

TIN NGHIA CORPORATION

96 Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province

Tax Code:3600283394

**CONSOLIDATED FINANCIAL
STATEMENTS
QUARTER 4 - 2025**

January 2026

CONSOLIDATED BALANCE SHEET

As at 31 December 2025

Unit: VND

ASSETS	Code	Notes	End of Quarter	Beginning of Year
A. CURRENT ASSETS	100		8.275.534.765.535	5.067.166.778.242
I. Cash and cash equivalents	110	3	2.801.110.032.304	536.544.589.313
1. Cash	111		1.151.537.051.442	279.633.871.956
2. Cash equivalents	112		1.649.572.980.862	256.910.717.357
II. Short-term financial investments	120		668.714.427.066	563.306.076.601
1. Trading securities	121	4(b)	6.616.661.800	6.616.661.800
2. Allowance for diminution in value of short-term inv	122		-	-
3. Held-to-maturity investments	123	4(a)	662.097.765.266	556.689.414.801
III. Short-term receivables	130		4.591.602.445.020	3.589.887.007.733
1. Short-term trade accounts receivable	131	5	2.158.866.775.801	2.550.934.547.283
2. Short-term advances to suppliers	132	6	118.607.136.892	762.790.423.176
3. Short-term inter-company receivables	133		-	-
4. Receivables based on construction contract progres	134		-	-
5. Short-term loans receivable	135	7(a)	1.380.847.144.861	312.954.805.041
6. Other short-term receivables	136	8(a)	1.271.982.499.122	242.950.575.652
7. Allowance for doubtful short-term receivables (*)	137	9	(338.701.111.656)	(279.770.606.911)
8. Assets pending resolution	139	10	-	27.263.492
IV. Inventories	140	11	188.551.157.162	311.613.753.279
1. Inventories	141		197.021.624.106	319.931.601.076
2. Allowance for devaluation of inventories (*)	149		(8.470.466.944)	(8.317.847.797)
V. Other current assets	150		25.556.703.983	65.815.351.316
1. Short-term prepaid expenses	151		6.694.502.970	6.327.880.854
2. Value added tax (VAT) recoverable	152		10.168.697.940	40.276.040.832
3. Taxes and other receivables from state budget	153	18	8.693.503.073	19.211.429.630
4. Government bond repurchase transactions	154		-	-
5. Other current assets	155		-	-

ASSETS (continued)	Code	Notes	End of Quarter	Beginning of Year
B. NON-CURRENT ASSETS	200		9,667,696,332.713	13,014,274,131.028
I. Long-term receivables	210		612,809,415.713	1,043,019,280.498
1. Long-term trade accounts receivable	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Business capital at dependent units	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Long-term loans receivable	215	7(b)	-	-
6. Other long-term receivables	216	8(b)	612,809,415.713	1,043,019,280.498
7. Allowance for doubtful long-term receivables (*)	219		-	-
II. Fixed assets	220		474,606,971.961	504,315,380.339
1. Tangible fixed assets	221	13	396,392,801.971	425,724,758.849
- Cost	222		1,076,650,583.312	1,109,760,307.726
- Accumulated depreciation (*)	223		(680,257,781.341)	(684,035,548.877)
2. Finance lease fixed assets	224		-	-
- Cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	14	78,214,169.990	78,590,621.490
- Cost	228		90,383,018.025	91,301,689.163
- Accumulated depreciation (*)	229		(12,168,848.035)	(12,711,067.673)
III. Investment property	230	15	2,016,948,109.169	2,058,204,368.003
- Cost	231		3,248,982,904.039	3,245,986,712.398
- Accumulated depreciation (*)	232		(1,232,034,794.870)	(1,187,782,344.395)
IV. Long-term assets in progress	240		5,473,176,316.963	8,333,386,636.363
1. Long-term work in progress	241	12	3,228,105,235.204	5,492,966,979.185
2. Construction in progress	242		2,245,071,081.759	2,840,419,657.178
V. Long-term financial investments	250		264,173,107.595	266,625,757.612
1. Investments in subsidiaries	251		-	-
2. Investments in joint ventures and associates	252	4(d)	134,076,597.404	134,205,184.190
3. Other long-term investments	253	4(c)	130,222,430.065	137,315,605.065
4. Allowance for diminution in value of long-term fin	254		(125,919.874)	(4,895,031.643)
5. Held-to-maturity investments	255	4(a)	-	-
VI. Other long-term assets	260		825,982,411.312	808,722,708.213
1. Long-term prepaid expenses	261		802,562,912.025	808,236,403.231
2. Deferred tax assets	262		23,419,499.287	-
3. Long-term equipment, materials, and spare parts	263		-	-
4. Other long-term assets	268		-	-
5. Goodwill	269		-	486,304.982
TOTAL ASSETS (270=100+200)	270		17,943,231,098.248	18,081,440,909.270

