		509,724,891	509,724,891
3. Other capital of the owner	414		7,233,012,556	6,315,012,556
4. Development and investment fund	418		64,356,016,158	63,421,645,623
5. Retained earnings	421		146,217,459,422	162,072,877,857
- Retained earnings accumulated as of the end of the previous period	421a		129,770,176,039	155,493,344,818
- Retained earnings of the current period	421b		16,447,283,383	6,579,533,039
6. Non-controlling interest	429		277,299,076,520	240,438,829,251
<b>II. Funding sources and other funds</b>	<b>430</b>		<b>-</b>	<b>-</b>
<b>TOTAL RESOURCES (440=300+400)</b>	<b>440</b>		<b>2,232,719,454,714</b>	<b>2,309,496,638,236</b>

Hanoi, July 25, 2025

COTANA GROUP JOINT STOCK COMPANY

Prepared by

Chief Accountant

Deputy General Director





Le Thi Linh Trang

Tran Trong Dai

Dinh Thi Minh Hang



## COTANA GROUP JOINT STOCK COMPANY

Address: Lot CC5A, Linh Đàm Peninsula, Hoang Liet Ward, Hanoi

## INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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

Form No. B 02a - DN/HN

## INTERIM CONSOLIDATED INCOME STATEMENT

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

Items	Cod es	Notes	Quarter 2		Cumulative from the beginning of the year to the end of this quarter From January 1, 2025 to June 30, 2024 to June 30,	Unit: VND
			This year	Last year		
1. Gross revenue from goods sold and services rendered	01	VI.1.	249,553,852,855	109,202,363,312	350,044,961,984	179,643,510,348
2. Revenue deductions	02		-	-	-	-
3. Net revenue from goods sold and services rendered (10=01-02)	10		249,553,852,855	109,202,363,312	350,044,961,984	179,643,510,348
4. Cost of sales	11	VI.2.	215,528,056,097	85,797,300,321	279,757,820,352	134,681,982,227
5. Gross profit from goods sold and services rendered (20=10-11)	20		34,025,796,758	23,405,062,991	70,287,141,632	44,961,528,121
6. Financial income	21	VI.3.	412,123,997	806,409,316	806,140,406	2,385,920,073
7. Financial expenses	22	VI.4.	6,193,859,825	3,182,996,360	11,806,776,660	5,751,267,857
Where: Interest expense	23		6,931,705,441	3,092,694,300	12,544,622,276	5,660,965,797
8. Profit or loss in joint ventures, associates	24		172,762,348	444,398,553	172,762,348	444,398,553
9. Selling expenses	25	VI.7.	10,323,027,753	5,671,436,153	17,543,826,196	10,336,693,796
10. General and administration expenses	26	VI.7.	6,924,252,728	7,708,357,936	12,334,315,626	15,510,075,189
11. Operating profit {30=20+(21-22)-(25+26)}	30		11,169,542,797	8,093,080,411	29,581,125,904	16,193,809,905
12. Other income	31	VI.5.	2,330,570,763	641,634,508	4,038,441,402	685,650,674
13. Other expenses	32	VI.6.	331,166,946	683,447,204	697,066,674	2,934,579,238
14. Other profit (40= 31-32)	40		1,999,403,817	(41,812,696)	3,341,374,728	(2,248,928,564)
15. Accounting profit before tax (50=30+40)	50		13,168,946,614	8,051,267,715	32,922,500,632	13,944,881,341
16. Current corporate income tax expense	51	VI.9.	1,898,308,439	2,240,122,963	6,265,039,114	4,631,126,603
17. Deferred corporate income tax expense	52	VI.10.	548,837,768	(398,889,578)	620,764,666	(746,863,607)
18. Net profit after corporate income tax (60=50-51-52)	60		10,721,800,407	6,210,034,330	26,036,696,852	10,060,618,345

19. Profit after tax attributable to the Parent company	61	6,351,626,804	3,569,737,061	16,447,283,383	6,133,563,815
20. Profit after tax attributable to non-controlling	62	4,370,173,603	2,640,297,269	9,589,413,469	3,927,054,530
21. Basic earning per share	70 VI.11.	170	114	440	196

Hanoi, July 25, 2025

**COTANA GROUP JOINT STOCK COMPANY**

Prepared by



Le Thi Linh Trang

Chief Accountant



Tran Trong Dai

Deputy General Director



Dinh Thi Minh Hang



**INTERIM CONSOLIDATED CASH FLOW STATEMENT**

(Using the indirect method)

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

		Unit: VND	
ITEMS	Cod es	Notes	
		From January 1, 2025 to June 30, 2025	From January 1, 2024 to June 30, 2024
<b>I. Cash flow from operating activities</b>			
1. Profit before tax	01	32,922,500,632	13,944,881,341
2. Adjustments for			
- Depreciation of fixed assets and investment property	02	1,263,084,360	2,158,044,172
- Provisions	03	(2,698,863,821)	(411,639,192)
- (Gain)/loss from retranslation of monetary items denominated in foreign currency	04	-	(1,321,555)
- Gains, losses from investing activities	05	(2,239,158,266)	(2,838,087,980)
- Interest expense	06	12,544,622,276	5,660,965,797
3. Profit from operating activities before changes in working capital	08	41,792,185,181	18,512,842,583
- Increases/Decreases in receivables	09	53,299,296,433	21,459,457,081
- Increases/Decreases in inventories	10	89,458,029,264	(33,551,310,144)
- Increases/Decreases in payables (excluding interest payable, corporate income tax payable)	11	(142,696,080,550)	(44,809,564,811)
- Increases/Decreases in prepayment expense	12	9,694,661,270	3,354,045,926
- Interest expense paid	14	(12,544,622,276)	(5,546,231,596)
- Corporate income tax paid	15	(2,188,588,878)	(22,486,748,773)
- Other cash outflows	17	(1,658,948,306)	(303,463,319)
Net cash flow from operating activities	20	35,155,932,138	(63,370,973,053)
<b>II. Cash flow from investing activities</b>			
1. Payments for acquisitions, constructions of fixed assets Other long-term assets	21	(35,836,000)	
2. Proceeds from liquidation, disposal of fixed assets and other non-current assets	22	1,950,552,000	9,090,909
3. Cash outflows for lending, buying debt instruments of other entities	23	(12,774,173,351)	(19,920,000,000)
4. Cash recovered from lending, selling debt instruments of other entities	24	35,587,124,063	23,950,152,702
5. Equity investments into other entities	25	-	(1,200,000,000)
6. Cash recovered from investing other entities	26	2,629,360,200	3,087,000,000
7. Interest earned, dividends and received profits	27	413,249,009	1,591,300,661
Net cash flow from investment activities	30	27,770,275,921	7,517,544,272
<b>III. Cash flow from financial activities</b>			
1. Proceeds from issuance of shares, contributions from owners	31	14,389,944,500	765,390,000
2. Proceeds from borrowing	33	119,505,843,939	167,021,436,861
3. Repayment of borrowing	34	(76,859,704,147)	(105,751,841,027)
4. Dividends and profit paid to owner	36	(13,829,023,475)	(785,978,000)
Net cash flow from financial activities	40	43,207,060,817	61,249,007,834

**INTERIM CONSOLIDATED CASH FLOW STATEMENT**

(Using the indirect method)

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

(continued)

		Unit: VND	
ITEMS	Cod es	Notes	
		From January 1, 2025 to June 30,	From January 1, 2024 to June 30,
Net cash flow in the period (50=20+30+40)	50		
		106,133,268,876	5,395,579,053
Cash and cash equivalents at the beginning of the period	60	124,640,784,308	90,871,387,772
Effect of changes in foreign exchange rates	61	-	1,321,555
Cash and cash equivalents at the end of the period (	70	V.1.	
		230,774,053,184	96,268,288,380

Hanoi, July 25, 2025

COTANA GROUP JOINT STOCK COMPANY

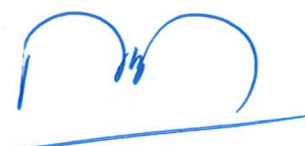
Prepared by

Chief Accountant

Deputy General Director



Le Thi Linh Trang



Tran Trong Dai



Dinh Thi Minh Hang



## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)*

### I. General information

#### 1. Structure of ownership

Cotana Group Joint Stock Company (referred to as "the Company") was formerly known as Thanh Nam Construction Co., Ltd., established on June 1, 1993, under Decision No. 2162/QĐ-UB by the Chairman of the Hanoi People's Committee. It was later converted into Thanh Nam Investment and Construction Joint Stock Company, operating under the initial Certificate of Business Registration No. 0103003621 dated February 4, 2004, issued by the Hanoi Department of Planning and Investment. On August 31, 2017, the Company was renamed Cotana Group Joint Stock Company based on Resolution No. 02/2017/NQ-DHĐCĐ-CNG of the General Meeting of Shareholders of Thanh Nam Investment and Construction Joint Stock Company. The Company has amended its Business Registration Certificate 25 times.

