

**CÔNG TY CỔ PHẦN
ĐẦU TƯ PHÁT TRIỂN THÀNH ĐẠT
THANH DAT INVESTMENT
DEVELOPMENT JOINT STOCK**

Mẫu số 01-A
CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do- Hạnh phúc
COMPANYSOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Số: 10/2026/CBTT-DTD
No: 10/2026/CBTT-DTD

Ninh Bình, ngày 29 tháng 01 năm 2026
Ninh Bình, January 29th 2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC INFORMATION DISCLOSURE THE FINANCIAL STATEMENT

Kính gửi: Sở Giao dịch Chứng khoán Hà Nội
To: Hanoi Stock Exchange

Thực hiện quy định tại Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty cổ phần Đầu tư phát triển Thành Đạt thực hiện công bố thông tin báo cáo tài chính (BCTC) quý 04 năm 2025 với Sở Giao dịch Chứng khoán Hà Nội như sau/ *In accordance with the regulations stipulated in Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding the disclosure of information on the securities market, Thanh Dat Investment Development Joint Stock Company discloses the financial statements (FS) for the fourth Quarter of 2025 to the Hanoi Stock Exchange as follows:*

1. Tên tổ chức/ *Name of organization*: Công ty cổ phần Đầu tư Phát triển Thành Đạt/
Thanh Dat Investment Development Joint Stock Company

- Mã chứng khoán/ *Stock Code*: DTD
- Địa chỉ/ *Address*: Đường Nguyễn Thị Định, Phường Phủ Lý, Tỉnh Ninh Bình, Việt Nam
- Điện thoại liên hệ/ *Tel*: 02263.883.136
- Email: hoadonthanhhdathn2010@gmail.com
- Website: <http://thanhhdathanam.vn>
- Nội dung thông tin công bố/ *Content of disclosure*:
- BCTC quý 04 năm 2025 / *Financial Statements for Q4/2025*

☐ BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc)/ *Separate Financial Statements (for listed companies without subsidiaries and superior accounting units with affiliated units)*;

☐ BCTC hợp nhất (TCNY có công ty con)/ *Consolidated Financial Statements (for listed companies with subsidiaries)*;

☐ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/ *Combined Financial Statements (for listed companies with affiliated accounting units that have their own accounting organization)* .

- Các trường hợp thuộc diện phải giải trình nguyên nhân/ *Cases requiring explanation of reasons:*

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC đã được soát xét/kiểm toán)/ *The audit organization issues an opinion that is not a fully accepted opinion on the financial statements (for financial statements that have been reviewed/audited):*

Có/ Yes ☐

Không/No ☐

Văn bản giải trình trong trường hợp tích có/ *Explanation document in case of positive findings:*

Có/ Yes ☐

Không/No ☐

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được kiểm toán năm 2022)/ *Profit after tax in the reporting period has a discrepancy of 5% or more before and after the audit, shifting from loss to profit or vice versa (for audited financial statements in 2022):*

Có/ Yes ☐

Không/No ☐

Văn bản giải trình trong trường hợp tích có/ *Explanation document in case of positive findings:*

Có/ Yes ☐

Không/No ☐

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/ *Profit after corporate income tax in the income statement of the reporting period changes by 10% or more compared to the same period of the previous year:*

Có/ Yes ☒

Không/No ☐

Văn bản giải trình trong trường hợp tích có/ *Explanation document in case of positive findings:*

Có/ Yes ☒

Không/No ☐

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/ *Profit after tax in the reporting period is a loss, shifting from profit in the same period of the previous year to a loss in this period or vice versa.:*

Có/ Yes ☐

Không/No ☐

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Văn bản giải trình trong trường hợp tích có/ *Explanation document in case of positive findings*:

Có/ Yes ☐

Không/No ☐

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày: 29/01/2026 tại đường dẫn: <http://thanhdathanam.vn/> *This information was published on the company's website on 29/01/2026 (date), as in the link <http://thanhdathanam.vn/>.*

Tài liệu đính kèm:

Attached documents:

- BCTC riêng Quý IV năm 2025/ *Separate Financial Statements for Q4 2025*,
- BCTC hợp nhất Quý IV năm 2025/ *Consolidated Financial Statements for Q4 2025*,
- Văn bản giải trình chênh lệch LNST tại Báo cáo tài chính Quý IV năm 2025/ *Explanation document for the discrepancy in profit after tax in the Financial Statements for Q4 2025*.

Đại diện tổ chức/ Representative of the organization

NGƯỜI ĐẠI DIỆN THEO PHÁP LUẬT

/ LEGAL REPRESENTATIVE

TỔNG GIÁM ĐỐC/ DIRECTOR



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**THANH DAT INVESTMENT DEVELOPMENT JOINT
STOCK COMPANY**

**Consolidated financial statements
For the fourth quarter of 2025**

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

INTERIM CONSOLIDATED BALANCE SHEET

Form B 01a-DN/HN

As of 31 December 2025

Currency unit: VND

ASSETS	Codes	Notes	31/12/2025	01/01/2025
A. CURRENT ASSETS	100		936.442.513.321	876.169.210.658
I. Cash and cash equivalents	110	5.1	369.925.116.345	242.507.970.844
1. Cash	111		273.380.836.974	222.103.009.953
2. Cash equivalents	112		96.544.279.371	20.404.960.891
II. Short-term investments	120		430.119.941.866	365.100.142.716
1. Held-to-maturity investments	123	5.9	430.119.941.866	365.100.142.716
III. Short-term receivables	130		38.288.262.438	135.207.211.035
1. Short-term trade receivables	131	5.2	97.892.822.451	118.996.174.141
2. Short-term advances to suppliers	132	5.3	8.437.406.401	82.382.062.185
3. Other short-term receivables	136	5.4	368.653.617	150.661.099
4. Short-term allowance for doubtful debts	137	5.8	(68.410.620.031)	(66.321.686.390)
IV. Inventories	140	5.5	79.857.372.988	110.308.627.362
1. Inventories	141		79.857.372.988	110.308.627.362
V. Other short-term assets	150		18.251.819.684	23.045.258.701
1. Short-term prepaid expenses	151	5.6	547.600.297	1.049.935.314
2. Value added tax deductibles	152		16.773.585.421	21.064.560.989
3. Taxes and other receivables from the State budget	153	5.16	930.633.966	930.762.398
B. LONG-TERM ASSETS	200		1.657.561.225.562	1.337.624.205.882
I. Long-term receivables	210		569.975.502.483	586.016.538.007
1. Other long-term receivables	216	5.4	569.975.502.483	586.016.538.007
II. Fixed assets	220		935.551.747.420	353.472.347.551
1. Tangible fixed assets	221	5.10	935.551.747.420	353.472.347.551
- Cost	222		1.073.334.326.660	497.272.370.965
- Accumulated depreciation	223		(137.782.579.240)	(143.800.023.414)
III. Investment properties	230	5.12	54.751.022.536	2.002.405.737
- Cost	231		1.366.090.046.178	1.196.822.065.208
- Accumulated depreciation	232		(1.311.339.023.642)	(1.194.819.659.471)
IV. Long-term assets in progress	240	5.7	47.711.176.826	368.447.695.018
1. Construction in progress	242		47.711.176.826	368.447.695.018
V. Long-term financial investments	250	5.9	17.727.083.512	17.727.083.512
1. Investments in joint-ventures, associates	252		17.727.083.512	17.727.083.512
VI. Other long-term assets	260		31.844.692.785	9.958.136.057
1. Long-term prepaid expenses	261	5.6	22.918.893.761	12.059.028
2. Deferred tax assets	262		2.296.205.796	1.106.619.393
3. Goodwill	269	5.13	6.629.593.228	8.839.457.636
TOTAL ASSETS (270 = 100 + 200)	270		2.594.003.738.883	2.213.793.416.540

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

INTERIM CONSOLIDATED BALANCE SHEET

Form B 01a-DN/HN

(Continued)

As of 31 December 2025

Currency unit: VND

RESOURCES	Codes	Notes	31/12/2025	01/01/2025
C. LIABILITIES	300		934.377.948.476	892.997.957.993
I. Short-term liabilities	310		455.787.913.963	253.561.840.591
1. Short-term trade payables	311	5.14	38.248.486.919	10.805.660.880
2. Short-term advances from customers	312	5.15	88.537.051.582	81.452.889.349
3. Taxes and amounts payable to the State budget	313	5.16	95.662.237.269	9.314.964.947
4. Payables to employees	314		2.623.131.802	2.998.379.422
5. Short-term accrued expenses	315	5.17	168.451.092.966	127.222.222
6. Short-term unearned revenue	318		675.160.728	1.012.349.091
7. Other short-term payables	319	5.18	42.108.491.163	92.587.530.269
8. Short-term borrowings and finance lease liabilities	320	5.11	9.400.000.000	46.028.752.261
9. Bonus and welfare fund	322		10.082.261.534	9.234.092.150
II. Long-term liabilities	330		478.590.034.513	639.436.117.402
1. Long-term accrued expenses	333	5.17	-	273.355.394.687
2. Other long-term payables	337	5.18	46.736.417.793	46.788.325.810
3. Long-term borrowings and finance lease liabilities	338	5.11	41.486.793.029	43.604.695.150
4. Deferred tax liabilities	341		4.254.583.298	4.254.583.298
5. Long-term provisions	342	5.19	386.112.240.393	271.433.118.457
D. EQUITY	400		1.659.625.790.407	1.320.795.458.547
I. Owner's equity	410	5.20	1.659.625.790.407	1.320.795.458.547
1. Owner's contributed capital	411		666.860.550.000	574.887.850.000
- Ordinary shares with voting rights	411a		666.860.550.000	574.887.850.000
2. Investment and development fund	418		203.027.725.621	152.262.985.748
3. Retained earnings	421		458.491.739.732	349.725.590.313
- Retained earnings accumulated to the prior year end	421a		205.952.135.340	229.308.829.091
- Retained earnings of the current year	421b		252.539.604.392	120.416.761.222
4. Non-controlling interests	429		331.245.775.054	243.919.032.486
II. Other resources and funds	430		-	-
TOTAL RESOURCES	440		2.594.003.738.883	2.213.793.416.540
(440=300+400)				