LIABILITIES AND EQUITY	Code	Notes	End of Quarter	Beginning of Year
C. LIABILITIES	300		13,258,161,895.246	13,864,569,721.098
I. Current liabilities	310		4,616,561,762.564	5,149,560,624.621
1. Short-term trade accounts payable	311	16	185,499,946.908	182,266,594.928
2. Short-term advances from customers	312	17(a)	201,583,254.270	371,512,871.331
3. Taxes and other payables to state budget	313	18	213,041,453.274	68,748,438.599
4. Payables to employees	314		18,819,545.132	14,867,421.484
5. Short-term accrued expenses	315	19	230,187,495.829	229,912,250.973
6. Short-term inter-company payables	316		-	-
7. Payables based on construction contract progress	317		-	-
8. Short-term unearned revenue	318	23(a)	170,785,491.797	140,675,792.245
9. Other short-term payables	319	22(a)	563,850,449.318	494,053,240.392
10. Short-term loans and finance lease liabilities	320	21(a)	2,999,444,844.580	3,614,891,829.277
11. Short-term provisions	321		-	-
12. Bonus and welfare fund	322		33,349,281.456	32,632,185.392
13. Price stabilization fund	323		-	-
14. Government bond repurchase transactions	324		-	-
II. Non-current liabilities	330		8,641,600,132.682	8,715,009,096.477
1. Long-term trade accounts payable	331		-	-
2. Long-term advances from customers	332	17(b)	252,487,200.195	252,487,200.195
3. Long-term accrued expenses	333	20	590,744,908.414	590,744,908.414
4. Long-term payables for business capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336	23(b)	6,574,160,712.453	4,958,776,147.099
7. Other long-term payables	337	22(b)	163,241,642.119	262,949,393.685
8. Long-term loans and finance lease liabilities	338	21(b)	1,056,621,719.521	2,601,232,870.614
9. Convertible bonds	339		-	-
10. Preference shares	340		-	-
11. Deferred tax liabilities	341		-	43,610,926.490
12. Long-term provisions	342		4,343,949.980	5,207,649.980
13. Science and technology development fund	343		-	-