According to the Business Registration Certificate No. 0101482984, 25th amendment dated September 18, 2024, regarding an increase in charter capital and the total number of outstanding shares, the Company's charter capital is **VND 374,089,820,000** (*Three hundred seventy-four billion, eighty-nine million, eight hundred twenty thousand dong*), with a total of 37,408,982 outstanding shares.

The Company's shares are listed on the Hanoi Stock Exchange (HNX) with the stock code CSC.

#### 2. Operating industry

The Company operates in the construction industry, real estate business.

#### 3. Principal activities

The Company's principal activities include:

- Construction project finishing; Rental services for motor vehicles;
- Real Estate Services: Real estate consulting services; real estate advertising services; real estate management services; real estate brokerage services; real estate auction services; real estate valuation services; real estate trading floor services; rental of construction machinery and equipment;
- Agency services for purchasing, selling, and consignment of goods; real estate business operations;
- Installation of power lines and substations up to 35KV; installation of electrical systems, water systems, air conditioning systems, and interior/exterior decoration for construction projects;
- Construction of residential buildings, industrial facilities, transportation works, irrigation projects, and infrastructure engineering.

**The Company' head office:** Lot CC5A, Linh Dam Peninsula, Hoang Liet Ward, Hanoi.

#### 4. Normal production and business cycle

The company's normal production and business cycle is completed within a period of no more than 12 months.

#### 5. The Company's structure

Detailed information about the subsidiaries consolidated into the Company' consolidated financial statements for the period from January 1, 2025 to June 30, 2025 is as follows:

- |    |  |   |
|----|--|---|
| 1. | Cotana Infrastructure Construction Joint Stock Company | Address: Lot CC5A, Linh Dam Peninsula, Hoang Liet, Hanoi<br>Main Activities: Construction of bridges and roads<br>Proportion of ownership interest: 51 %<br>Proportion of voting right: 51%                 |
| 2. | Cotana Consultant Construction Joint Stock Company     | Address: Lot CC5A, Linh Dam Peninsula, Hoang Liet, Hanoi<br>Main Activities: Consulting, supervision, and construction design.<br>Proportion of ownership interest: 51 %<br>Proportion of voting right: 51% |

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS***(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)*

- |  |   |
|--|---|
| 3. Cotana Investment Consultancy and Trading Joint Stock Company         | Address: Lot CC5A, Linh Dam Peninsula, Hoang Liet, Hanoi City<br>Main Activities: Trading business<br>Proportion of ownership interest: 51 %<br>Proportion of voting right: 51%   |
| 4. Cotana Capital Housing Investment and Development Joint Stock Company | <b>Address:</b> CM3-03 Camellia An Van Duong, Urban Area, Vy Da Ward, Hue City.<br><b>Main Activities:</b> Real estate investment and business.<br>Proportion of ownership interest: 65,60% (i)<br>Proportion of voting right: 71,12 % (ii) |
| 5. Cotana Ecolife urban Development joint stock company                  | <b>Address:</b> DAH2-03A Dahlia, An Van Duong Urban Area, Vy Da Ward, Hue City<br><b>Main activity:</b> Real estate investment and development<br>Proportion of ownership interest: 53,53% (iii)<br>Proportion of voting right: 55,00% (iv) |

(i) The Company's ownership interest in Cotana Capital Housing Investment and Development Joint Stock Company is 65.60%, comprising: a direct ownership interest of 59.85%; an indirect ownership interest of 1.63% through Cotana Investment and Trading Consultancy Joint Stock Company; an indirect ownership interest of 2.42% through Cotana Construction Consultancy Joint Stock Company; and an indirect ownership interest of 1.69% through Cotana Infrastructure Construction Joint Stock Company.

(ii) The Company's voting rights in Cotana Capital Housing Investment and Development Joint Stock Company amount to 71.12%, including: direct voting rights of 59.85%; indirect voting rights of 3.20% through Cotana Investment and Trading Consultancy Joint Stock Company; indirect voting rights of 4.75% through Cotana Construction Consultancy Joint Stock Company; and indirect voting rights of 3.32% through Cotana Infrastructure Construction Joint Stock Company

(iii) According to the Charter of Cotana Ecolife Urban Joint Stock Company, Cotana Group Joint Stock Company holds a 52% equity interest in Cotana Ecolife Urban Joint Stock Company. As of June 30, 2025, the Company's actual ownership interest in Cotana Ecolife Urban Joint Stock Company is 53.53%, comprising: a direct ownership interest of 52.00%; and an indirect ownership interest of 1.53% through Cotana Construction Consultancy Joint Stock Company

(iv) The Company's voting rights in Cotana Ecolife Urban Joint Stock Company amount to 55.00%, comprising: direct voting rights of 52.00%; and indirect voting rights of 3.00% through Cotana Construction Consultancy Joint Stock Company.

Detailed information on significant associates is presented in the consolidated financial statements using the equity method for the period from January 1, 2025 to June 30, 2025, as follows:

- |                                    |   |
|------------------------------------|---|
| 1. BMS - Thanh Nam Company Limited | Address: Kieu Phu, Hanoi<br>Main Activities: Rebar production.<br>Capital contribution ratio: 25.09%<br>Voting rights ratio: 25.09% |
|------------------------------------|---|



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)*

- |    |   |  |
|----|---|--|
| 2. | Cotana Green<br>Landscape Architecture<br>Joint Stock Company | Address: Lot CC5A, Linh Dam Peninsula, Hoang Liet, Hanoi<br>Main Activities: Landscape architecture<br>Capital contribution ratio: 20.68%<br>Voting rights ratio: 20.68%         |
| 3. | Green Garden Urban<br>Service Joint Stock<br>Company          | Address: 2nd Floor, CM3-21 Camellia, An Van Duong Urban Area,<br>Vy Da Ward, Hue City<br>Main Activities: Service<br>Capital contribution ratio: 30%<br>Voting rights ratio: 30% |
| 4. | Cotana Construction<br>Joint Stock Company                    | Address: Lot CC5A, Linh Dam Peninsula, Hoang Liet, Hanoi<br>Main Activities: Construction<br>Capital contribution ratio: 45%<br>Voting rights ratio: 45%                         |

List of independent accounting units:

The company has 01 branch, Cotana Group Joint Stock Company Branch, located at No. 2-4-6, Street No. 7, Conic residential area, Nguyen Van Linh Street, Phong Phu Commune, Binh Chanh District, Ho Chi Minh City, Vietnam.

**6. Disclosure of information comparability in the Consolidated Financial Statements**

The corresponding information, data, and figures in the Company's consolidated financial statements for the period from January 1, 2025 to June 30, 2025 are presented as comparative information, data, and figures.

**II. Accounting period, accounting currency**

**1. Accounting period**

The Company's accounting period begins on 01/01 and ends on 31/12 every year.

**2. Accounting currency**

The currency used in accounting is Vietnam dong ("VND") accounted under the principle of historical cost, in accordance with Vietnamese Accounting Standards, Vietnamese Accounting regime for enterprises and the legal regulations related to the preparation and presentation of Consolidated Financial Statements.

**III. Applied accounting regime and standards**

**1. Applied accounting regime and standards**

The Company applies Vietnamese Accounting regime and Vietnamese Accounting Standards for enterprises promulgated under the Circular No. 200/2014/TT-BTC dated 22/12/2014 by Ministry of Finance guiding the Accounting Regime for Enterprises and Circular No. 53/2016/TT-BTC dated 21/03/2016 by Ministry of Finance regarding amendment to some articles of Circular No. 200/2014/TT-BTC; prepares and presents

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)*

the Consolidated Financial Statements in accordance with Circular No. 202/2014/TT-BTC dated 22/12/2014 by Ministry of Finance.

### 2. Statement on the compliance to Accounting Standards and Accounting regime

The Company's Consolidated Financial Statements are prepared and presented in accordance with Vietnamese Accounting Standards and current Vietnamese Accounting regime for enterprises and the laws and regulations in relation to the preparation and presentation of Consolidated Financial Statements.