Ninh Binh, 27 January 2026

PREPARER



Dinh Thi Phuong Thao

CHIEF ACCOUNTANT



Duong Thi Thu Hien

GENERAL DIRECTOR



Tran Viet Duc

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY
Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

INTERIM CONSOLIDATED STATEMENT OF INCOME

Quarter IV of 2025

Form B 02a-DN/HN
Currency unit: VND

ITEMS	Codes	Nodes	Quarter IV		Accumulated from the beginning of the year to the end of this quarter	
			Current period	Previous year	Current period	Previous year
1. Revenue from goods sold and services rendered	01	6.1	168.114.858.814	64.074.585.557	824.786.714.467	494.682.619.709
2. Deductions	02		6.018.527	-	6.018.527	-
3. Net revenues from goods sold and service rendered	10		168.108.840.287	64.074.585.557	824.780.695.940	494.682.619.709
4. Cost of sales	11	6.2	67.628.411.475	44.979.891.483	355.874.533.734	276.009.708.978
5. Gross profit from goods sold and services rendered	20		100.480.428.812	19.094.694.074	468.906.162.206	218.672.910.731
6. Financial income	21	6.3	10.571.238.234	8.801.921.758	30.738.484.360	36.161.371.433
7. Financial expenses	22	6.4	2.142.097.439	1.740.561.164	4.853.996.900	5.710.142.923
8. Profit/loss in associate, joint-ventures			-	-	-	3.045.830.417
9. Selling expenses	25	6.5	1.829.451.189	787.155.483	8.120.451.509	3.700.292.566
10. General and administration expenses	26	6.5	8.179.187.547	8.699.832.285	23.967.611.259	28.081.145.769
11. Net operating profit {30 = 20 + (21 - 22) - (25 + 26)}	30		98.900.930.871	16.669.066.900	462.702.586.898	220.388.531.323
12. Other income	31		80.000.000	-	305.648.965	200
13. Other expenses	32		14.485.408	321.946.250	337.598.582	609.439.575
14. Other profit/ (losses) (40 = 31 - 32)	40		65.514.592	(321.946.250)	(31.949.617)	(609.439.375)
15. Accounting profit/ (losses) before tax (50=30+40)	50		98.966.445.463	16.347.120.650	462.670.637.281	219.779.091.948
16. Current corporate income tax expense	51	6.7	19.349.122.662	3.471.947.236	95.543.308.224	44.548.572.505
17. Deferred corporate tax expense	52		(225.769.578)	-	(1.189.586.403)	(971.670.210)
18. Net profit after corporate income tax(60 = 50 - 51 - 52)	60		79.843.092.379	12.875.173.414	368.316.915.460	176.202.189.653
19. Parent company's profits after corporate income tax	61		54.204.630.879	10.953.877.002	252.539.604.392	120.416.761.222
20. Non-controlling's profits after corporate income tax	62		25.638.461.500	1.921.296.412	115.777.311.068	55.785.428.431
21. Basic earnings per share	70		895	206	4.170	2.447
22. Diluted earnings per share	71		895	206	4.170	2.447

PREPARER

CHIEF ACCOUNTANT

Dinh Thi Phuong Thao

Duong Thi Thu Hien



Ninh Bình, 27 January 2026

GENERAL DIRECTOR

Tran Viet Duc

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

Form B 03a-DN/HN

Indirect method

Quarter IV of 2025

Currency unit: VND

ITEMS	Code	Note	This period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. (Losses)/Profit before tax	01		462.670.637.281	219.779.091.948
2. Adjustments for:				
- Depreciation and amortisation of fixed assets and investment properties	02		145.769.766.498	99.724.028.979
- Allowances and provisions	03		116.768.055.577	13.168.461.949
- Foreign exchange (gains)/losses arising from translating foreign currency items	04		1.684.108.879	20.175.580
- (Gains)/losses from investing activities	05		(30.997.662.331)	(36.161.371.433)
- Interest expense	06		2.080.290.885	5.646.211.192
3. Operating profit before changes in working capital	08		697.975.196.789	302.176.598.215
- Change in receivables	09		113.972.568.077	(37.874.132.806)
- Change in inventories	10		30.451.254.374	(16.265.982.389)
- Change in payables (excluding accrued loan interest and corporate income tax payable)	11		(31.071.293.503)	(50.015.017.131)
- Change in prepaid expenses	12		(22.404.499.716)	3.837.384.139
- Interest paid	14		(2.080.290.885)	(5.646.211.192)
- Corporate income tax paid	15		(10.422.605.996)	(81.311.341.703)
- Other cash outflows	17		(632.107.408)	(583.813.717)
Net cash flows from operating activities	20		775.788.221.732	114.317.483.416
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other long-term assets	21		(552.064.453.458)	(114.489.721.423)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22		5.820.000.000	-
3. Cash outflow for lending, buying debt instruments of other entities	23		(1.200.844.496.444)	(1.239.395.181.464)
4. Cash recovered from lending, selling debt instruments of other entities	24		1.135.824.697.294	1.443.332.744.378
5. Interest earned, dividends and profits received	27		30.738.484.360	36.161.371.433
Net cash flows from investing	30		(580.525.768.248)	125.609.212.924

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

Form B 03a-DN/HN

(Continued)

Indirect method

Quarter IV of 2025

ITEMS	Code	Node	This period	Previous period
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from share issue and owners' contributed capital	31		-	-
2. Capital withdrawals, buy-back of issued shares	32		-	-
3. Proceeds from borrowings	33		10.000.000.000	42.543.072.118
4. Repayment of borrowings	34		(50.430.763.261)	(16.958.838.857)
5. Repayment of obligations under finance leases	35		-	-
6. Dividends and profits paid	36		(27.414.544.722)	(85.302.371.639)
Net cash flows from financing	40		(67.845.307.983)	(59.718.138.378)
Net increase/(decrease) in cash for the year (50=20+30+40)	50		127.417.145.501	180.208.557.962
Cash and cash equivalents at the beginning of the year	60		242.507.970.844	62.319.588.462
Effects of changes in foreign exchange rates	61		-	(20.175.580)
Cash and cash equivalents at the end of the year (70=50+60+61)	70		369.925.116.345	242.507.970.844

Ninh Binh, 27 January 2026

PREPARER



Dinh Thi Phuong Thao

CHIEF ACCOUNTANT



Duong Thi Thu Hien

GENERAL DIRECTOR



Tran Viet Duc

**NOTES TO THE INTERIM CONSOLIDATED
FINANCIAL STATEMENTS**
Quarter IV of 2025

Form No. B09a-DN/HN

1 BUSINESS OPERATION CHARACTERISTICS

Structure of ownership:

Thanh Dat Investment Development Jsc is a Joint Stock Company established and operating in Vietnam under the Certificate of Business Registration No. 0700194008 issued by the Ha Nam Department of Planning and Investment for the first time on 07/05/2001 and was converted from a limited liability company to a joint-stock company in accordance with the Certificate of Business Registration amended for the 13th time on 27 November 2015, issued by the Ha Nam Department of Planning and Investment (now the Ninh Binh Department of Finance). Currently, the company is operating under the Certificate of Business Registration amended for the 31th time on 11 August 2025.

The Company's charter capital according to the Certificate of Business Registration No. 0700194008 amended for the 31th time on 11 August 2025 is VND 666,860,550,000 (*In words: Six hundred sixty-six billion, eight hundred sixty million, five hundred fifty thousand dong*).

Operating industry and principal activities:

The Company's main business area are construction of civil and traffic works, supply of clean water, and sale of ready-mix concrete.

The business sectors are as follows:

- Construction of all types of houses;
- Inland waterway freight transportation; Road freight transportation; Wholesale of automobiles and other motor vehicles; Real estate business, land use rights owned, used, or leased; Vehicle leasing; Leasing of machinery, equipment, and other tangible assets;
- Site preparation; Construction of other civil engineering works. Details: Construction of works: civil, industrial, transportation, irrigation, electrical works with voltage from 35 KV and below, construction and handover of domestic water supply stations, industrial building floor construction, pest control and treatment for wood in construction works;
- Production of concrete and products made from cement and gypsum; Production of metal structures. Details: Production and installation of steel frame structures for buildings;
- Wholesale of construction materials and other installation equipment; Wholesale of other household items. Details: Buying and selling household electrical appliances, electronic products; Wholesale of metals and metal ores;
- Wholesale of machinery, equipment, and other machine parts. Details: Buying and selling mining and construction machinery, equipment, and spare parts; Buying and selling electrical machinery, equipment, and electrical materials (generators, electric motors, wires, and other devices used in electrical circuits);
- Water extraction, treatment, and supply;
- Production and installation of surface water and groundwater treatment equipment;
- Passenger transportation for tourism, and business in import and export of goods.

Normal production and business cycle:

The Company's normal production and business cycle is carried out for a time period not exceed of 12 months.

**NOTES TO THE INTERIM CONSOLIDATED
FINANCIAL STATEMENTS**
Quarter IV of 2025

Form No. B09a-DN/HN

The Company structure:

The company is headquartered at Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province.