LIABILITIES AND EQUITY (continued)	Code	Notes	End of Quarter	Beginning of Year
D. EQUITY	400	24(c)	4.685.069.203.002	4.216.871.188.172
I. Owners' equity	410		4.684.989.893.865	4.216.791.879.035
1. Owners' contributed capital	411	24(a)	2.000.000.000.000	2.000.000.000.000
- Common stock with voting rights	411a		2.000.000.000.000	2.000.000.000.000
- Preferred stock	411b		-	-
2. Additional paid-in capital	412		5.634.952.321	5.634.952.321
3. Option for convertible bonds	413		-	-
4. Other capital of owners	414		83.029.718.628	83.029.718.628
5. Treasury stock (*)	415		-	-
6. Revaluation surplus	416		(34.066.931.456)	(216.747.758.176)
7. Foreign currency translation differences	417		(10.099.070.628)	(11.217.792.404)
8. Investment and development fund	418		198.406.817.303	174.005.490.476
9. Business reorganization support fund	419		-	-
10. Other funds belonging to equity	420		1.109.462.265	1.058.573.962
11. Retained earnings	421		778.333.154.835	288.645.871.647
- Accumulated retained earnings as at the beginning	421a		142.073.556.436	(21.843.556.233)
- Retained earnings for the current period	421b		636.259.598.399	310.489.427.880
12. Capital source for capital construction	422		-	-
13. Non-controlling interests	429		1.662.641.790.597	1.892.382.822.581
II. Earmarked funds and other funds	430		79.309.137	79.309.137
1. Earmarked funds	431		79.309.137	79.309.137
2. Earmarked funds used to form fixed assets	432		-	-
TOTAL LIABILITIES AND EQUITY (430=300+400)	440		17.943.231.098.248	18.081.440.909.270

Dong Nai, 29 January, 2026

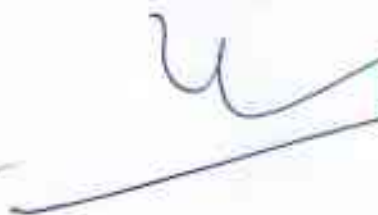
Preparer

Chief Accountant

General Director



Dương Thị Minh Hòa



Nguyễn Thị Thùy Vân



Trần Trung Tuấn

CONSOLIDATED INCOME STATEMENT
QUARTER 4 - 2025

ITEM	Code	Notes	Current period	Previous year	Accumulated from the beginning of the year to the end of the current period	Accumulated from the beginning of the year to the end of the corresponding period of the previous year
1. Revenue from sales and services	1	25	2.783.382.754.790	3.612.852.176.682	13.387.064.660.971	11.737.055.057.707
2. Revenue deductions	2	26	314.473.112	876.598.799	2.006.521.633	3.372.680.233
3. Net revenue from sales and services (10=1-2)	10		2.783.068.281.678	3.611.975.577.883	13.385.058.139.338	11.733.682.377.474
4. Cost of good sold	11	27	2.571.274.772.295	3.393.695.519.252	12.345.484.059.191	10.945.508.563.195
5. Gross profit from sales and services (20=10-11)	20		211.793.509.383	218.280.058.631	1.039.574.080.147	788.173.814.279
6. Financial income	21	28	169.341.472.790	101.666.315.665	899.170.055.254	272.219.449.565
7. Financial expenses	22	29	49.072.147.585	43.003.281.314	215.683.277.454	172.115.475.935
- Of which: Interest expense	23		44.933.168.194	42.442.207.478	204.921.313.178	143.673.919.758
8. Share of profit/(loss) in joint ventures and associates	24		9.990.182.527	(3.341.871.276)	16.130.117.484	2.336.920.882
9. Selling expenses	25	30	38.683.216.892	37.154.161.445	151.153.061.977	136.926.510.342
10. General and administrative expenses	26	31	105.260.002.663	72.407.730.873	254.226.110.864	231.148.312.318
11. Net operating profit	30		198.109.797.560	164.039.329.388	1.333.811.802.590	522.539.886.131
12. Other income	31	32	10.692.923.568	106.503.405.848	23.766.157.170	118.712.114.574
13. Other expenses	32	33	183.397.143.081	69.989.261.407	341.352.283.847	122.896.886.598
14. Other profit (40 = 31 - 32)	40		(172.704.219.513)	36.514.144.441	(317.586.126.677)	(4.184.772.024)
15. Total accounting profit before tax (50= 30 + 40)	50		25.405.578.047	200.553.473.829	1.016.225.675.913	518.355.114.107