## IV. Significant accounting policies

### 1. Basis for the consolidation of Financial Statements

The consolidated financial statements include the financial statements of the Company, its branches, and the financial statements of the companies controlled by the Company (subsidiaries), prepared for the period from January 1, 2025 to June 30, 2025. Control is achieved when the Company has the ability to govern the financial and operating policies of the investee companies in order to obtain benefits from their activities. Business performance of subsidiaries which have been acquired or disposed in the period is presented in the Consolidated Income Statement from acquisition date or as at disposal date of investment in subsidiaries.

Where necessary, the Financial Statements in subsidiaries are adjusted so accounting policies which are being applied in the Company and subsidiaries are the same.

All transactions and balances between companies in the same Group are canceled out upon consolidating the Financial Statements.

### Non - controlling interest

The non-controlling interest in the net assets of the consolidated subsidiary is recognized as a separate item distinct from the equity of the parent company's shareholders. The non-controlling interest includes the value of the non-controlling interest at the date of initial business combination and the portion of the non-controlling interest in the changes in the total equity since the business combination date. Losses incurred in the subsidiary should be allocated in accordance with the non-controlling interest's share, even if the losses exceed the non-controlling interest's share in the subsidiary's net assets.

### Investment in associate companies

An associate company is a company in which the Company has significant influence, but is not a subsidiary or joint venture of the Company. Significant influence is evidenced by the ability to participate in making decisions on financial and operational policies of the investee, but without control or joint control over those policies. Typically, the Company is considered to have significant influence if it holds more than 20% of the voting rights in the investee. Investments in the Company's associate companies are accounted for using the equity method.

Under the equity method, the investment is initially recognized on the consolidated balance sheet at cost, and then adjusted for changes in the Company's share of the investee's net assets after the acquisition. Any goodwill arising from the investment in an associate is reflected in the carrying amount of the investment. The Company does not allocate this goodwill but annually assesses whether it is impaired. The consolidated statement of profit or loss reflects the Company's share of the profit or loss of the associate after the acquisition date.

When the Company's share of losses of an associate exceeds its interest in the associate accounted for under the equity method, the carrying amount of the investment is reduced to zero, and recognition of further losses is discontinued, except to the extent that the Company has an obligation to cover or has already covered the losses on behalf of the associate.



## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)*

### 2. Estimates

The preparation of Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of Consolidated Financial Statements requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the Consolidated Financial Statements and the reported amounts of revenues and expenses during the period. Although these accounting estimates are based on the management's best knowledge, actual results may differ from those estimate.

### 3. Principle of recognizing cash and cash equivalents

Cash and cash equivalents comprise cash in hand, demand deposits and other short-term (no more than 3 months), liquid investments that are readily convertible to a known amount of cash and which are subject to an insignificant risk of changes in value.

### 4. Accounting principle for financial investments

#### a) Trading securities

Trading securities are securities held by the Company for the purpose of buying and selling to earn a profit. Trading securities are recorded in the accounting books at cost. The cost of trading securities is determined based on the fair value of the payments at the transaction date, plus any costs related to the purchase of the trading securities.

The recognition of trading securities occurs at the time the Company obtains ownership, specifically as follows:

- + For listed securities: they are recognized at the time of order matching (T+0).
- + For unlisted securities: they are recognized at the time the official ownership rights are obtained in accordance with the law.

Interest, dividends, and profits from periods prior to the purchase of trading securities are recorded as a reduction in the value of the trading securities. Interest, dividends, and profits from periods after the purchase of trading securities are recognized as revenue.

A provision for impairment of trading securities is made for each type of security bought and sold on the market that has a market value lower than its cost.

#### b) Held-to-maturity investments

Held-to-maturity investments consist of investment amounts that the Company intends and is able to hold to the maturity date. Held-to-maturity investments include: term deposits in banks; and loans and receivables held to maturity for the purpose of earning periodic interest and other investments held to maturity.

Held-to-maturity investments are recognized starting from the acquisition date and initial value of such held-to-maturity investments are determined under purchase price and expenses related to transactions of purchasing investment amounts. Interest proceeds from held-to-maturity investments after purchase date are recognized on the Consolidated Income Statement on the basis of estimates. Interest before the Company holds the investments shall be deducted from historical cost at purchase time.

Held-to-maturity investments are determined as historical cost minus provisions for doubtful and bad debts. Provision for doubtful debts relating to held-to-maturity investments is made in accordance with prevailing accounting regulations.

#### c) Loan receivables

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)*

Loan receivables are measured at cost less provision for doubtful debts.

Provisions for doubtful receivables on loans of the Company are made in accordance with current accounting regulations.

### *d) Investments in equity instruments of other entities*

Investments in equity instruments of other entities include equity investments where the Company does not have control, joint control, or significant influence over the investee.

Investments in equity instruments of other entities are initially recognized at cost, including the purchase price or capital contribution, plus any directly related costs incurred for the investment activity. Dividends and profits from periods prior to the purchase of the investment are recorded as a reduction in the value of the investment itself. Dividends and profits from periods after the purchase of the investment are recognized as revenue.

Provisions for impairment of investments in equity instruments of other entities are made at the time of preparing Consolidated Financial statements if the investments show a decline compared to their cost value. The Company makes provisions as follows:

- + For investments in listed shares or when the fair value of the investment can be reliably determined, the provision for impairment is based on the market value of the shares.
- + For investments where the fair value cannot be determined at the reporting date, the provision is made based on the difference between the actual contributions of the parties in the other entity and the actual equity, multiplied by the Company's ownership ratio in relation to the total actual contributions of the parties in the other entity.

Increase or decrease in the provision for impairment of investments in equity instruments of other entities at the closing date for the preparation of separate financial statements is recognized as financial expense.

## 5. Accounting principle for receivables

Receivables are presented as net book value less allowance for doubtful and bad debts. Classification of receivables is made on the following principle:

- Trade accounts receivable consist of receivables with their commercial nature arising from transactions with their purchasing-selling nature between the Company and buyers who are independent entities from the Company.
- Other receivables consist of receivables with their non-commercial nature, not related to transactions with their purchasing-selling nature.

Allowance for doubtful and bad debts is made for each doubtful or bad debt based on age of each debt amounts or estimated loss that may incur because debtors are insolvent under liquidation, bankruptcy or similar hardship.

Increase, decrease in provision for bad and doubtful debts to be made at the cut-off date for Consolidated Financial Statements shall be recognized into general administration expenses.

## 6. Principle for recognizing inventories

Inventories are recognized at the lower price between historical cost and net realizable value. Historical cost of inventories consists of expenses of acquisition, processing and other directly related expenses (if any) incurred to bring inventories to their present location and condition.



## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

Net realizable value is determined as the estimated selling price of inventories during the normal business period minus the estimated costs to complete and necessary estimated costs to sell.

Value of inventories is determined by the Specific Identification Method and accounted for by perpetual method.

The company's provision for inventory write-down is made according to current accounting regulations. Accordingly, the company is allowed to establish provisions for obsolete, damaged, or low-quality inventory, and in cases where the cost of inventory exceeds its net realizable value at the end of the fiscal year.

### 7. Principle for fixed asset recognition and depreciation

#### 7.1. Principle for tangible fixed asset recognition and depreciation

Tangible fixed assets are recognized at their historical cost, presented in the Consolidated Balance Sheet under the items of historical cost, accumulated depreciation and carrying amount.

The historical cost of procured tangible fixed assets includes their purchase price (excluding trade discount or other discount), taxes and directly related costs to bring such assets into the ready-for-use state.

Historical cost of fixed assets which are constructed by contractors includes value of completed and handover works, directly-related costs and stamp duty.

The historical cost of procured tangible fixed assets include actual price of tangible fixed assets which are self-constructed or self-made and their installation and commissioning expense.

The expenses incurred after the initial recognition of tangible fixed assets are recorded as the increases of historical cost of assets when these expenses are sure to increase economic benefits in the future. The incurred expenses which do not satisfy the above conditions are recognized into production and business operation expense in the year.

The Company applied straight-line depreciation method to tangible fixed assets. Tangible fixed assets are accounted and classified into groups by their nature and purpose of utilization in the Company's production and business operation, including:

Type of fixed assets	Depreciation duration <years>
Building and structures	15 - 49
Machinery, equipment	05 - 10
Transport vehicles, transmission equipment	06 - 07
Office equipment	03 - 06
Others	03

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognised in the Consolidated Income Statement.