The company has the following subsidiary:

+ Dong Van III Ha Nam Province Industrial Park Infrastructure Development Investment Joint Stock Company

- The Certificate of Business Registration No.0700769736 issued by the Ha Nam Department of Planning and Investment (now the Ninh Binh Department of Finance) for the first time on 15/02/2016, amended for the 5th time on 25/02/2020.
- The Company's charter capital according to the Certificate of Business Registration No.0700769376 amended for the 5th time on 25/02/2020 is VND 303,000,000,000 (*In words: Three hundred and three billion dong*).
- Headquartered at N1 Street, Dong Van III Supporting Industrial Park Administration Building, Dong Van Ward, Ninh Binh Province;
- Ownership percentage and voting percentage as of 31 December 2025:

<u>Name</u>	<u>Ownership right (%)</u>	<u>Voting right (%)</u>
Dong Van III - Ha Nam Industrial Zone Infrastructure Development & Investment Joint Stock Company	65%	65%

The company has the following associate company:

+ Tan Cang - Dong Van Ha Nam Joint Stock Company:

- The Certificate of Business Registration No.0700792992 issued by the Ha Nam Department of Planning and Investment (now the Ninh Binh Department of Finance) for the first time on 22/07/2017.
- The Company's charter capital according to the Certificate of Business Registration No.0700792992 issued by the Ha Nam Department of Planning and Investment (now the Ninh Binh Department of Finance) for the first time on 22/07/2017 VND 100,000,000,000 (*In words: One hundred billion dong*).
- Headquartered at Dong Van III Industrial Park, Dong Van Ward, Ninh Binh Province.
- Ownership percentage and voting percentage as of 31 December 2025:

<u>Name</u>	<u>Ownership right (%)</u>	<u>Voting right (%)</u>
Tan Cang - Dong Van Ha Nam Joint Stock Company	39%	39%

The company has the following branches:

<u>Name</u>	<u>Address</u>
Thanh Dat Investment Development Joint Stock Company - Duy Tien Branch	Dy Pho Village, Moc Hoan Commune, Ninh Binh Province

The company's branch was dissolved on 25 June 2025.

2 BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS

Accounting standards and accounting regime

The accompanying consolidated financial statements, expressed in Vietnamese Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises (Circular No. 202/2014/TT-BTC dated 22 December 2014, issued by the Ministry of Finance, guiding the method of preparing and presenting consolidated financial statements) and legal regulations relating to consolidated financial reporting.

The consolidated financial statements of Thanh Dat Investment and Development Joint Stock Company are prepared based on the separate financial statements of Thanh Dat Investment and Development Joint Stock Company (the parent company) and the financial statements of Dong Van III - Ha Nam Industrial Zone Infrastructure Development & Investment Joint Stock Company (the subsidiary). The subsidiary is the entity controlled by the parent company. Control exists based on direct or indirect power, determining the financial and operational policies of the enterprise to derive profits from its business activities. The financial statements of the subsidiaries are consolidated from the date control is acquired until the date control is lost.

The consolidated financial statements of the Company are prepared based on the aggregation of the items from the separate financial statements of Thanh Dat Investment and Development Joint Stock Company and Dong Van III - Ha Nam Industrial Zone Infrastructure Development & Investment Joint Stock Company, with the elimination of internal revenue, expenses, and receivables and payables, along with other adjustments as required by regulations.

Under the equity method, investments in associates are initially recognized at cost. Subsequently, the carrying amount of the investment is adjusted upward or downward in accordance with the Company's share of the investee's profits or losses after the investment date. The Company's share of the investee's results is recognized in the Company's income statement. Dividends received from the investee must be accounted for as a reduction in the carrying amount of the investment. Adjustments to the carrying amount must also be made when the Company's interest changes due to income items recognized directly in the equity of the investee, such as revaluation of fixed assets or exchange rate differences arising from the translation of financial statements.

The non-controlling interests are presented separately in the consolidated balance sheet as part of the equity section of the Company. The share of the non-controlling interests in the consolidated income statement must also be presented as a separate item in the consolidated statement of profit or loss. The non-controlling interests in the net asset value of the consolidated subsidiaries include: the non-controlling interests at the acquisition date, determined by the fair value of the subsidiary's net assets at the acquisition date; the non-controlling interests in the changes in total equity from the acquisition date to the beginning of the reporting period; and the non-controlling interests in the changes in total equity arising during the reporting period. Losses incurred at the subsidiary must be allocated according to the non-controlling interests' share, even if the losses exceed the non-controlling interests' share of the subsidiary's net assets.

Statement of Compliance with Accounting Standards and Accounting System

The company has applied the Vietnamese Accounting Standards and the guidelines issued by the government. The financial statements are prepared and presented in accordance with the provisions of each applicable standard, the circulars guiding their implementation, and the current accounting system in use.

Going concern assumption

The company's financial statements are prepared on the going concern basis, assuming that the company will continue its operations in the foreseeable future.

3 FINANCIAL YEAR, CURRENCY UNIT USED IN ACCOUNTING

The Company's financial year begins on 01 January and ends on 31 December.

The currency unit used in accounting is the Vietnamese dong (VND)

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1. Accounting Estimates

The preparation of consolidated financial statements for the period ended as at 31/12/2025 in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires The Board of Directors to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the financial year. Although these accounting estimates are based on The Board of Directors's best knowledge, actual results may differ from those estimates

4.2. Cash and cash equivalents

Cash includes cash on hand and bank deposits.

Cash equivalents are short-term investments with a maturity or redemption period of no more than 3 months, which can be easily converted into a known amount of cash and have no significant risk of changes in value when converted into cash from the date of purchase up to the reporting date.

4.3. Receivables

Receivables are presented in the financial statements at their carrying amount, which includes amounts due from customers and other receivables, along with provisions for doubtful debts. At the reporting date, if:

- Receivables with a collection or settlement period of less than 1 year (or within a production or business cycle) are classified as current assets;

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- Receivables with a collection or settlement period of more than 1 year (or longer than one production or business cycle) are classified as non-current assets.

Provision for doubtful receivables reflects the estimated loss in value due to receivables that are expected to be uncollectible, arising from outstanding amounts due from customers as of the end of the accounting period.

Provision for doubtful receivables is made for receivables that are overdue for six months or more, or for receivables from customers who are unlikely to pay due to liquidation, bankruptcy, or similar difficulties (excluding customers who are overdue but are in the process of making payments or have committed to paying in the near future).

4.4. Inventories

Inventories are stated at the lower of cost and net realisable value.

Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition.

Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The company applies the perpetual inventory method to account for inventories, with the value determined as follows:

The value of inventories is determined using the weighted average cost method on a monthly basis.

Provision for inventory write-down is made for materials and goods in inventory where the cost exceeds the net realizable value, in accordance with the provisions of Vietnamese Accounting Standard No. 02 "Inventories" and Circular No. 48/2019/TT-BTC dated 8 August 2019, issued by the Ministry of Finance, which provides guidelines on the establishment and use of provisions for inventory write-downs, financial investment losses, doubtful receivables, and product, goods, construction warranty provisions in enterprises.

4.5. Tangible fixed assets and depreciation

Fixed assets are presented at their original cost and accumulated depreciation.

Tangible fixed assets

The original cost of tangible fixed assets includes the purchase price and directly related costs to bring the asset to a state ready for use. The original cost of self-constructed tangible fixed assets includes construction costs, actual production costs incurred, plus installation and testing costs. Costs for upgrading tangible fixed assets are capitalized and added to the asset's original cost, while maintenance and repair costs are expensed in the period in which they are incurred. When a tangible fixed asset is sold or disposed of, its original cost and accumulated

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depreciation are written off, and any resulting gains or losses from the disposal are recorded in the operating results of the period.

Depreciation of tangible fixed assets is calculated using the straight-line method, applied to all assets with a rate determined to allocate the original cost over the estimated useful life, in accordance with the guidelines set out in Circular No. 45/2013/TT-BTC dated 25 April 2013, issued by the Ministry of Finance, which provides instructions on the management, use, and depreciation of fixed assets. Circular No. 147/2016/TT-BTC dated 13 October 2016, amends and supplements some provisions of Circular No. 45/2013/TT-BTC, and Circular No. 28/2017/TT-BTC dated 12 April 2017, further amends and supplements some provisions of Circular No. 45/2013/TT-BTC.

The depreciation period for the company's tangible fixed assets is as follows:

Buildings and structures	15 - 50 years
Machinery and equipment	03 - 08 years
Transportation vehicles	06 - 10 years
Office equipment	05 years
Other assets	02 - 05 years

4.6. Financial investments

Long-term financial investments

An associated company is a company in which the Company has significant influence but is neither a subsidiary nor a joint venture of the Company. Significant influence is reflected in the ability to participate in decisions regarding the policies and operations of the investee but without having control or joint control over those policies.

4.7. Prepayments

Prepaid expenses include tools and equipment, the value of assets that do not meet the criteria to be classified as fixed assets (with a value of less than 30 million VND), exploration rights costs, and other prepaid expenses. These prepaid expenses will be gradually allocated to the cost of production and business operations over a reasonable period starting from when they are incurred.

4.8. Payables

Payables are presented in the financial statements at the carrying value of amounts owed to the Company's creditors and other payables, detailed by each payee. At the reporting date, if:

- Payables with a payment term of less than 1 year (or within a business cycle) are classified as current liabilities;
- Payables with a payment term of more than 1 year (or more than one business cycle) are classified as non-current liabilities.

4.9. Accrued expenses

Accrued expenses include the value of expenses that have been recognized as business operating costs during the accounting period but have not yet been paid at the end of the

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period. These may include audit fees, construction costs, and other similar expenses. When these expenses are actually incurred, any differences between the estimated and actual amounts should be adjusted, either by increasing or decreasing the expense account based on the difference.

4.10. Owner's equity

The principle for recognizing owner's equity contributions:

Capital is recorded according to the amount actually invested by shareholders.