ITEM	Code	Notes	Current period	Previous year	Accumulated from the beginning of the year to the end of the current period	Accumulated from the beginning of the year to the end of the corresponding period of the previous year
16. Current corporate income tax (CIT) expense	51	34	63.354.428.088	38.216.101.371	397.420.021.996	132.201.785.520
17. Deferred corporate income tax (CIT) expense	52		(39.746.063.109)	(23.787.275.301)	(143.322.639.876)	(38.401.629.295)
18. Profit after corporate income tax (60=50-51-52)	60		1.797.213.068	186.124.647.759	762.128.293.793	424.554.957.882
19. Net profit attributable to parent company	61		(29.426.663.692)	137.066.496.742	636.259.598.399	310.489.427.880
20. Net profit attributable to non-controlling interests	62		31.223.876.760	49.058.151.017	125.868.695.394	114.065.530.002
21. Basic earnings per share	70		(147)	721	3.181	1.552
22. Diluted earnings per share	71					

Preparer



Dương Thị Minh Hồng

Chief Accountant



Nguyễn Thị Thùy Vân

Dong Nai, 29 January, 2026

General Director



Trần Trung Tuấn

CONSOLIDATED STATEMENT OF CASH FLOWS
QUARTER 4 - 2025
(Indirect method)

ITEM	Code	Note	Accumulated from the beginning of the year to the end of the current period	Accumulated from the beginning of the year to the end of the corresponding period of the previous year
I. Cash flows from operating activities				
<i>1. Profit before tax</i>	1		1.016.225.675.913	518.355.114.107
<i>2. Adjustments for:</i>				
- Depreciation of fixed assets and investment property	2		165.837.216.713	166.060.907.521
- Provisions	3		56.898.062.766	(12.947.763.299)
- Gains/losses from foreign currency translation differences from revaluation of monetary items denor	4		(1.215.480.817)	2.164.740.085
- Gains/losses from investing activities	5		(1.019.600.412.819)	(196.349.800.675)
- Interest expense	6		204.921.313.178	143.673.919.758
- Other adjustments	7		-	-
<i>3. Operating profit before changes in working capital</i>	8		423.066.374.934	620.957.117.497
- (Increase)/decrease in receivables	9		358.202.097.738	(1.910.561.731.946)
- (Increase)/decrease in inventories	10		(69.219.389.589)	(75.802.867.937)
- Increase/(decrease) in payables (excluding interest payable and corporate income tax payable)	11		2.192.433.375.519	579.492.849.765
- (Increase)/decrease in prepaid expenses	12		5.155.977.693	23.629.515.121
- (Increase)/decrease in trading securities	13		-	-
- Interest paid	14		(215.389.957.911)	(97.643.249.434)
- Corporate income tax paid	15		(280.653.488.283)	(123.310.015.772)
- Other cash receipts from operating activities	16		-	-
- Other cash payments for operating activities	17		(20.945.965.398)	(43.338.798.382)
<i>Net cash flows from operating activities</i>	20		2.392.649.024.703	(1.026.577.181.088)

ITEM (continued)	Code	Note	Accumulated from the beginning of the year to the end of the current period	Accumulated from the beginning of the year to the end of the corresponding period of the previous year
II. Cash flows from investing activities				
1. Cash payments for acquisition and construction of fixed assets and other long-term assets	21		(239.252.997.552)	(302.333.753.058)
2. Cash receipts from disposal and sale of fixed assets and other long-term assets	22		271.613.959.870	8.038.823.075
3. Cash payments for loans and purchases of debt instruments of other entities	23		(1.703.180.403.528)	(571.878.908.609)
4. Cash receipts from collection of loans and sales of debt instruments of other entities	24		1.224.690.000.000	224.775.000.000
5. Cash payments for investments in other entities	25		-	-
6. Cash receipts from divestment of investments in other entities	26		679.173.286.574	-
7. Cash receipts from interest, dividends, and distributed profits	27		390.553.754.728	162.182.298.292
Net cash flows from investing activities	30		623.597.600.092	(479.216.540.300)
III. Cash flows from financing activities				
1. Cash receipts from issuance of shares and capital contributions from owners	31		-	-
2. Cash payments for capital returns to owners and repurchases of own shares	32		-	-
3. Cash receipts from borrowings	33		9.655.310.680.859	9.444.329.632.166
4. Cash payments for repayment of loan principals	34		(10.088.919.102.400)	(7.765.913.753.931)
5. Cash payments for repayment of finance lease principals	35		-	-
6. Dividends and profits paid to owners	36		(319.637.830.790)	(236.252.799.427)
Net cash flows from financing activities	40		(753.246.252.331)	1.442.163.078.808
Net cash flows during the period (50=20+30+40)	50		2.263.000.372.464	(63.630.642.580)
Cash and cash equivalents at the beginning of the period	60	3	536.544.589.313	602.122.958.828
Effect of foreign exchange rate changes	61		1.565.070.527	(1.947.726.935)
Cash and cash equivalents at the end of the period (70=50+60+61)	70		2.801.110.032.304	536.544.589.313