#### 7. Principle for intangible fixed asset recognition and amortization

Intangible fixed assets are recognized at their historical cost, presented in the Consolidated Balance Sheet under the items of historical cost, accumulated amortization and carrying amount.

Historical cost of acquired intangible fixed assets consists of their total purchase price to bring the assets to their state of ready-to-use. The costs arising after initial recognition of intangible fixed assets are recorded as production costs in the period excluding specific costs of a specific intangible asset, enabling an increase in the future economic benefits.

When an intangible fixed asset is sold or disposed, historical cost and accumulated depreciation are written off and gain or loss from disposal is recognized into income or expense in the period.



## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)*

Intangible fixed asset of the Company includes: Computer software, Land use right.

### Computer software

Costs related to computer software programs that are not an integral part of the related hardware are not capitalized. The cost of computer software is the total amount the Company has spent up to the point of putting the software into use. Computer software is amortized using the straight-line method over a period of 3 years.

### Land use rights

Land use rights represent all the actual costs incurred by the Company that are directly related to the land use, including: costs for acquiring land use rights, compensation costs, site clearance, land leveling, registration fees, etc. Land use rights with an indefinite term are not subject to depreciation.

### 8. Recognition and allocation of prepaid expense

Prepaid expenses include actual costs incurred that are related to the results of business activities over multiple accounting periods. Prepaid expenses include: costs of tools and equipment used awaiting allocation, sales brokerage costs, and other costs awaiting allocation.

Tools and equipments put to use are deferred using the straightline method over a timespan of 01 to 03 years.

Sales brokerage costs are all expenses incurred by the Company for the purpose of selling future-developed apartments, and these costs are allocated when revenue from the apartment sales is recognized.

### 9. Recognizing liabilities

Liabilities are payables to suppliers and payees. Liabilities comprise trade accounts payable and other payables. Liabilities are not recognized lower than payment obligation.

Liabilities are categorized into items as follows:

- Trade accounts payable comprises liabilities with their commercial nature arising from purchasing goods, services, assets and the suppliers are independent from buyers.
- Other amounts payable comprise amounts payable with their non-commercial nature, not related to transactions of purchasing, selling and supplying goods, services.

Liabilities are monitored by details of each item and due date.

### 10. Principles for recognizing borrowings and finance lease liabilities

Borrowings and finance lease liabilities are recognized based on receipts, bank documents, promissory notes, and loan and finance lease agreements.

Borrowings and finance lease liabilities are tracked by each individual item and term.

### 11. Principle for recognizing accrued expense

Accrued expenses consist pre-deductions for completed volumes, interest expenses payable and other accrued expenses, including actual expenses incurred in the reporting period but unpaid because no invoice was available or accounting documents are missing, being recognized in operating expenses of the reporting period and payables that have not incurred because goods, services are not recognized but accrued into operating expenses in the period to secure there will be no abnormal variance in operating expenses when they actually incur.

Accrued expenses on production and business expenses in the period are calculated strictly with reasonable and reliable evidence on the expenses to be accrued in the period to ensure the accounting expenses payable to be accounted will match the actual costs incurred.

### 12. Principle for recognizing provisions for liabilities

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)*

Provisions for liabilities are recognized when the Company has a present obligation resulting from a past event, and it is probable that the Company will be required to settle the obligation. The provisions are determined based on the estimate of the Board of Directors regarding the necessary expenses to settle the obligation as of the end of the financial year.

The Company's provisions for liabilities are warranty provisions for construction projects, which are established for each construction project with a warranty commitment.

The provision for warranty is not to exceed 5% of the settled value. This rate is estimated based on warranty cost data from previous years and the weighted probability of all possible outcomes with their corresponding probabilities. Upon expiration of the warranty period, any unused or partially used warranty provision for construction projects is recognized as other income.

### 13. Principle for recognizing unearned revenue

The Company's unearned revenue during the accounting period is the revenue received in advance from customers who have paid for one or more periods of office rental at Cotana Building, Lot CC5A, Linh Dam Peninsula, Hoang Mai, Hanoi, and the revenue received in advance for utility service fees paid by customers for multiple periods

### 14. Principle for recognizing owner's equity

Capital investment of the Company's owners is recognized by shareholders' actual capital contribution.

Share premium is recognized as the difference between the issue price and the par value of the shares when they are issued for the first time or through a subsequent issuance.

Other capital of the owner is the amount that the subsidiary pays dividends to the parent company in shares.

Retained earnings are the profit amounts from enterprise's business operation after deducting CIT expense this year and the retroactive adjustments due to changes in accounting policies and the retroactive adjustment of material misstatements in the previous years.

Profit after corporate income tax is allocated to shareholders right after funds are made for under the Corporation Article of the Company as well as legal regulations and upon approval of the Annual General Meeting.

The distribution of profits to shareholders is considered to be non-monetary items included in undistributed after-tax profits, which may affect cash flow and the ability to pay dividends such as interest from revaluation of assets brought for capital contribution, interest from revaluation of monetary items, etc Financial instruments are other non-monetary items.

Dividends are recognized as a liability after the Board of Directors' announcement of the dividend declaration and the notification of the dividend entitlement date from the Vietnam Securities Depository.

### 15. Principle and method of recognizing revenue, other income

The Company's revenue includes sales revenue, service provision revenue, construction and installation revenue, equipment and office leasing and revenue from deposit interest and dividend collection.

#### *Revenue from goods sales*

Revenue from goods sales is recognized upon simultaneously meeting the following five (5) conditions as follows:



## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

- The Company has transferred the majority of risks and benefits associated with the right to own the products or goods to the buyer;
- The Company no longer holds the right to manage the goods as the goods owner, or the right to control the goods;
- Turnover is determined with relative certainty. In case the contract specifies that buyers have the right to return goods or products that were bought under specific terms, the revenue is only recognized when these specific terms no longer exist and the buyers have no right to return goods or products (except for the case that customers can return goods as exchange to other goods or services).
- The Company gained or will gain economic benefits from the sale transaction; and
- It is possible to determine the costs related to the goods sale transaction.

### *Revenue from services rendered*

Revenue from service transactions is recognized when the outcome of the transaction can be reliably determined. In cases where service transactions span multiple periods, revenue is recognized in the period based on the progress of work completed as of the financial statement date of that period. The outcome of a service transaction is determined when all of the following four (4) conditions are met::

- Turnover is determined with relative certainty. In case the contract specifies that buyers have the right to return services that were bought under specific terms, the revenue is only recognized when these specific terms no longer exist and the buyers have no right to return services rendered;
- It is possible to obtain economic benefits from the service provision transaction;
- The work volume completed on the cut-off date of the Financial Statements can be determined; and
- The costs incurred from the transaction and the costs of its completion can be determined.

### *Construction Revenue*

When the outcome of a construction contract can be reliably estimated:

- For construction contracts where the contractor is paid according to the planned schedule, revenue and related costs are recognized in accordance with the work completed, as determined by the Company, at the end of the accounting period.
- For construction contracts where the contractor is paid according to the value of the work completed, revenue and related costs are recognized based on the work completed, as confirmed by the customer and reflected in the issued invoices.
- Increases or decreases in construction volume, compensation received, and other income are recognized as revenue only when agreed upon with the customer.

When the outcome of a construction contract cannot be reliably estimated:

- Revenue is recognized only to the extent of the contract costs incurred for which reimbursement is reasonably certain.
- Contract costs are recognized as expenses only when incurred.
- The difference between the cumulative revenue recognized for the construction contract and the cumulative amount invoiced according to the planned progress of the contract is recognized as receivables or payables according to the planned progress of the construction contracts.

### *Interest Income*

Interest income is recognized on an accrual basis and is determined based on the balances of deposit accounts and the actual interest rates for each period.

### *Dividends and Profit Sharing*



## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

Dividends and profit sharing are recognized when the Company acquires the right to receive dividends or profit from its investments. Dividends received in the form of shares are only tracked by the increased number of shares and are not recognized as the value of shares received.  
Advances received from customers are not recognized as revenue for the period.

### 16. Principles for Accounting Financial Expenses

Financial expenses are recognized in the separate income statement as the total financial expenses incurred during the year, without offsetting against financial operating income. These expenses include interest expenses and provisions for losses on financial investments.

### 17. Other accounting principles and methods

#### Tax obligations

##### Value added tax (VAT)

The Company declares and calculates VAT under the guidelines of current Taxation Law.