Retained earnings are the profit from the company's activities after deducting (-) adjustments for the retrospective application of changes in accounting policies and corrections of material errors from previous years.

4.11. Revenue

Revenue is recognized when the outcome of the transaction can be reliably determined, and the Company is likely to receive economic benefits from the transaction.

- (i) Revenue from sales is recognized when most of the risks and rewards associated with the ownership of goods have been transferred to the buyer, and the goods have been delivered to the buyer and accepted by the customer.
- (ii) Revenue from construction is recognized based on the portion of work completed and confirmed by the customer during the period, when the Company ensures that it will obtain benefits from the construction contract and the costs to complete the work done at the financial statement date can be reliably measured.
- (iii) Revenue from providing services is recognized when most of the risks and benefits have been transferred to the customer, the service has been provided, and accepted by the customer.
- (iv) Financial income includes revenue arising from interest on deposits, interest on loans, foreign exchange gains, and other financial income. Interest on deposits and loans is recognized on an accrual basis, calculated based on the balance of deposits and the applicable interest rates.
- (v) Interest from investments is recognized when the Company has the right to receive the interest payment.

4.12. The principle for recognizing cost of goods sold

The cost of goods sold reflects the value of the products, goods, or services sold during the period, ensuring alignment with the revenue recognized in the same period.

4.13. Accounting principle for administrative expenses

Business management expenses reflect the general management costs of the Company, including expenses such as salaries of the management team, social insurance, health insurance, union fees, unemployment insurance for the company's management staff, office materials, labor

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tools, depreciation of fixed assets used for business management, land rental, business license tax, provision for doubtful debts, outsourced services, and other monetary expenses.

4.14. Taxation

Value Added Tax (VAT):

- The VAT rates for construction contracts, ready-mixed concrete, and infrastructure leasing and management: 10%.
- The VAT rate for clean water supply services: 5%.

Corporate Income Tax (CIT):

The company must pay corporate income tax at a rate of 20%.

Current income tax is the tax calculated based on taxable income for the period with the applicable tax rate during the accounting period. The taxable income differs from accounting profit due to adjustments for temporary differences between tax accounting and financial accounting, as well as adjustments for income or expenses that are either non-taxable or non-deductible.

Other taxes: applied in accordance with the current tax laws in Vietnam.

4.15. Basic earnings per share

Basic earnings per share for common shares is calculated by dividing the profit or loss attributable to ordinary shareholders by the weighted average number of common shares outstanding during the period. Diluted earnings per share is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of common shares outstanding to reflect the effect of potential dilutive common shares, which include convertible bonds and stock options.

4.16. Offsetting financial instruments

Initial recognition

Financial assets: On the initial recognition date, financial assets are recognized at cost plus transaction costs directly attributable to the acquisition of the financial asset. The Company's financial assets include cash, cash equivalents, receivables from customers, other receivables, deposits, financial investments, and derivative financial instruments.

Financial liabilities: On the initial recognition date, financial liabilities are recognized at cost plus transaction costs directly attributable to the issuance of the financial liabilities. The Company's financial liabilities include payables to suppliers, other payables, accrued expenses, financial lease liabilities, borrowings, and derivative financial instruments.

Subsequent measurement

Currently, there are no regulations regarding the revaluation of financial instruments after initial recognition.

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4.17. Related parties

The presentation of relationships with related parties and transactions between the enterprise and related parties is carried out in accordance with Vietnamese Accounting Standard No. 26 "Information about Related Parties," issued and published under Decision No. 234/2003/QĐ-BTC dated 30 December 2003, by the Ministry of Finance, and Circular 161/2007/TT-BTC "Guidance on the implementation of sixteen (16) accounting standards issued under Decision No. 149/2001/QĐ-BTC dated 31 December 2001, Decision No. 165/2002/QĐ-BTC dated 31 December 2002, and Decision No. 234/2003/QĐ-BTC dated December 30, 2003, of the Ministry of Finance," issued on 31 December 2007. Specifically:

Related parties are considered as such if one party has the ability to control or significantly influence the other party in making decisions about financial and operational policies. The following cases are considered related parties: Enterprises – including the parent company, subsidiaries, affiliated companies – individuals, directly or indirectly through one or more intermediaries, who have control over the company or are controlled by the company, or share joint control with the company. Related parties also include individuals who directly or indirectly hold voting rights in the company and have significant influence over the company, key management personnel such as directors, officers of the company, close family members of these individuals or related parties, or companies affiliated with these individuals, are also considered related parties..

In considering the relationship of each related party, the nature of the relationship is emphasized rather than its legal form.

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For the period ended 31 December 2025

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5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

5.1 Cash and cash equivalents

	31/12/2025	01/01/2025
Cash on hand	2.218.926.053	4.018.615.361
Cash in bank	271.161.910.921	218.084.394.592
Cash equivalent (*)	96.544.279.371	20.404.960.891
Total	369.925.116.345	242.507.970.844

(*) Term deposits of less than 03 months at commercial banks.

5.2 Trade receivables

	31/12/2025	01/01/2025
a) Short-term trade receivables	97.892.822.451	118.996.174.141
Tan Cang Dong Van Ha Nam Joint Stock Company	39.139.385.116	38.377.650.800
PLC Construction Joint Stock Company	-	31.455.994.785
Project Management Unit No. II for Construction Investment of Phu Ly City – Phu Van Embankment	7.624.553.000	7.624.553.000
Hancorp Joint Stock Company	5.472.555.416	5.469.766.781
Hawee Industrial Construction Joint Stock Company	3.859.468.427	3.859.468.427
Kien Hung Vietnam Construction Development Company Limited	903.128.000	1.803.128.000
Others	40.893.732.492	30.405.612.348
Total	97.892.822.451	118.996.174.141

b) Long-term receivables from customers

5.3 Short-term advances to suppliers

	31/12/2025	01/01/2025
Ha Noi South Housing And Urban Development Corporation	-	60.000.000.000
Hung Phat Technology Development Corporation	-	5.090.728.500
Hoai Thanh Trung Development Trading Company Limited	111.194.899	2.940.112.200
Tan Sang Construction Investment And Trading Company Limited	-	1.902.800.000
Aco Vietnam Company Limited	-	1.861.368.012
Phat An Construction Trading and Service Joint Stock Company	-	1.271.000.000
Huyen Quy Manufacturing and Trading Co., Ltd	1.655.674.487	1.023.679.000
An Thinh Building Technology Solutions Joint Stock Company	1.000.403.580	1.000.403.580
Walcom Vietnam Construction Design Consultancy Joint Stock Company	418.129.600	818.129.600
Dinh Huong Trading And Construction Company Limited	-	2.342.296.662
Ha Nam Construction Consultant Company Limited;	400.000.000	-
Others	4.852.003.835	4.131.544.631
Total	8.437.406.401	82.382.062.185

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)
For the period ended 31 December 2025

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5.4 Other receivables

	31/12/2025		01/01/2025	
	Value	Allowance	Value	Allowance
a) Current	368.653.617	-	150.661.099	-
- Advance payment	32.918.000	-	27.918.000	-
- Other receivables	335.735.617	-	122.743.099	-
b) Non-current	569.975.502.483	-	586.016.538.007	-
- Other long-term receivable	569.975.502.483	-	586.016.538.007	-
+ Ha Noi South Housing and Urban Development Corporation	34.536.358.800	-	31.709.667.600	-
+ Phu Ly City Land Development Center	14.083.094.355	-	14.083.094.355	-
+ Duy Tien Town Land Development Center	7.289.254.000	-	7.289.254.000	-
+ Land clearance payment	488.908.760.328	-	507.776.487.052	-
+ Receivables for career transition and training support	25.158.035.000	-	25.158.035.000	-
Total	570.344.156.100	-	586.167.199.106	-

5.5 Inventories

	31/12/2025		01/01/2025	
	Value	Allowance	Value	Allowance
Raw materials	1.818.536.882	-	9.884.166.520	-
Work in progress	77.575.426.766	-	99.820.995.347	-
Merchandise	463.409.340	-	603.465.495	-
Total	79.857.372.988	-	110.308.627.362	-

5.6 Prepayments

	31/12/2025	01/01/2025
a) Current	547.600.297	1.049.935.314
- Tool and equipment usage costs	498.880.297	1.030.472.266
- Other long-term prepaid expenses	48.720.000	19.463.048
b) Non-current	22.918.893.761	12.059.028
- Tools and equipment expenses awaiting allocation	22.918.893.761	12.059.028
Total	23.466.494.058	1.061.994.342

5.7 Long-term work in progress

	31/12/2025	01/01/2025
a) Long-term work in progress		
b) Construction in progress	47.711.176.826	368.447.695.018
- Construction in progress	-	318.897.638.586
+ Dong Van III Industrial Park Infrastructure Construction Project	-	47.096.035.517
+ Yen Lenh Port Project	46.183.180.376	1.158.476.450
+ Liem Tuyen Mall Project	1.527.996.450	1.032.901.199
+ Garage construction project	-	262.643.266
+ Bus Station Center Project	-	-
Total	47.711.176.826	368.447.695.018