Preparer


Dương Thị Minh Hằng

Chief Accountant


Nguyễn Thị Thùy Vân



Dang Nai, 29 December, 2025
General Director


Trần Trung Tuấn

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS*Quarter 4 - 2025***1 . GENERAL INFORMATION****Ownership form**

Tin Nghia Corporation (the Corporation) is a joint-stock company established based on the equitization of Tin Nghia One Member Limited Liability Company.

The Corporation operates under its initial Business Registration Certificate No. 4704000007 issued on November 3, 2004, by the Department of Planning and Investment of Dong Nai Province, with the 25th amendment under No. 3600283394

The Corporation's headoffice is located at: No. 96, Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province.

The Corporation's charter capital is VND 2.000.000.000.000, equivalent to 200.000.000 shares. The par value of each share is VND 10.000.

Operating field

Investment and operation of industrial park infrastructure; production, processing, and export trading of coffee and other agricultural products; trading of petroleum, gas, and logistics services.

Business Activities**Principal business activities**

- General wholesale trade
- Other retail in mixed business stores
- Cargo handling
- Construction of residential buildings
- Construction of railways and roads
- Construction of public utility projects
- Construction, demolition of other civil engineering structures
- Demolition work
- Site preparation
- Installation of electrical systems
- Installation of water supply, drainage, heating, and air conditioning systems
- Completion of construction works
- Other specialized construction activities
- Brokerage and auction agency
- Retail of beverages
- Retail of beverages in specialized stores
- Warehousing and storage
- Manufacture of other ceramic products
- Real estate business, including land use rights owned, leased, or operated
- Leasing services for factories and housing
- Investment and construction in residential areas, industrial park infrastructure, and housing
- Investment and operation of ports
- Market operation, management, and exploitation
- Real estate brokerage, valuation, consulting, advertising, management, auctions, and real estate trading platforms

Structure of the Corporation

The Corporation has the following subsidiaries:

Subsidiary	Address	Principal business activities
Tan Phu Bus Station	182A, National Road 20, Phu Lam Commune, Dong Nai	Services
Xuan Loc Bus Station	National Highway 1A, Xuan Hoa Commune, Dong Nai	Services
Tan Bien Market Management Board	Hanoi Highway, Quarter 5, Long Binh Ward, Dong Nai	Management of Tan Bien Market
Tin Nghia Industrial Park Management Board	96 Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province	Management of Industrial Parks
Tin Nghia Corporation - Bao Loc Branch	No. 345 National Road 20, B'Lao Ward, Lam Dong	Coffee production and business activities

Number of subsidiaries

- + Number of consolidated subsidiaries: 13
- + Number of unconsolidated subsidiaries: 0

List of Consolidated Subsidiaries as of December 31, 2025:

No.	Company name	Place of establishment	Benefit rate	Voting rate	Principal business activities
1	Tin Nghia Petrol Joint - Stock Company	Dong Nai Province	58,98%	58,98%	Petroleum trading
2	ICD Bien Hoa - Tin Nghia Logistics Joint Stock Company	Dong Nai Province	96,28%	96,28%	Logistics services
3	Tin Nghia Industrial Park Development Joint Stock	Dong Nai Province	56,74%	56,74%	Industrial Park Infrastructure
4	Tin Nghia Joint Stock Company (Laos)	Lao People's Democratic	100,00%	100,00%	Trade, cultivation, and coffee
5	Nhon Trach Investment Joint-Stock Company	Dong Nai Province	51,76%	51,76%	Investment, real estate
6	Tin Nghia - Phuong Dong Industrial Park Joint	Ho Chi Minh City	94,12%	94,12%	Industrial Park Infrastructure
7	Japanese SMEs Development JSC	Dong Nai Province	59,07%	59,07%	Industrial Park Infrastructure
8	Phuoc Tan Trading And Construction Joint - Stock Company ⁽¹⁾	Dong Nai Province	62,70%	80,00%	Real estate trading
9	Tin Nghia Professional Security Services Corporation ⁽²⁾	Dong Nai Province	88,13%	100,00%	Security service
10	Dong Nai Import Export Processing Agricultural Products And Foods JSC	Dong Nai Province	54,00%	54,00%	Processing, export, import

11	Phu Huu Depot Corporation	Dong Nai Province	93,66%	93,66%	Petroleum Warehousing
12	Hiep Phu Corporation	Can Tho City	99,21%	99,21%	Production of livestock, poultry, and aquaculture feed
13	Toan Thinh Phat Architecture Investment Construction Joint Stock Company ⁽³⁾	Dong Nai Province	60,77%	64,57%	Real estate trading

⁽¹⁾ The voting rights as of December 31, 2025, include direct voting rights of 40% held by the Corporation and 40% indirect voting rights through its subsidiary, Tin Nghia Industrial Park Development Joint Stock Company.

⁽²⁾ The voting rights as of December 31, 2025, include direct voting rights of 36% held by the Corporation and 64% indirect voting rights through two subsidiaries, Tin Nghia Industrial Park Development Joint Stock Company and ICD Bien Hoa - Tin Nghia Logistics Joint Stock Company.

⁽³⁾ The voting rights as of December 31, 2025, are indirect voting rights through the subsidiary, Tin Nghia - Phuong Dong Industrial Park Joint Stock Company.

The Corporation has 07 associates shown in Consolidated Financial Statements in accordance to equity method as of December 31, 2025 including:

No.	Company name	Place of establishment	Benefit rate	Voting rate	Principal business activities
1	Thong Nhat Joint - Stock Company	Dong Nai Province	29,52%	29,52%	Industrial Park Infrastructure
2	Dinh Quang Construction Investment Joint-Stock Company	Dong Nai Province	29,00%	29,00%	Consulting, Design, and Project Management
3	Dongnai Inland Clearance Depot ⁽¹⁾	Dong Nai Province	34,17%	35,49%	Port services
4	Tin Nghia Transport Joint Stock Company ⁽²⁾	Dong Nai Province	23,92%	40,56%	Petroleum trading
5	S.T.S Lubricant Joint Stock Company ⁽²⁾	Dong Nai Province	16,31%	27,65%	Lubricant trading
6	Dong Nai Valuation Corporation ⁽³⁾	Dong Nai Province	18,90%	35,00%	Valuation services
7	Nhon Trach New Industry City Company Limited ⁽⁴⁾	Dong Nai Province	10,35%	20,00%	Real estate trading

⁽¹⁾ The voting rights as of December 31, 2025, held by the Corporation are indirect voting rights through its subsidiary ICD Bien Hoa - Tin Nghia Logistics Joint Stock Company.