##### Corporate income tax

Corporate income tax presents the total amount of current tax payable and deferred tax.

Current tax payable is calculated on taxable profit in the period. Taxable income differs from net profit presented in the Income Statement because taxable income does not include assessable incomes or expenses or deductible one in other years (including losses carried forward, if any) and it further excludes items that are non-taxable or non-deductible.

The Company applies the corporate income tax rate of 20% on taxable profits.

Deferred income tax was calculated on the differences between the book value and the income tax basis of asset or liability items on the consolidated financial statements and was recorded in the consolidated financial statements. Deferred tax liabilities must be recognized for all differences between the book value and the income tax basis of asset or liability items on the consolidated financial statements, and assets for deferred income tax was only recognized when it was certain that there would be enough taxable profit in the future to offset the differences between the book value and the income tax basis of asset or liability items on the consolidated financial statements.

Deferred income tax was determined at the tax rate expected to apply in the year in which the asset was realized or the payable was settled. Deferred income tax was recorded in the income statement and recorded in equity only when the tax was related to items recorded directly in equity.

Deferred tax assets and deferred tax liabilities were offset when Company had a legally enforceable right to offset current tax assets against current tax payables and when the deferred income tax assets and deferred income tax liabilities related to corporate income taxes were administered by the same tax agency and the Company intended to pay current income taxes on a net basis.

The determination of the Company's corporate income tax was based on current tax regulations. However, these regulations may change from time to time, so the final determination of corporate income tax depended on the inspection results of the competent tax agency.

##### Other tax

Other taxes and fees were declared and paid by enterprise to local tax agency according to current tax laws in Vietnam.

### 18. Segment reporting

A segment is a distinguishable component of the Company that engages in the provision of a relevant product or service (segment by line of business), or in the provision of a product or service within a specific economic environment (segment by geographic area) in which the segment has risks and

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)*

economic benefits other than other business divisions. The Board of Directors believes that the Company's main activity is real estate business and mainly operates in a division according to the geographical area of Vietnam. Therefore, the Company does not present the division report by business field and geographical area of Vietnam Accounting Standard No. 28 – Segment reporting.

## COTANA GROUP JOINT STOCK COMPANY

Address: Lot CC5A, Linh Đàm Peninsula, Hoang Liet Ward, Hanoi

## INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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

Form no B09a - DN/HN

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

## V. Additional information of items presented in the Consolidated Balance Sheet

## 1. Cash and cash equivalents

	30/06/2025	01/01/2025
	VND	VND
<i>Cash</i>		
Cash on hand	206,555,053,184	100,421,784,308
Cash in bank	1,963,000,276	2,536,857,348
	204,592,052,908	97,884,926,960
<i>Cash equivalents</i>	24,219,000,000	24,219,000,000
<b>Total</b>	<b>230,774,053,184</b>	<b>124,640,784,308</b>

## 2. Financial investments

	30/06/2025	01/01/2025
	VND	VND
a) <b>Trading securities</b>		
Total value of shares	60,428	10,400
	60,428	10,400
GTA: Thuan An Wood Processing	60,428	10,400
Joint Stock Company		

## b) Hold-to-maturity investment

	30/06/2025	01/01/2025
	Historical cost	Historical cost
	book value	book value
<b>Short-term</b>		
Term deposits not exceeding 12 months	23,708,901,654	23,708,901,654
<b>Total</b>	<b>23,708,901,654</b>	<b>23,708,901,654</b>

Unit: VND



**COTANA GROUP JOINT STOCK COMPANY**

Address: Lot CC5A, Linh Đàm Peninsula, Hoang Liet Ward, Hanoi

**INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

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

**Form no B09a - DN/HN**

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)*

**V. Additional information of items presented in the Consolidated Balance Sheet**

**c) Investing in contributing capital to other units**

	<b>30/06/2025</b>			<b>01/01/2025</b>		
	Historical cost	Cumulative	book value	Historical cost	Cumulative	book value
Thanh Nam Glass Company Limited			-	2,070,000,000	(737,955,874)	1,332,044,126
BMS - Thanh Nam Company Limited	4,311,878,500	(1,807,089,847)	2,504,788,653	4,311,878,500	(1,807,089,847)	2,504,788,653
Cotana Green Landscape Architecture Joint Stock Company	600,000,000	2,143,375,856	2,743,375,856	600,000,000	2,143,375,856	2,743,375,856
Green Garden Urban Service Joint Stock Company	1,500,000,000	2,358,759,504	3,858,759,504	1,500,000,000	2,358,759,504	3,858,759,504
Cotana Construction Joint Stock Company	4,500,000,000	(577,413,802)	3,922,586,198	4,500,000,000	(750,176,150)	3,749,823,850
<b>Total</b>	<b>10,911,878,500</b>	<b>2,117,631,711</b>	<b>13,029,510,211</b>	<b>12,981,878,500</b>	<b>1,206,913,489</b>	<b>14,188,791,989</b>

Unit: VND

**Invest in other entities**

	<b>30/06/2025</b>			<b>01/01/2025</b>		
	Historical cost	Provision	book value	Historical cost	Provision	book value
Capital Construction and Trading Joint Stock Company		-	-	59,360,200	-	59,360,200
Thanh Nam Import-Export Joint Stock Company	550,000,000	(47,247,792)	502,752,208	550,000,000	(47,137,534)	502,862,466
ICC BIG Construction Investment Joint	534,017,688	-	534,017,688	534,017,688	-	534,017,688
Hudland Trade and Service Joint Stock Company		-	-	500,000,000	-	500,000,000
Capella Viet Nam Joint Stock Company	500,000,000	(290,874,163)	209,125,837	500,000,000	(290,874,163)	209,125,837
Thanh Nam Architecture and Interior Joint Stock Company	400,000,000	-	400,000,000	400,000,000	-	400,000,000
<b>Total</b>	<b>1,984,017,688</b>	<b>(338,121,955)</b>	<b>1,645,895,733</b>	<b>2,543,377,888</b>	<b>(338,011,697)</b>	<b>2,205,366,191</b>

Form no B09a - DN/HN

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**  
(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

**2. Trade accounts receivable**

	30/06/2025		01/01/2025	
	VND		VND	
	Amount	Provision	Amount	Provision
<b>a) Short-term</b>				
DB investment and development one member company limited	3,769,375,000	(580,812,500)	3,769,375,000	(580,812,500)
Ecopark Corporation Joint Stock Company	13,794,801,877	-	13,662,620,141	-
Ivland Joint Stock Company	197,305,666,301	-	231,540,800,026	-
Others	63,904,777,048	(9,506,496,136)	86,426,271,699	(8,361,142,044)
<b>Total</b>	<b>278,774,620,226</b>	<b>(10,087,308,636)</b>	<b>335,399,066,866</b>	<b>(8,941,954,544)</b>

**b) Receivables from related parties: Details are presented in Note VIII.2.**

**3. Advances to suppliers**

	30/06/2025		01/01/2025	
	VND		VND	
	Amount	Provision	Amount	Provision
<b>a) Short-term</b>				
Dai Duong Ecological Investment Joint Stock Company	4,240,115,198	-	4,240,115,198	-
Othes	9,339,230,826	(695,851,541)	9,415,941,326	(1,247,426,781)
<b>Total</b>	<b>13,579,346,024</b>	<b>(695,851,541)</b>	<b>13,656,056,524</b>	<b>(1,247,426,781)</b>

**b) Prepayments to related party suppliers: Details are presented in Note VIII.2.**

**4. Loans receivable**

	30/06/2025		01/01/2025	
	VND		VND	
	Amount	Provision	Amount	Provision
<b>Short-term</b>				
Mr. Doan Van Vinh	-	-	18,331,950,712	-
Others	5,100,000,000	(5,100,000,000)	901,214,000	(901,214,000)
<b>Total</b>	<b>5,100,000,000</b>	<b>(5,100,000,000)</b>	<b>19,233,164,712</b>	<b>(901,214,000)</b>

**5. Other receivables**

	30/06/2025		01/01/2025	
	VND		VND	
	Amount	Provision	Amount	Provision
<b>a) Short-term</b>	<b>55,916,323,564</b>	<b>-</b>	<b>58,480,122,678</b>	<b>(1,178,140,333)</b>
<i>Advances</i>	<i>2,811,023,732</i>	<i>-</i>	<i>6,233,765,640</i>	<i>(97,899,455)</i>
Others	2,811,023,732	-	6,233,765,640	(97,899,455)
<i>Deposits and pledged collateral</i>	<i>100,000,000</i>	<i>-</i>	<i>100,000,000</i>	<i>-</i>
An Binh Commercial Joint Stock Bank – Dai Kim Transaction Office	100,000,000	-	-	-
Others	-	-	100,000,000	-
<i>Accrued interest and interest receivables from loans</i>	<i>168,996,124</i>	<i>-</i>	<i>133,880,364</i>	<i>-</i>
<i>Other receivables</i>	<i>52,836,303,708</i>	<i>-</i>	<i>52,012,476,674</i>	<i>(1,080,240,878)</i>