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

For the period ended 31 December 2025

5.8 . BAD DEBT

		31/12/2025			01/01/2025			Form B 09a-DN/HN
		Recoverable amount		Provision	Cost		Recoverable amount	Provision
		Cost						
- Short-term receivables								
+ Tan Cang - Dong Van Ha Nam Joint Stock Company		39.139.385.116	1.069.052.181	(38.070.332.935)	37.372.954.250		-	(37.372.954.250)
+ Tasco Truong Phat Joint Stock Company		200.001.840	-	(200.001.840)	200.001.840		-	(200.001.840)
+ Ha An Trade Construction Joint Stock Company		174.182.500	-	(174.182.500)	174.182.500		-	(174.182.500)
+ Lam Phuong Investment Buid & Development Technology Joint Stock Company		239.159.000	-	(239.159.000)	239.159.000		-	(239.159.000)
+ Phu Ly B High School		103.454.000	-	(103.454.000)	103.454.000		-	(103.454.000)
+ Kien Khe Town People's Committee		41.676.000	-	(41.676.000)	41.676.000		-	(41.676.000)
+ Ha Nam Provincial People's Procuracy		125.184.000	-	(125.184.000)	125.184.000		-	(125.184.000)
+ Duc Phat Mineral Mining Joint Stock Company		50.006.030	-	(50.006.030)	50.006.030		-	(50.006.030)
+ Western Development Joint Stock Company		24.700.000	-	(24.700.000)	24.700.000		-	(24.700.000)
+ Incosys Company Limited		57.300.000	-	(57.300.000)	57.300.000		-	(57.300.000)
+ Song Hong Mechanization and Construction One Member Company Limited		57.800.001	-	(57.800.001)	57.800.001		-	(57.800.001)
+ Thien Thanh Phat Vietnam Trading and Construction Co., Ltd.		20.389.998	-	(20.389.998)	20.389.998		-	(20.389.998)
+ Nam Phuc Trading and Construction Company Limited		61.245.000	-	(61.245.000)	61.245.000		-	(61.245.000)
+ Infrastructure Construction Enterprise - Viglacera Mechanical Execution Company		33.214.400	-	(33.214.400)	33.214.400		-	(33.214.400)
+ Global Construction Services and Trading Joint Stock Company		50.600.000	-	(50.600.000)	50.600.000		-	(50.600.000)
+ 492 Construction and Investment Joint Stock Company		657.610.000	-	(657.610.000)	657.610.000		-	(657.610.000)
+ Investment and Construction Joint Stock Company Khanh Dat		553.862.500	-	(553.862.500)	553.862.500		-	(553.862.500)
+ Hancorp Joint Stock Company		5.469.766.781	-	(5.469.766.781)	5.469.766.781		-	(5.469.766.781)

Currency unit: VND

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

For the period ended 31 December 2025

5.8 . BAD DEBT

	Form B 09a-DN/HN			
	Currency unit: VND			
	31/12/2025		01/01/2025	
	Cost	Recoverable amount	Provision	Cost
+ Hawee Industrial Construction Joint Stock Company	3.859.468.427	-	(3.859.468.427)	3.859.468.427
+ Kim Bang Industrial Zone Company Limited	-	-	-	649.852.500
+ Investment and Construction Joint Stock Company No4	1.085.543.625	-	(1.085.543.625)	1.085.543.625
+ Vinaconex 25 Joint Stock Company	896.072.364	-	(896.072.364)	896.072.364
+ Hong Ha Vietnam Joint Stock Company	634.098.195	-	(634.098.195)	634.098.195
+ Quang Minh Construction Joint Stock Company	371.550.000	-	(371.550.000)	371.550.000
+ Ha Nam Construction and Technical Consultancy Co., Ltd.	202.180.000	-	(202.180.000)	202.180.000
+ CSC Construction Solution Company Limited	127.500.000	-	(127.500.000)	127.500.000
+ Khanh Hung Construction and Trading Company Limited	48.060.000	-	(48.060.000)	48.060.000
+ Bac Nam Viet Development and Construction Investment Joint Stock Company	235.878.599	-	(235.878.599)	235.878.599
+ Project Management Board No. II of Phu Ly City - Phu Van Embankment Construction	7.624.553.000	-	(7.624.553.000)	7.624.553.000
+ Urban Development Management Board - High-Quality Healthcare Center in Ha Nam Province	1.287.184.300	-	(1.287.184.300)	1.287.184.300
+ Duy Tien Land Clearance and Resettlement Council - Infrastructure and Technical Construction of Lot E	1.331.789.000	-	(1.331.789.000)	1.331.789.000
+ Thanh Liem Land Clearance Board - 7% Grading of Kien Khe Industrial Cluster	1.151.566.000	-	(1.151.566.000)	1.151.566.000
+ Minh Hung Construction and Engineering Joint Stock Company	46.245.000	-	(46.245.000)	46.245.000
+ Dong Hoa Investment and Contruction Joint Stock Company	50.963.000	-	(50.963.000)	50.963.000
+ Duy Tien Land Clearance and Resettlement Board - Trung Hoa A Village Power Line	172.688.000	-	(172.688.000)	172.688.000

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

For the period ended 31 December 2025

5.8 . BAD DEBT

ES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)				Form B 09a-DN/HN		
e period ended 31 December 2025				Currency unit: VND		
BAD DEBT	31/12/2025		01/01/2025			
	Cost	Recoverable amount	Provision	Cost		Recoverable amount
+ Tan A Ha Nam International Joint Stock Company - showroom stone embankment	30.100.000	-	(30.100.000)	30.100.000	-	(30.100.000)
+ Kien Khe Town People's Committee - Office Building	106.271.000	-	(106.271.000)	106.271.000	-	(106.271.000)
+ Ha Nam Investment and Construction Project Management Board - N1-D2 Road	238.344.017	-	(238.344.017)	238.344.017	-	(238.344.017)
+ Ha Nam Investment and Construction Project Management Board - Technical Infrastructure of DVI Industrial Park, Land Recovery Section	662.546.563	-	(662.546.563)	662.546.563	-	(662.546.563)
+ TKD Construction Investment and Installation Consulting Joint Stock Company	230.000.000	-	(230.000.000)	230.000.000	-	(230.000.000)
+ Quang Thanh Ha Nam Trading Company Limited	1.034.430.000	-	(1.034.430.000)	-	-	-
+ Hoang Gia Construction Company Limited	435.586.800	-	(435.586.800)	-	-	-
+ Ngoc Dung Consulting Invesment and Construction Company Limited	153.850.000	76.925.000	(76.925.000)	-	-	-
+ CKBQP Investment Real Estate Construction and Trading electronic Joint Stock Company	100.000.000	30.000.000	(70.000.000)	-	-	-
+ Loc Phat Steel trading service Company Limited	481.989.312	240.994.656	(240.994.656)	-	-	-
+ Kien Hung Investment Construction Joint Stock Company	339.195.000	169.597.500	(169.597.500)	-	-	-
Total	69.997.189.368	1.586.569.337	(68.410.620.031)	66.335.559.890	13.873.500	(66.321.686.390)

Currency unit: VND

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

For the period ended 31 December 2025

5.9. Financial investments

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Currency unit: VND

31/12/2025
(VND)

01/01/2025
(VND)

	Cost	Fair value	Provision	Cost	Fair value	Provision
a) Trading securities	-	-	-	-	-	-
b) Held-to-maturity investments	430.119.941.866	430.119.941.866	-	365.100.142.716	365.100.142.716	-
- Term deposits	430.119.941.866	430.119.941.866	-	365.100.142.716	365.100.142.716	-
	Historical cost	Book value under the equity method	Ownership percentage	Historical cost	Book value under the equity method	Ownership percentage
c) Investment in other entities	39.000.000.000	17.727.083.512	-	39.000.000.000	17.727.083.512	-
- Investment in an associate company	39.000.000.000	17.727.083.512	-	39.000.000.000	17.727.083.512	-
+ Tan Cang - Dong Van Ha Nam Joint Stock Company	39.000.000.000	17.727.083.512	39%	39.000.000.000	17.727.083.512	39%
Total	469.119.941.866	447.847.025.378	-	404.100.142.716	382.827.226.228	-

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

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For the period ended 31 December 2025

5.10. INCREASE, DECREASE IN TANGIBLE FIXED ASSETS

Currency unit: VND

Items	Building and structure	Machinery and equipment	Motor vehicles	Office equipments	Others	Total
I. Original Cost						
Opening balance	305.843.884.406	142.907.141.204	39.649.195.778	882.776.363	7.989.373.214	497.272.370.965
Additions	609.018.539.359	5.173.867.132	77.907.407	410.445.919	-	614.680.759.817
- Purchasing	-	5.020.177.132	77.907.407	410.445.919	-	5.508.530.458
- Transfer from construction in progress	609.018.539.359	153.690.000	-	-	-	609.172.229.359
- Others	-	-	-	-	-	-
Decreasing in year	-	(29.686.785.940)	(8.932.018.182)	-	-	(38.618.804.122)
- Liquidation, disposal	-	(29.686.785.940)	(8.932.018.182)	-	-	(38.618.804.122)
Closing balance	914.862.423.765	118.394.222.396	30.795.085.003	1.293.222.282	7.989.373.214	1.073.334.326.660
II. Accumulated depreciation						
Opening balance	41.919.597.702	70.038.987.881	26.453.375.595	882.258.686	4.505.803.550	143.800.023.414
Charge for the year	14.720.340.853	8.303.374.268	3.535.711.800	16.417.508	464.693.490	27.040.537.919
- Depreciation	14.720.340.853	8.303.374.268	3.535.711.800	16.417.508	464.693.490	27.040.537.919
Decreasing in year	-	(24.619.051.022)	(8.438.931.071)	-	-	(33.057.982.093)
- Transfer to investment properties	-	(24.619.051.022)	(8.438.931.071)	-	-	(33.057.982.093)
Closing balance	56.639.938.555	53.723.311.127	21.550.156.324	898.676.194	4.970.497.040	137.782.579.240
III. Net book value						
1. Opening balance	263.924.286.704	72.868.153.323	13.195.820.183	517.677	3.483.569.664	353.472.347.551
2. Closing balance	858.222.485.210	64.670.911.269	9.244.928.679	394.546.088	3.018.876.174	935.551.747.420