⁽²⁾ The voting rights as of December 31, 2025, held by the Corporation are indirect voting rights through its subsidiary - Tin Nghia Petrol Joint - Stock Company

⁽³⁾ The voting rights as of December 31, 2025, held by the Corporation are indirect voting rights through its subsidiary - Dong Nai Import Export Processing Agricultural Products And Foods Joint Stock Company (Donafoods)

⁽⁴⁾ The voting rights as of December 31, 2025, held by the Corporation are indirect voting rights through its subsidiary - Nhon Trach Investment Joint Stock Company

2 . ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM**21 . Fiscal year, accounting currency unit**

The Corporation's accounting period starts on January 1 and ends on December 31 of each year.

The accounting currency unit is Vietnamese Dong (VND)

22 . Accounting Standards and System*Accounting system*

The Corporation applies the Enterprise Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, of the Ministry of Finance, Circular No. 53/2016/TT-BTC dated March 21, 2016, amending and supplementing some provisions of Circular No. 200/2014/TT-BTC, and Circular No. 202/2014/TT-BTC guiding the preparation and presentation of consolidated financial statements

Declaration of adherence to Accounting Standards and Accounting system

The Corporation adheres to the Vietnamese Accounting Standards and related implementation guidance issued by the State. The financial statements are prepared and presented in compliance with all provisions of each standard, guidance circular, and the currently applied corporation accounting regulations.

23 . Basis for Preparing Consolidated Financial Statements

The consolidated financial statements of the Corporation are prepared by consolidating the standalone financial statements of the Corporation and its controlled subsidiaries. Control is achieved when the Corporation has the ability to direct the financial and operational policies of the investees to benefit from their operations.

The financial statements of subsidiaries are prepared using consistent accounting policies with those of the Corporation. If necessary, adjustments are made to the subsidiaries' financial statements to ensure consistency in accounting policies applied across the Corporation and its subsidiaries.

The business performance of subsidiaries acquired or disposed of during the period are reflected in the consolidated financial statements from the acquisition date or until the disposal date

Balances, income, and major expenses, including unrealized gains or losses arising from intercompany transactions, are eliminated during consolidation.

Other Accounting Methods for Consolidated Financial Statements**Non-controlling interest**

Non-controlling interest represents the equity in the profit or loss and net assets of subsidiaries not held by the Corporation.

24 . Financial instruments*Initial recognition***Financial assets**

The financial assets of the Corporation include cash and cash equivalents, trade receivables and other receivables, loans, and short-term and long-term investments. At initial recognition, financial assets are measured at acquisition cost/issue price plus directly attributable costs.

Financial liabilities

Financial liabilities of the Corporation include borrowings, trade payables, and other payables, as well as accrued expenses. At initial recognition, financial liabilities are measured at issue price plus directly attributable costs.

After initial recognition

There are currently no specific regulations on the remeasurement of financial instruments after initial recognition.

25 . Conversion of financial statements prepared in foreign currency to Vietnamese Dong (VND).

Financial statements prepared in foreign currency are converted to financial statements prepared in Vietnamese Dong (VND) using the following exchange rates: assets and liabilities are converted at the end-of-period exchange rate, owner's equity is converted at the exchange rate on the date of investment, and the income statement and cash flow statement are converted at the average exchange rate for the accounting period.

26 . Foreign currency transactions

The exchange rate used to convert foreign currency transactions is the actual exchange rate ruling as at the time of these transactions. The actual exchange rates applied to foreign currency transactions are as follows:

- For the foreign currency trading contract : the exchange rate stipulated in the contracts of trading foreign currency between the Group and the Bank
- For capital contribution made or received: the buying rate of the bank where the Corporation opens its account to receive capital contributed from investors as of the date of capital contribution.
- For receivables: the buying rate ruling as at the time of transactions of the commercial bank where the Corporation designates the customers to make payments
- For payables: the selling rate ruling as at the time of transactions of the commercial bank where the Corporation supposes to make payment.
- For acquisition of assets or immediate payments in foreign currency (not included into payable accounts): the buying rate of the commercial bank where the Corporation makes payments.