Form no B09a - DN/HN

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

BB Investment and Development One Member Company Limited	18,929,875,000	-	18,929,875,000	-
DB Investment and Development One Member Company Limited	12,858,125,000	-	12,858,125,000	-
Kieu Le Construction Joint Stock Company	5,197,260,274	-	5,000,000,000	-
Bemes Production and Export-Import Corporation	13,976,303,684	-	12,973,709,486	-
Others	1,874,739,750		2,250,767,188	(1,080,240,878)
<b>b) Long-term</b>	<b>621,600,000</b>	-	<b>374,480,000</b>	<b>(72,300,000)</b>
Deposits and pledged collateral	621,600,000	-	206,600,000	-
Other receivables	-	-	167,880,000	(72,300,000)
Others	-		167,880,000	(72,300,000)
<b>Total</b>	<b>56,537,923,564</b>	-	<b>58,854,602,678</b>	<b>(1,250,440,333)</b>

c) Other receivables are from related parties: Detailed in Note VIII.2.

6. Bad debts	30/06/2025		01/01/2025	
	VND		VND	
	Historical cost	Recoverable amount	Historical cost	Recoverable amount
<b>Total value of overdue receivables</b>				
<i>Trade receivables</i>	13,651,660,875	3,564,352,239	12,515,306,783	3,573,352,239
HUD1 Investment and Construction Joint Stock Company	527,666,305	-	527,666,305	-
Housing and Urban Development Holdings Corporation Limited	720,914,571	-	720,914,571	-
Development Limited Company No1	-	-	1,574,946,164	-
DB Investment and Development One Member Company Limited	3,769,375,000	3,188,562,500	3,769,375,000	3,188,562,500
BOT Quoc Lo 6 – Hoa Lac – Hoa Binh One-Member Limited Liability Company	1,322,719,462	-	1,322,719,462	-
Others	7,310,985,537	375,789,739	4,599,685,281	384,789,739
<i>Advances</i>	-	-	97,899,455	-
<i>Other receivables</i>	-	-	1,080,240,878	-
Others	-	-	1,080,240,878	-
<i>Advances to suppliers</i>	695,851,541	-	1,247,426,781	-
Others	695,851,541	-	1,247,426,781	-
<i>Loan receivables</i>	690,240,878	-	901,214,000	-
<b>Total</b>	<b>15,037,753,294</b>	<b>3,564,352,239</b>	<b>15,842,087,897</b>	<b>3,573,352,239</b>

**7. Inventories**

	30/06/2025		01/01/2025	
	VND		VND	
	Amount	Provision	Amount	Provision
Raw material	47,878,638	-	3,284,692,846	-
Work in progress	1,520,080,053,163	-	1,611,208,311,118	-
Merchandise	14,676,702,533		13,496,115,203	-
Real Estate Commodities	13,346,285,901	-	13,250,353,901	-

Form no B09a - DN/HN

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

<b>Total</b>	<b>1,548,150,920,235</b>	<b>-</b>	<b>1,641,239,473,068</b>	<b>-</b>
--------------	--------------------------	----------	--------------------------	----------

**8. Increase, decrease in intangible fixed assets**

			Unut: VND
Item	Land use rights	Software programs	Total
<b>Historical cost</b>			
Balance as of January 1, 2024	3,153,499,999	366,516,990	3,520,016,989
Balance as of June 30, 2025	3,153,499,999	366,516,990	3,520,016,989
<b>Cumulative Depreciation</b>			
Balance as of January 1, 2025	-	353,966,462	353,966,462
Depreciation during the period	-	8,622,500	8,622,500
Balance as of June 30, 2025	-	362,588,962	362,588,962
<b>Remaining value</b>			
At January 1, 2025	3,153,499,999	12,550,528	3,166,050,527
At June 30, 2025	3,153,499,999	3,928,028	3,157,428,027



**COTANA GROUP JOINT STOCK COMPANY**

Address: Lot CC5A, Linh Đàm Peninsula, Hoang Liet Ward, Hanoi

**INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

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

**Form no B09a - DN/HN**

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)*

**9. Increase, decrease tangible fixed assets**

Items	Building and structures	Machinery, equipment	Transportation means	Managerial equipment, tools	Others	Total	Unit: VND
<b>Historical cost</b>							
Balance as at January 1, 2025	42,024,751,289	18,022,761,237	22,427,705,045	1,780,233,634	1,289,000,000	85,544,451,205	
Liquidation, transfer	-	(7,690,902,864)	(2,551,455,182)	-	-	(10,242,358,046)	
Balance as at June 30, 2025	42,060,587,289	10,331,858,373	20,276,249,863	1,780,233,634	1,289,000,000	75,737,929,159	
<b>Accumulated depreciation</b>							
Balance as at January 1, 2025	16,500,426,280	17,226,628,973	18,577,800,358	1,580,102,527	1,289,000,000	55,173,958,138	
Depreciation for the period	609,982,307	254,704,485	374,483,789	15,291,279	-	1,254,461,860	
Liquidation, transfer	-	(7,440,564,510)	(1,884,259,396)	-	-	(9,324,823,906)	
Balance as at June 30, 2025	17,110,408,587	10,040,768,948	17,068,024,751	1,595,393,806	1,289,000,000	47,103,596,092	
<b>Carrying amount</b>							
As at January 1, 2025	25,524,325,009	796,132,264	3,849,904,687	200,131,107	-	30,370,493,067	
As at June 30, 2025	24,950,178,702	291,089,425	3,208,225,112	184,839,828	-	28,634,333,067	

Form no B09a - DN/HN

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

**10. Prepayments**

	30/06/2025 VND	01/01/2025 VND
<b>a) Short-term</b>	<b>19,517,450,381</b>	<b>27,962,312,158</b>
Issued tools and instruments awaiting for allocation	2,212,690,579	2,442,499,335
Brokerage costs for selling houses of the Camellia project	2,781,087,016	4,149,823,783
Brokerage costs for selling houses of the Dahlia housing project	1,392,310,030	3,269,205,667
Brokerage cost for selling houses of the IRIS housing project	3,887,333,666	6,176,916,411
Brokerage costs for selling houses XH2	75,494,830	1,537,541,866
Other prepayments	9,168,534,260	10,386,325,096
<b>b) Long - term</b>	<b>2,190,886,247</b>	<b>3,457,080,792</b>
Issued tools and instruments awaiting for allocation	2,182,766,370	2,417,248,927
Prepaid office lease expenses	8,119,877	1,039,831,865
<b>Total</b>	<b>21,708,336,628</b>	<b>31,419,392,950</b>

**11. Trade accounts payable**

	30/06/2025 VND		01/01/2025 VND	
	Amount	Amount payable	Amount	Amount payable
<b>a) Short-term</b>				
Viet Nam Consultancy Investment Construction Joint Stock Company	6,743,869,923	6,743,869,923	5,230,975,884	5,230,975,884
Cotana Green Landscape Architecture Joint Stock Company	1,563,433,155	1,563,433,155	3,582,693,226	3,582,693,226
Do Thanh Aluminum Joint Stock Company	3,905,782,586	3,905,782,586	10,482,565,820	10,482,565,820
Ivland JSC.,	270,068,894,297	270,068,894,297	302,610,816,100	302,610,816,100
Urban Housing Joint Stock Company	6,120,893,371	6,120,893,371	10,798,217,990	10,798,217,990
VN Times Co., Ltd.	4,421,938,368	4,421,938,368	5,472,518,730	5,472,518,730
Green Garden Urban Service Joint Stock Company	6,875,004,866	6,875,004,866	7,363,862,138	7,363,862,138
HQ Win JSC.,	-	-	364,577,445	364,577,445
Others	45,540,896,245	45,540,896,245	60,933,068,241	60,933,068,241
<b>Total</b>	<b>345,240,712,811</b>	<b>345,240,712,811</b>	<b>406,839,295,574</b>	<b>406,839,295,574</b>