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

For the period ended 31 December 2025

5.11. Loans and obligations under financial leases

		31/12/2025		01/01/2025		Currency unit: VND	
		Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
a) Short-term loans		9,400,000,000	9,400,000,000	9,400,000,000	46,028,752,261	46,028,752,261	46,028,752,261
Bank loans VND		-	-	-	33,532,752,261	33,532,752,261	33,532,752,261
- Saigon Thuong Tin Commercial Joint Stock Bank		-	-	-	26,912,114,997	26,912,114,997	26,912,114,997
- Saigon - Hanoi Commercial Joint Stock Bank		-	-	-	6,620,637,264	6,620,637,264	6,620,637,264
Current maturity of long-term loans		9,400,000,000	9,400,000,000	9,400,000,000	12,496,000,000	12,496,000,000	12,496,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ha Nam Branch		-	-	-	3,096,000,000	3,096,000,000	3,096,000,000
Vietnam Joint Stock Commercial Bank For Industry And Trade - Ha Nam Branch		9,400,000,000	9,400,000,000	9,400,000,000	9,400,000,000	9,400,000,000	9,400,000,000
b) Long-term loans		41,486,793,029	41,486,793,029	11,684,108,879	13,802,011,000	43,604,695,150	43,604,695,150
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ha Nam Branch		10,000,000,000	10,000,000,000	10,000,000,000	3,977,000,000	3,977,000,000	3,977,000,000
Loan capital re-lent by the Ha Nam Provincial People's Committee from the Government		9,646,331,879	9,646,331,879	1,684,108,879	425,011,000	8,387,234,000	8,387,234,000
Vietnam Joint Stock Commercial Bank For Industry And Trade - Ha Nam Branch		21,840,461,150	21,840,461,150	-	9,400,000,000	31,240,461,150	31,240,461,150
Total		50,886,793,029	50,886,793,029	21,084,108,879	59,830,763,261	89,633,447,411	89,633,447,411

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)
For the period ended 31 December 2025

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5.12 Investment properties

Items	Opening balance	Increase during the period	Decrease during the period	Closing balance
Value	1.196.822.065.208	169.267.980.970	-	1.366.090.046.178
Infrastructure	1.196.822.065.208	169.267.980.970		1.366.090.046.178
Accumulated depreciation	(1.194.819.659.471)	(116.519.364.171)	-	(1.311.339.023.642)
Infrastructure	(1.194.819.659.471)	(116.519.364.171)		(1.311.339.023.642)
Remaining value	2.002.405.737	52.748.616.799	-	54.751.022.536
Infrastructure	2.002.405.737	52.748.616.799	-	54.751.022.536

5.13 Goodwill

a) Current	
b) Non-current	
Beginning value of goodwill	8.839.457.636
Goodwill increase during the period	-
Goodwill value decreased due to partial capital contribution transfer	-
Goodwill value amortized during the period	2.209.864.408
Closing value of goodwill	6.629.593.228
Total	6.629.593.228

5.14 Trade payables

	31/12/2025		01/01/2025	
	Value	Amount able to be paid off	Value	Amount able to be paid off
a) Short-term trade payables	38.248.486.919	38.248.486.919	10.805.660.880	10.805.660.880
Payables to suppliers accounting for 10% or more	30.694.929.106	30.694.929.106	5.418.381.005	5.418.381.005
- Vina 68 Construction Concrete Asphalt Joint Stock Company	895.133.049	895.133.049	-	-
- Dong Nam Construction Trading Joint Stock Company.	2.168.469.220	2.168.469.220	-	-
- An Gia Viet Joint Stock Company.	941.946.534	941.946.534	-	-
- Tan Sang Construction Investment And Trading Company Limited	2.452.177.263	2.452.177.263	-	-
- Thanh Nam Trading Joint Stock Company	-	-	1.421.852.005	1.421.852.005
- Nha Viet Architecture Company Limited	1.029.599.340	1.029.599.340,00	-	-
- Thanh Hang Transport Company Limited	-	-	1.837.904.000	1.837.904.000
- Ha Nam Department of Finance	2.029.025.000	2.029.025.000	2.029.025.000	2.029.025.000
-Dinh Huong Trading and Construction Company Limited	525.405.246	525.405.246	-	-
- MLS Joint Stock Company	151.199.999	151.199.999	129.600.000	129.600.000
- Luxsen International Paint Development Joint Stock Company	1.727.836.000	1.727.836.000	-	-
- Ha Noi South Housing and Urban Development Corporation	5.351.796.000	5.351.796.000	-	-

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)
For the period ended 31 December 2025

Form B 09a-DN/HN
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- Kien Cuong Trading & Manufacturing Company Limited	1.633.911.533	1.633.911.533	-	-
- Viet's Power Joint Stock Company	2.458.180.090	2.458.180.090	-	-
- Nhat Le Company Limited	5.196.141.496	5.196.141.496	-	-
- Sontana Joint Stock Company	2.084.108.336	2.084.108.336	-	-
- Van Trung Company Limited	2.050.000.000	2.050.000.000	-	-
Others	7.553.557.813	7.553.557.813	5.387.279.875	5.387.279.875
Total	38.248.486.919	38.248.486.919	10.805.660.880	10.805.660.880
			31/12/2025	01/01/2025
5.15 Advances from customers				
a) Short-term advances from customers				
- Branch II of Viet Duc Hospital - Technical Infrastructure			50.798.017.600	50.798.017.600
- Branch II of Bach Mai Hospital - Technical Infrastructure			28.618.399.800	28.618.399.800
- NDH Holdings Company Limited			7.379.230.743	-
- Others			1.741.403.439	2.036.471.949
Total			88.537.051.582	81.452.889.349
b) Advance payments from related parties.				
5.16 Taxes and other payables to the State budget				
a) Payables	01/01/2025	Incurred	Paid	31/12/2025
- Value-added tax	-	74.275.909.943	73.028.193.163	1.247.716.780
- Corporate income tax	9.032.130.094	95.543.308.224	10.422.605.996	94.152.832.322
- Personal income tax	10.593.060	527.796.293	519.710.187	18.679.166
- Natural resource consumption tax	96.000.000	1.227.195.600	1.323.195.600	-
- Fees, charges and other taxes	176.241.793	454.180.679	387.413.471	243.009.001
Total	9.314.964.947	172.028.390.739	85.681.118.417	95.662.237.269
b) Receivables				
- Personal income tax	128.432	128.432	-	-
- Value-added tax	930.633.966	-	-	930.633.966
Total	930.762.398	128.432	-	930.633.966
5.17 Accrued expenses				
a) Short-term				
Audit fee			81.000.000	127.222.222
- Accrued construction costs			168.370.092.966	-
b) Long-term				
- Accrued construction costs			-	273.355.394.687
Total			168.451.092.966	273.482.616.909

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)
For the period ended 31 December 2025

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Currency unit: VND

	31/12/2025	01/01/2025
5.18 Other payables		
a) Short-term	42.108.491.163	92.587.530.269
- Received deposit, received pledge	41.863.391.237	92.587.530.269
- Trade union fund	70.799.926	-
- Remuneration of the Board of Directors and the Supervisory Board	168.000.000	-
- Other payables	6.300.000	-
Total	42.108.491.163	92.587.530.269
b) Long-term		
Other payables	46.644.917.793	46.644.917.793
- Payables to the State Budget of Ha Nam Province	24.759.141.793	24.759.141.793
- People's Committee of Ha Nam Province (*)	21.885.776.000	21.885.776.000
Received deposit, received pledge	91.500.000	143.408.017
Total	46.736.417.793	46.788.325.810

(*) Decision No. 295/QĐ-UBND of the People's Committee of Ha Nam Province dated 31 January 2019, approving the adjustment of the final settlement of completed investment capital for the subproject: Construction of the clean water supply system for Liem Tuyen and Liem Tiet Communes, Thanh Liem District, Ha Nam Province, under the water supply component of the Results-Based Rural Water Supply and Sanitation Program in Ha Nam Province.

	30/06/2025	01/01/2025
5.19 Provision for payables		
Long-term	386.112.240.393	271.433.118.457
- Provision for fixed asset repair costs	386.112.240.393	271.433.118.457
Total	386.112.240.393	271.433.118.457

It is a provision set aside for future infrastructure repair expenses in the industrial park, as the Company recognized the revenue in a lump sum.

THANH DAT INVESTMENT DEVELOPMENT JOINT STOCK COMPANY
Address: Nguyen Thi Dinh Street, Phu Ly Ward, Ninh Binh Province

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

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5.20. Owners' equity

Currency unit: VND

Statement of changes in equity

	Owner's investment	Non-controlling interest	Development investment fund	Retained earnings	Total
Beginning balance of last year	493.444.160.000	274.502.255.340	114.638.546.830	350.357.191.545	1.232.942.153.715
Increase in capital last year	81.443.690.000	-	-	-	81.443.690.000
Profit for the previous year	-	55.785.428.431	-	120.416.761.222	176.202.189.653
Provision for funds	-	(1.066.279.646)	37.624.438.918	(39.604.672.454)	(3.046.513.182)
Distribution of profits	-	(85.302.371.639)	-	(81.443.690.000)	(166.746.061.639)
Ending balance of last year	574.887.850.000	243.919.032.486	152.262.985.748	349.725.590.313	1.320.795.458.547
Profit for the current period	-	-	-	-	-
Profit for the period	-	115.777.311.068	-	252.539.604.392	368.316.915.460
Dividend payment in the form of shares	91.972.700.000	-	-	(91.972.700.000)	-
Appropriation to reserves and dividend	-	(28.450.568.500)	50.764.739.873	(51.800.754.973)	(29.486.583.600)
Ending balance for the period	666.860.550.000	331.245.775.054	203.027.725.621	458.491.739.732	1.659.625.790.407

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Details of the owner's capital contribution	Ownership ratio 31/12/2025	31/12/2025	01/01/2025
Capital contributions from other parties			
- Mr. Nguyen Huy Cuong	29,22%	194.831.980.000	167.958.610.000
- Ms. Nguyen Thanh Tam	5,83%	38.893.660.000	33.529.030.000
- Mr. Nguyen Quang Tri	5,27%	35.164.760.000	30.314.460.000
- Other parties	59,68%	397.970.150.000	343.085.750.000
Total	100%	666.860.550.000	574.887.850.000

b) Capital transactions with owners and dividend distribution, profit sharing

	Current period	Previous period
Owner's investment capital		
- Opening capital	574.887.850.000	493.444.160.000
- Capital increase during the period	91.972.700.000	81.443.690.000
- Capital decrease during the period	-	-
- Closing capital	666.860.550.000	574.887.850.000

	31/12/2025	01/01/2025
Shares		
Number of shares registered for issuance	66.686.055	57.488.785
Number of shares issued to the public	66.686.055	57.488.785
- Ordinary shares	66.686.055	57.488.785
Number of Outstanding Shares in circulation	66.686.055	57.488.785
- Ordinary shares	66.686.055	57.488.785

* Par value of an outstanding share: VND 10,000 per share

	Current period	Previous period
Basic earnings per share		
Profit after tax	54.204.630.879	10.953.877.002
Adjustments to increase or decrease accounting profit	-	-
to determine the profit or loss allocated to shareholders owning shares	-	-
Weighted average number of shares outstanding during the period	60.554.542	53.230.723
Basic earnings per share	895	206

	31/12/2025 (VND)	01/01/2025 (VND)
Company's funds		
Investment and development fund	203.027.725.621	152.262.985.748
Reward and welfare fund	10.082.261.534	9.234.092.150
Total	213.109.987.155	161.497.077.898

6. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE SEPARATE INTERIM STATEMENT OF PROFIT OR LOSS

	Current period	Previous period
6.1 Total Revenue from Sales and Service provisions		
- Revenue from concrete sales	-	16.026.951.855
- Revenue from infrastructure leasing and management	92.491.344.033	5.654.008.815
- Revenue from petroleum sales	20.840.216.509	18.525.706.606
- Other revenue	54.783.298.272	23.867.918.281
Total	168.114.858.814	64.074.585.557
6.2 Cost of sales and service rendered		
- Cost of sales and service rendered	67.628.411.475	44.979.891.483
Total	67.628.411.475	44.979.891.483
6.3 Financial income		
Interest income from deposits and loans	10.571.238.234	8.801.921.758
Total	10.571.238.234	8.801.921.758
6.4 Financial expenses		
Financial expenses	2.142.097.439	1.740.561.164
Total	2.142.097.439	1.740.561.164

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For the period ended 31 December 2025

Form B 09a-DN/HH
Currency unit: VND

	Current period	Previous period
6.5 General and Administration Expenses	1.829.451.189	787.155.483
Selling expenses:		
Other selling expenses	1.829.451.189	787.155.483
General and administration expenses:	8.179.187.547	8.699.832.285
Details of expenses accounting for 10% or more of the total administrative expenses	6.052.413.271	5.962.521.892
Depreciation expense	349.195.488	314.910.192
Labor expense	5.030.890.152	570.648.018
Allocated goodwill	552.466.102	552.466.102
Reversal of provision for doubtful debts	(577.517.156)	(850.253.500)
Provision for doubtful accounts expenses	697.378.685	5.374.751.080
Other administrative expense	2.126.774.276	2.737.310.393
Total	10.008.638.736	9.486.987.768
6.6 Other Expenses	Current period	Previous period
Administrative penalties	14.485.408	321.946.250
Total	14.485.408	321.946.250
6.7 Current corporate income tax expense	Current period	Previous period
Current corporate income tax expense	19.349.122.662	3.471.947.236
	19.349.122.662	3.471.947.236

7. OTHER INFORMATION

7.1 Contingent liabilities, commitments and other financial information

7.2 Events after the Reporting Period

7.3 Segment report

7.4 Significant events occurring during the financial period

7.5 Financial instruments

The Company is exposed to the following risks when using financial instruments:

- Market risk
- Credit risk
- Liquidity risk

The Board of Directors has overall responsibility for the establishment and oversight of financial risk management. The Board of Directors establishes policies to identify and analyze the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to risk limits. The risk management system and policies are reviewed periodically to reflect changes in market conditions and the Company's operations.

The Board of Directors reviews and agrees to apply management policies for the above risks as follows:

(i) Market Risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. There are four types of market risk: interest rate risk, currency risk, commodity price risk and other price risk.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to market risk due to changes in interest rates relates primarily to the Company's cash, short-term deposits and borrowings.

The Company manages interest rate risk by analyzing the competitive market situation to obtain interest rates that are favorable to the Company's purposes and still within its risk management limits.

Foreign exchange risk

Foreign exchange risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company is exposed to risks due to changes in foreign exchange rates that are directly related to the Company's business operations.

(ii) Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or transaction contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities and from its financing activities, including bank deposits, loans and other financial instruments.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)
For the period ended 31 December 2025

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Currency unit: VND

Accounts receivable

The Company regularly monitors its outstanding receivables from customers. For major customers, the Company reviews each customer's credit quality at the reporting date for deterioration. The Company seeks to maintain close control over outstanding receivables and has a credit control staff to minimize credit risk.

The Company will establish an impairment allowance to reflect the estimated impairment loss for trade receivables, other receivables and investments. The main component of this impairment allowance is the specific loss related to the specific impairment loss for each customer.

Bank deposit

The Company mainly maintains its deposits with well-known banks in Vietnam. Credit risk from deposits with banks is managed by the Company's treasury department in accordance with the Company's policy. The Company's maximum exposure to credit risk for items on the balance sheet at the end of the financial year is the carrying amount as disclosed in Note 5.1. The Company considers that the concentration of credit risk in respect of bank deposits is low.

(iii) *Liquidity risk*

Liquidity risk is the risk that the Company will have difficulty in fulfilling its financial obligations due to lack of funds. The Company's liquidity risk arises mainly from the fact that financial assets and financial liabilities have different maturities.

The Company minimizes liquidity risk by maintaining a level of cash and cash equivalents and bank borrowings that the Board of Directors believes is adequate to finance the Company's operations and minimize the risk of fluctuations in cash flows.

The table below analyses non-derivative financial assets and financial liabilities into relevant maturity groups based on the remaining period from the balance sheet date to the contractual maturity date. The amounts presented in the table are undiscounted contractual cash flows. The presentation of information on non-derivative financial assets is necessary for an understanding of the Company's liquidity risk management as liquidity is managed on a net asset and liability basis

	Under 1 year	1 year or more	Total
31/12/2025			
Cash and cash equivalents	369.925.116.345	-	369.925.116.345
Accounts receivable	97.892.822.451	-	97.892.822.451
Investment	430.119.941.866	17.727.083.512	447.847.025.378
Other receivables	368.653.617	569.975.502.483	570.344.156.100
Other financial assets	-	-	-
Subtract:			
Provision for doubtful debts	(68.410.620.031)	-	(68.410.620.031)
Provision for impairment of investments	-	-	-
Total	829.895.914.248	587.702.585.995	1.417.598.500.243
Borrowings and lease	9.400.000.000	41.486.793.029	50.886.793.029
Payable to suppliers	38.248.486.919	-	38.248.486.919
Other payables and accrued expenses	210.559.584.129	46.736.417.793	257.296.001.922
Total	258.208.071.048	88.223.210.822	346.431.281.870
Net liquidity gap	571.687.843.200	499.479.375.173	1.071.167.218.373

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)
For the period ended 31 December 2025

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	Under 1 year	1 year or more	Total
01/01/2025			
Cash and cash equivalents	242.507.970.844	-	242.507.970.844
Accounts receivable	118.996.174.141	-	118.996.174.141
Investment	365.100.142.716	17.727.083.512	382.827.226.228
Other receivables	150.661.099	586.016.538.007	586.167.199.106
Subtract:			
Provision for doubtful debts	(66.321.686.390)	-	(66.321.686.390)
Provision for impairment of investments	-	-	-
Total	660.433.262.410	603.743.621.519	1.264.176.883.929
Borrowings and lease	46.028.752.261	43.604.695.150	89.633.447.411
Payable to suppliers	10.805.660.880	-	10.805.660.880
Other payables and accrued expenses	92.714.752.491	320.143.720.497	412.858.472.988
Total	149.549.165.632	363.748.415.647	513.297.581.279
Net liquidity gap	510.884.096.778	239.995.205.872	750.879.302.650

The Company believes that the concentration of risk with respect to debt repayment is low. The Company is able to pay its debts when due from cash flows from operating activities and proceeds from maturing financial assets.

iv) Fair value

The carrying amount calculated as the cost less provisions for short-term receivables, bank deposits and trade and other payables is approximately equal to their fair value.

	Carrying value		Fair value	
	31/12/2025	01/01/2025	31/12/2025	01/01/2025
Financial Assets				
Trade receivables and other receivables	98.261.476.068	119.146.835.240	29.850.856.037	52.825.148.850
Other assets	65.962.996.510	391.492.953.719	65.962.996.510	391.492.953.719
Financial assets available for sale	17.727.083.512	17.727.083.512	(*)	(*)
Cash and cash equivalents	369.925.116.345	242.507.970.844	369.925.116.345	242.507.970.844
Total	551.876.672.435	770.874.843.315	(*)	(*)
Financial liabilities				
Borrowings and lease	50.886.793.029	89.633.447.411	50.886.793.029	89.633.447.411
Payable to suppliers	38.248.486.919	10.805.660.880	38.248.486.919	10.805.660.880
Other payables	88.844.908.956	139.375.856.079	88.844.908.956	139.375.856.079
Total	177.980.188.904	239.814.964.370	177.980.188.904	239.814.964.370

(*) Regarding the determination of fair value of these financial assets and liabilities for disclosure purposes as prescribed in Article 28 of Circular 201/2009/TT-BTC dated 6 November 2009 of the Ministry of Finance, because there is no listed market value for these financial assets and liabilities and Vietnamese Accounting Standards, Vietnamese Accounting System does not have guidance on how to calculate fair value in case there is no listed market value, the Company has not determined the fair value of these financial assets and liabilities for disclosure purposes.