**b) Payables to related party supplies:** Details are presented in Note VIII.2

**12. Advances from customers**

	30/06/2025 VND	01/01/2025 VND
<b>a) Short-term</b>		
Le Hoang Khanh Linh	-	4,971,196,972
Nguyen Thi Thanh Van	3,852,405,141	3,852,405,141
Nguyen Manh Lan	12,501,934,087	12,501,934,087
Nguyen Duy Dung	25,305,600	10,750,390,132
Others	193,446,277,296	230,257,153,555
<b>Total</b>	<b>209,825,922,124</b>	<b>263,116,679,887</b>

**b) Advances from customers to related party supplies:** Details are presented in Note VIII.2



Form no B09a - DN/HN

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

**13. Taxes and payables to the State budget**

	30/06/2025 VND	01/01/2025 VND
<b>a) Payable</b>		
Output value added tax	1,416,837,343	1,587,232,967
Corporate income tax	7,605,524,000	3,529,073,764
Personal income tax	498,037,552	734,102,336
Environmental protection tax and other taxes	1,245,618,548	85,965,681
<b>Total</b>	<b>10,766,017,443</b>	<b>5,936,374,748</b>
<b>b) Receivables</b>		
Output value added tax	117,528,534	11,527,268
Personal income tax	881,824,716	889,482,659
Land tax, land rent	-	113,039,780
Environmental protection tax and other taxes	11,194,141	11,194,141
<b>Total</b>	<b>1,010,547,391</b>	<b>1,025,243,848</b>

**14. Accrued expenses**

	30/06/2025 VND	01/01/2025 VND
<b>Short-term</b>		
Accrued interest expense	-	3,901,657
Advance deduction of costs for completed work items	128,578,268,560	169,874,029,240
Other accrued expenses	-	21,565,657
<b>Total</b>	<b>128,578,268,560</b>	<b>169,899,496,554</b>

**15. Unearned revenue**

	30/06/2025 VND	01/01/2025 VND
<b>a) Short-term</b>	<b>710,820,878</b>	<b>649,693,322</b>
Unearned revenue from office lease	710,820,878	649,693,322
<b>b) Long-term</b>	<b>15,760,556,864</b>	<b>15,939,862,680</b>
Unearned revenue from office lease	15,760,556,864	15,939,862,680
<b>Total</b>	<b>16,471,377,742</b>	<b>16,589,556,002</b>

**c) Unearned revenue to related party supplies:** Details are presented in Note VIII.2

**16. Payable Provisions**

	30/06/2025 VND	01/01/2025 VND
<b>a) Short - term</b>	<b>1,196,385,203</b>	<b>502,091,158</b>
Construction work warranty provisions	1,196,385,203	502,091,158
<b>b) Long - term</b>	<b>1,798,451,445</b>	<b>2,241,784,562</b>
Construction work warranty provisions	1,798,451,445	2,241,784,562
<b>Total</b>	<b>2,994,836,648</b>	<b>2,743,875,720</b>

Form no B09a - DN/HN

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

**17. Other payables**

	30/06/2025	01/01/2025
	VND	VND
<b>a) Short-term</b>	<b>87,339,917,501</b>	<b>81,913,491,466</b>
Trade union fee, insurance payable	6,040,734,794	643,748,367
Other payables	66,421,182,707	67,013,337,099
Mr. Pham Manh Long	25,804,500,000	25,804,500,000
Ms. Le Thi Van Anh	5,983,500,000	5,983,500,000
Mr. Dao Ngoc Thanh	32,259,095,889	21,985,773,949
Others	2,374,086,818	13,239,563,150
Short-term collaterals, deposits received	14,878,000,000	14,256,406,000
<b>b) Long-term</b>	<b>19,252,214,898</b>	<b>15,896,294,615</b>
Housing maintenance costs	15,702,156,308	12,396,363,519
Others	3,550,058,590	3,499,931,096
Mr. Dao Ngoc Thanh	2,389,462,654	2,389,462,654
Thanh Nam Land Investment and Development Joint Stock Company	-	204,000,000
Others	1,160,595,936	906,468,442
<b>Total</b>	<b>106,592,132,399</b>	<b>97,809,786,081</b>

c) Other payables to related parties: Details are presented in Note VIII.2.



## COTANA GROUP JOINT STOCK COMPANY

Address: Lot CC5A, Linh Đàm Peninsula, Hoang Liet Ward, Hanoi

## INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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

Form no B09a - DN/HN

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

## 18. Loans and obligations under finance lease

Unit: VND

	30/06/2025		During the period		01/01/2025	
	Value	Recoverable amount	Increase	Decrease	Value	Recoverable amount
a) Short-term loans	150,709,051,541	150,709,051,541	82,957,892,126	76,531,811,013	144,282,970,428	144,282,970,428
Short-term	100,709,051,541	100,709,051,541	42,957,892,126	66,531,811,013	124,282,970,428	124,282,970,428
Vinaconex's Construction Consultant Joint Stock Company	2,600,000,000	2,600,000,000	-	1,000,000,000	3,600,000,000	3,600,000,000
Construction Talent Student Support Fund	6,400,000,000	6,400,000,000	-	-	6,400,000,000	6,400,000,000
Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Ha Noi Branch	45,035,527,972	45,035,527,972	29,087,106,567	37,277,361,291	53,225,782,696	53,225,782,696
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thang Long Branch	4,508,371,716	4,508,371,716	11,685,324,100	13,122,484,135	5,945,531,751	5,945,531,751
Loans to individuals	42,165,151,853	42,165,151,853	2,185,461,459	15,131,965,587	55,111,655,981	55,111,655,981
Ms. Dinh Thi Minh Hang	-	-	-	973,300,000	973,300,000	973,300,000
Ms. Dang Thu Vinh	28,158,091,089	28,158,091,089	1,346,065,298	-	26,812,025,791	26,812,025,791
Mr. Dao Ngoc Thanh	14,007,060,764	14,007,060,764	839,396,161	11,327,119,900	24,494,784,503	24,494,784,503
Loans to individuals	-	-	-	2,831,545,687	2,831,545,687	2,831,545,687
Long-term borrowings due for repayment	50,000,000,000	50,000,000,000	40,000,000,000	10,000,000,000	20,000,000,000	20,000,000,000
Joint Stock Commercial Bank for Investment and Development of Vietnam - Phu Xuan Branch	50,000,000,000	50,000,000,000	40,000,000,000	10,000,000,000	20,000,000,000	20,000,000,000

**COTANA GROUP JOINT STOCK COMPANY**

Address: Lot CC5A, Linh Đàm Peninsula, Hoang Liet Ward, Hanoi

**INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

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

					Form no B09a - DN/HN
<b>NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)</b>					
<i>(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)</i>					
<b>b) Long-term</b>	<b>314,256,638,128</b>	<b>314,256,638,128</b>	<b>78,823,516,552</b>	<b>42,603,457,873</b>	<b>278,036,579,449</b>
<i>Long-term</i>	<i>299,330,318,529</i>	<i>299,330,318,529</i>	<i>75,890,187,306</i>	<i>40,000,000,000</i>	<i>263,440,131,223</i>
Joint Stock Commercial Bank for	299,330,318,529	299,330,318,529	75,890,187,306	40,000,000,000	263,440,131,223
Investment and Development of Vietnam -					
Phu Xuan Branch					
<i>Long-term loans to individuals</i>	<i>14,926,319,599</i>	<i>14,926,319,599</i>	<i>2,933,329,246</i>	<i>2,603,457,873</i>	<i>14,596,448,226</i>
Loans from other individuals	14,926,319,599	14,926,319,599	2,933,329,246	2,603,457,873	14,596,448,226
<b>Total</b>	<b>464,965,689,669</b>	<b>464,965,689,669</b>	<b>161,781,408,678</b>	<b>119,135,268,886</b>	<b>422,319,549,877</b>

c) Loans to related parties: Details are presented in Note VIII.1.