The fair value of financial assets and liabilities was not formally assessed and determined as of 31 December 2025 and 1 January 2025. However, the Management has assessed that the fair value of these financial assets and liabilities does not differ materially from their carrying amounts as of the financial reporting date.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)
For the period ended 31 December 2025

Form B 09a-DN/HN
Currency unit: VND

7.6 Information about related parties

Related parties:

During the reporting period and at the end of the reporting period, the following parties were identified as related parties of the Company:

Related parties	Address	Relationship
Mr. Nguyen Huy Cuong	Ninh Binh	Chairman of the Board
Ms. Nguyen Thanh Tam	Ninh Binh	Member of the Board of Management (until 18 April 2025)
Mr. Nguyen Manh Hai	Ninh Binh	Member of the Board of Management (from 18 April 2025)
Mr. Tran Van Thang	Ninh Binh	Independent Member of the Board of Management
Mr. Nguyen Huu Thuyet	Ha Noi	Member of the Board of Management
Mr. Tran Viet Duc	Ninh Binh	General Director
Mr. Nguyen Quang Tri	Ninh Binh	Deputy General Director
Mr. Tran Duc Dung	Ninh Binh	Deputy General Directors (from 15 April 2025)
Mr. Pham Van Ha	Ninh Binh	Head of the Supervisory Board
Mr. Nguyen Duc Du	Ninh Binh	Member of Supervisory Board (until 18 April 2025)
Mr. Nguyen Dinh Thuan	Ninh Binh	Member of Supervisory Board (from 18 April 2025)
Ms. Nguyen Thi Thuy Van	Ninh Binh	Member of Supervisory Board
Quang Anh Limited Company	Ninh Binh	Key management personnel with close relationships
Tan Cang - Dong Van Ha Nam Joint Stock Company	Ninh Binh	Associated company
Tri Dung Construction Trading Joint Stock Company	Ninh Binh	Same key members

In addition, related parties also include individuals related to the Board of Directors, the Executive Board, and the Supervisory Board, such as spouses, children, and others as prescribed by law.

Transactions with Related Parties:

In addition to the related party transactions mentioned above, the Company's significant transactions with related parties during the accounting period include:

Related parties	Content	Current period	Previous period
Quang Anh Limited Company	Sale of goods and services	2.500.000	31.920.033
	Receipt of payment for the sale of goods and services	2.500.000	31.920.033
Tan Cang Dong Van Ha Nam Joint Stock Company	Providing of industrial park infrastructure management services	761.734.316	669.797.700

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)
For the period ended 31 December 2025

Salaries and allowances paid during the period to members of the Board of Directors and the Executive Board:

Name	Position	Current period	Previous period
		(VND)	(VND)
Mr. Nguyen Huy Cuong	Chairman of the Board	123.963.218	153.009.774
Mr. Tran Viet Duc	General Director	60.543.577	68.146.821
Mr. Nguyen Quang Tri	Deputy General Directors	40.372.005	28.906.908
Mr. Tran Duc Dung	Deputy General Directors	54.090.158	-
Mr. Nguyen Manh Hai	Member of the Board of Management	52.714.398	-
Mr. Tran Van Thang	Independent Member of the Board of Management	6.000.000	36.000.000
Mr. Nguyen Huu Thuyet	Member of the Board of Management	6.000.000	36.000.000
Mr. Vu Anh Tan	Deputy Director of the subsidiary company	59.905.200	56.528.600
Ms. Nguyen Ngoc Lan	Deputy Director of the subsidiary company	22.601.400	21.701.400
Ms. Nguyen Thi Thu Hien	Deputy Director of the subsidiary company	59.905.200	-
Ms. Nguyen Thanh Tam	Member of the Board of Management	-	61.771.879
Mr. Nguyen Duc Du	Member of Supervisory Board	-	54.410.511
Mr. Pham Van Ha	Head of the Supervisory Board	53.788.240	54.415.357
Mr. Nguyen Dinh Thuan	Member of Supervisory Board	38.406.894	-
Ms. Nguyen Thuy Van	Member of Supervisory Board	29.738.397	42.684.112
Total		608.028.687	613.575.362

7.7 Comparative information

The comparative figures are those presented in the consolidated financial statements for the fiscal year ended 31 December 2024, of Thanh Dat Investment and Development Joint Stock Company, which were audited by International Auditing and Valuation Co., Ltd., and the consolidated financial statements for the four quarter of 2024, which were prepared by the Company itself and have not been audited.

7.8 Going concern information

These separate financial statements are prepared on a going concern basis.

7.9 Other information

Apart from the information already presented, there were no significant events during the year that require disclosure or presentation in the separate financial statements.

Ninh Binh, 27 January 2026

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR





Dinh Thi Phuong Thao

Duong Thi Thu Hien

Tran Viet Duc

**CÔNG TY CỔ PHẦN
ĐẦU TƯ PHÁT TRIỂN THÀNH ĐẠT**

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do – Hạnh phúc**

Số: 14/2026/CV-DTD

Hà Nam, ngày 29 tháng 01 năm 2026

V/v: Giải trình chênh lệch LNST tại Báo cáo
tài chính hợp nhất Q4/2025

Kính gửi:

- Ủy ban Chứng khoán Nhà nước
- Sở Giao dịch Chứng khoán Hà nội

Căn cứ Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn về Công bố thông tin trên thị trường chứng khoán;

Căn cứ vào Báo cáo tài chính hợp nhất Quý 4 năm 2025 của Công ty Cổ phần Đầu tư Phát triển Thành Đạt.

Công ty Cổ phần Đầu tư Phát triển Thành Đạt (Công ty) xin được giải trình về trường hợp chênh lệch lợi nhuận sau thuế (LNST) thu nhập doanh nghiệp (TNDN) tại Báo cáo tài chính hợp nhất Quý 4/2025 của Công ty có chênh lệch quá 10% so với cùng kỳ năm trước, cụ thể như sau:

Đối với Báo cáo tài chính hợp nhất Q4/2025 (BCTC hợp nhất Q4/2025)

Lợi nhuận sau thuế TNDN trên báo cáo là 79.843.092.379 đồng, tăng 66.967.918.965 đồng so với cùng kỳ năm trước là 12.875.173.414 đồng tương đương tăng 520%.

Nguyên nhân:

Đối với Báo cáo tài chính hợp nhất Q4/2025:

Nguyên nhân Lợi nhuận sau thuế trên BCTC hợp nhất Q4/2025 tăng 66.967.918.965 đồng so với cùng kỳ năm trước chủ yếu do Doanh thu cho thuê cơ sở hạ tầng và quản lý tăng mạnh. Cụ thể, Doanh thu cho thuê cơ sở hạ tầng và quản lý tăng từ 5.654.008.815(kỳ trước) lên 92.491.344.033 (kỳ này). Ngoài ra doanh thu khác tăng cũng làm cho lợi nhuận sau thuế thu nhập doanh nghiệp tăng.

Trên đây là các giải trình của Công ty Cổ phần Đầu tư Phát triển Thành Đạt về biến động lợi nhuận sau thuế tại Báo cáo tài chính hợp nhất Q4/2025 có sự chênh lệch quá 10% so với cùng kỳ năm 2024.

Trân trọng!

Nơi nhận

- Như trên;
- Lưu VT.

NGƯỜI ĐẠI DIỆN PHÁP LUẬT



TỔNG GIÁM ĐỐC
Trần Việt Đức

**THANH DAT INVESTMENT
DEVELOPMENT JOINT STOCK COMPANY**

No:14/2025/CV-DTD

Re: Explanation for the fluctuation of profit
after tax in the Q4/2025 Financial Statement

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ha Nam, January 29rd 2026

**To: - State Security Commission of Vietnam;
 - Hanoi Stock Exchange**

Pursuant to:

- Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding disclosure of information in the securities market;
- The consolidated financial statements for Q4/2025 of the Company.

Thanh Dat Investment Development Joint Stock Company ("the company") would like to explain the discrepancy in after-tax profit in the consolidated financial statements for Q4/2025 compared to the same period last year, as follows:

For the Consolidated Financial Statements for Q4/2025:

Profit after corporate income tax reported was VND 79,843,092,379, an increase of VND 66,967,918,965 compared to the same period of the previous year, which recorded VND 12,875,173,414, equivalent to an increase of 520%.

Reasons:

- **For the Consolidated Financial Statements for Q2/2025:**

The increase of VND 66,967,918,965 in profit after tax in the Q4/2025 consolidated financial statements compared to the same period of the previous year was mainly attributable to the sharp growth in infrastructure leasing and management revenue.

Specifically, infrastructure leasing and management revenue increased from VND 5,654,008,815 in the prior period to VND 92,491,344,033 in the current period. In addition, the increase in other income also contributed to the rise in profit after corporate income tax.

The above is the explanation of Thanh Dat Investment Development Joint Stock Company regarding the fluctuation in after-tax profit in the consolidated financial statements for Q4/2025, where the difference exceeds 10% compared to the same period in 2024.

Sincerely!

Recipients:

- As stated above;
- Kept at Archive.

LEGAL REPRESENTATIVE DIRECTOR