## COTANA GROUP JOINT STOCK COMPANY

Address: Lot CC5A, Linh Đàm Peninsula, Hoang Liet Ward, Hanoi

## INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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

Form no. B09a - DN/HN

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

## 19. OWNER'S EQUITY

## a) Statement of changes in equity

Items	Owner's contributed capital	Share surplus	Other capital of	Retained earnings	Non-controlling interest	Unit: VND	
							Total
<b>Balance as of January 1, 2024</b>	<b>311,747,190,000</b>	<b>509,724,891</b>	<b>3,637,512,556</b>	<b>254,160,077,911</b>	<b>214,589,785,707</b>		<b>784,644,291,065</b>
Capital increase in the previous year	62,342,630,000	-	-	-	36,901,630,000		99,244,260,000
Profit in the previous year	-	-	-	6,644,993,394	6,037,241,500		12,682,234,894
Distribution to funds	-	-	-	(23,826,760,432)	(3,076,527,872)		(26,903,288,304)
Stock dividend	-	-	-	(62,342,630,000)			(62,342,630,000)
Stock dividend at the subsidiary	-	-	2,677,500,000	(5,250,000,000)	2,572,500,000		-
Cash dividend at the subsidiary	-	-	-		(32,137,886,000)		(32,137,886,000)
Adjustment of the impact due to divestment at Cotana Construction Joint Stock Company	-	-	-	(2,503,980,394)	10,043,251,155		7,539,270,761
Adjustment of the impact due to change in ownership interest at the subsidiary	-	-	-	(4,808,822,622)	5,508,834,761		700,012,139
<b>Balance as of December 31, 2024</b>	<b>374,089,820,000</b>	<b>509,724,891</b>	<b>6,315,012,556</b>	<b>162,072,877,857</b>	<b>240,438,829,251</b>		<b>783,426,264,555</b>
Capital increase during the period	-	-	-	-	-		-
Profit for the period	-	-	-	16,447,283,383	9,589,413,469		26,036,696,852
Dividend in shares of the subsidiary	-	-	918,000,000				918,000,000
Appropriation of funds	-	-	-		1,496,066,060		1,496,066,060
Adjustment for decrease in non-controlling interests due to cash dividend payment by the subsidiary	-	-	-	-	(16,831,865,354)		(16,831,865,354)
Other decreases	-	-	-	(32,302,701,818)	42,606,633,094		10,303,931,276
<b>Balance as of June 30, 2025</b>	<b>374,089,820,000</b>	<b>509,724,891</b>	<b>7,233,012,556</b>	<b>146,217,459,422</b>	<b>277,299,076,520</b>		<b>805,349,093,389</b>

Form no B09a - DN/HN

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

**c) Transactions on capital with owners and distribution of dividends and profits**

	From January 1, 2025 to June 30, 2025 VND	From January 1, 2024 to June 30, 2024 VND
<b>Owner's contributed capital</b>		
Capital contribution at the beginning of the period	374,089,820,000	311,747,190,000
Capital contribution increase during the period		
Capital contribution at the end of the period	374,089,820,000	311,747,190,000
<b>Distributed dividends and profits</b>	<b>62,342,630,000</b>	<b>56,209,790,000</b>

**d) Shares**

	30/06/2025 Shares	01/01/2025 Shares
Number of registered issued shares	37,408,982	37,408,982
Number of shares sold to the public	37,408,982	37,408,982
- Common shares	37,408,982	37,408,982
Number of outstanding shares	37,408,982	37,408,982
- Common shares	37,408,982	37,408,982
Par value of outstanding shares: VND 10,000/share		

**e) Company funds**

Item	01/01/2025	Increase during the period	Decrease during the period	Unit: VND 30/06/2025
Development Investment Fund	63,421,645,623	985,322,029	50,951,494	64,356,016,158
<b>Total</b>	<b>63,421,645,623</b>	<b>985,322,029</b>	<b>50,951,494</b>	<b>64,356,016,158</b>

**\* Purposes of establishing and using the Company's funds**

The Company's development investment fund is used to expand production and business scale or for in-depth investment. This is in accordance with the Company's charter.

**VIII. Other information**

**1. Subsequent events after reporting period**

The Board of Management of the Company affirms that, according to the Board's assessment, there have been no unusual events after the accounting closing date that would affect the financial position and operations of the Company, which would require adjustments or disclosure in the Consolidated Financial Statements for the second quarter of 2025

**2. Transactions and balances with related parties**

The related parties to the Company include: key management personnel, individuals related to key management personnel, and other related parties

**List of related parties:**

**Related parties**

Cotana Construction Joint Stock Company  
BMS - Thanh Nam Company Limited  
Cotana Green Landscape Architecture Joint Stock Company  
Green Garden Urban Service Joint Stock Company  
Ecopark Group Joint Stock Company  
Vinaconex's Construction Consultant Joint Stock Company  
Mr. Dao Ngoc Thanh  
Ms. Dao Thu Thuy  
Mr. Bui Tien Hung  
Mr. Doan Van Tuan  
Ms. Nguyen Thi Thu Huong  
Ms. Dinh Thi Minh Hang  
Mr. Tran Trong Dai  
Ms. Nguyen Hai Yen  
Mr. Le Van Dang  
Mr. Dao Hong Son  
Ms. Dang Thu Vinh

**Connection**

Affiliated Company  
Affiliated Company  
Affiliated Company  
Affiliated Company  
An entity related to Mr. Bui Tien Hung  
An entity related to Ms. Nguyen Thi Thu Huong  
Chairman of the Board of Directors, major shareholder  
Member of Board of Directors  
Member of Board of Directors  
Member of Board of Directors, General Director.  
Deputy General Director – Human Resources Director  
Deputy General Director – Chief Financial Officer  
Chief Accountant  
Head of Supervisory Board  
Member of the Supervisory Board  
Member of the Supervisory Board  
Related person to Mr. Dao Ngoc Thanh



Form no B09a - DN/HN

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)

**a) During the period, the Company entered into the following principal transactions with related parties:**

	From January 1, 2025 to June 30, 2025 VND	From January 1, 2024 to June 30, 2024 VND
<b>Revenue</b>		
BMS - Thanh Nam Company Limited	88,761,816	34,004,008
Cotana Green Landscape Architecture Joint Stock Company	97,838,329	63,430,358
Green Garden Urban Service Joint Stock Company	185,744,170	169,039,923
Cotana Construction Joint Stock Company	101,218,186	
<b>Purchases</b>		
Cotana Green Landscape Architecture Joint Stock Company		565,286,966
Green Garden Urban Service Joint Stock Company	8,962,331,476	98,529,577

**b) Balances with related parties**

	30/06/2025 VND	01/01/2025 VND
<b>Accounts receivable from customers</b>		
Mr. Dao Ngoc Thanh	2,500,000,000	2,500,000,000
Cotana Green Landscape Architecture Joint Stock Company	1,995,998,723	1,865,656,328
Green Garden Urban Service Joint Stock Company	1,419,309,479	1,185,899,748
Cotana Construction Joint Stock Company	1,163,592,144	935,686,262
<b>Advances from customers</b>		
Vinaconex's Construction Consultant Joint Stock Company	500,000,000	
<b>Advance</b>		
Mr. Doan Van Tuan	121,100,000	121,100,000
Mr. Tran Trong Dai	23,130,217	23,130,217
Ms. Nguyen Thi Thu Huong	520,000,000	520,000,000
<b>Other receivables</b>		
BMS - Thanh Nam Company Limited	7,300,000	7,300,000
Mr. Doan Van Tuan	268,100,000	268,100,000
<b>Accounts payable to suppliers</b>		
BMS - Thanh Nam Company Limited	288,445,803	288,445,803
Cotana Green Landscape Architecture Joint Stock Company	1,563,433,155	3,582,693,226
Green Garden Urban Service Joint Stock Company	6,875,004,866	7,363,862,138
<b>Other payables</b>		
Mr. Dao Ngoc Thanh	34,648,558,543	24,348,236,603
<b>Loans</b>		
Mr. Dao Ngoc Thanh	14,007,060,764	24,494,784,503
Ms. Dang Thu Vinh	28,158,091,089	26,812,025,791
<b>Deferred Revenue</b>		
Cotana Construction Joint Stock Company	1,082,073,841	1,082,073,841

Form no B09a - DN/HN

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)**

*(These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.)*

**3 Reference information**

The data is extracted from the Consolidated Financial Statements for the second quarter of 2024 prepared by Cotana Group Joint Stock Company and the Consolidated Financial Statements for the fiscal year ending December 31, 2024, which have been reviewed and audited by Viet Nam Auditing and Evaluation Company Limited

Hanoi, July 25, 2025

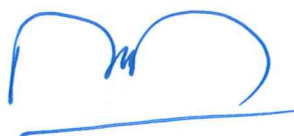
COTANA GROUP JOINT STOCK COMPANY

Prepared by



Le Thi Linh Trang

Chief Accountant



Tran Trong Dai

Deputy General Director



Dinh Thi Minh Hang