The exchange rates used to re-evaluate the ending balances of monetary items in foreign currencies are determined according to the following principles:

- For monetary items in foreign currencies classified as other assets: Apply the foreign exchange buying rate of the commercial bank where the Corporation frequently conducts transactions
- For foreign currency deposits: the buying rate of the bank where the Corporation opens its foreign currency account.
- For monetary items in foreign currencies classified as other liabilities: Apply the foreign exchange selling rate of the commercial bank where the Corporation frequently conducts transactions

All actual exchange differences arising during the period and differences from revaluing the balances of monetary items denominated in foreign currencies at the end of the period are recorded in the income statement of the accounting period.

27 . Cash and cash equivalents

Cash includes cash on hand, cash in funds, demand deposits at banks, and cash in transit.

Cash equivalents are short-term investments with original maturities not exceeding 03 months, high liquidity, easy convertibility to cash, and minimal risk of value changes.

28 . Financial investments

Trading securities are initially recognized in the accounting books at cost, which includes the purchase price plus any associated acquisition costs (if applicable), such as brokerage fees, transaction fees, information service fees, taxes, and bank charges. After initial recognition, trading securities are measured at cost less any allowance for devaluation of trading securities. Upon disposal or transfer, the cost of trading securities is determined using the weighted-average method.

Held-to-maturity investments include term deposits held until maturity for the purpose of earning periodic interest, and other investments held to maturity

Investments in subsidiaries, joint ventures and associates acquired during the period are recognized by the acquirer at the acquisition date and measured at the investment cost, with accounting procedures applied in accordance with the standards for "Business Combinations" and "Investments in joint ventures, associates." In the Consolidated Financial Statements, investments in associates are accounted for using the equity method.

Investments in equity instruments of other entities include investments where the Corporation has no control, joint control, or significant influence over the investee. The initial carrying value of these investments is measured at cost. After initial recognition, their carrying value is measured at cost less any allowance for devaluation of the investment.

Provisions for investment devaluation are established at the end of the period based on the following criteria:

- For trading securities investments: The provision is based on the difference between the cost of investments recorded in the accounting books and their market value at the time the provision is established, if the cost exceeds the market value.
- For long-term investments (excluding trading securities) where the Corporation does not have significant influence over the investee: If the investment is in listed shares or its fair value can be reliably determined, the provision is based on the market value of the shares. If the fair value cannot be determined at the reporting date, the provision is based on the financial statements of the investee at the time the provision is established.
- For held-to-maturity investments: The provisions/allowances for doubtful debts are based on recoverability, and are made in accordance with legal regulations.

29 . Receivables

Receivables are tracked in detail based on their maturity, counterparties, type of currency, and other factors as required for the Corporation's management purposes.

Provisions/allowances for doubtful debts are made for: overdue receivables as stated in economic contracts, loan agreements, contract commitments, or debt agreements; and receivables not yet due but deemed unlikely to be collected. Provisions for overdue receivables are based on the original payment terms in the sales contract, excluding any extensions agreed upon by the parties. Provisions for receivables not yet due are applied when the debtor is bankrupt, undergoing dissolution procedures, missing, or has fled.

210 . Inventories

Inventories are initially recognized at cost, which includes purchase costs, processing costs, and other directly attributable costs incurred to bring the inventories to their present location and condition. After initial recognition, at the time of preparing the financial statements, if the net realizable value of inventories is lower than their cost, inventories are recorded at the net realizable value.

The value of inventories is determined using the weighted-average method.

Inventories are accounted for using the perpetual inventory system

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

- For construction activities: Construction-in-progress costs are accumulated by unfinished projects or projects for which revenue has not yet been recognized, corresponding to the volume of unfinished work at year-end.
- Đối với hoạt động sản xuất: Chi phí sản xuất kinh doanh dở dang được tập hợp theo chi phí phát sinh thực tế cho từng loại sản phẩm chưa hoàn thành.

Provisions for inventory devaluation are made at year-end based on the difference between the cost of inventories and their net realizable value when the cost exceeds the net realizable value.

211 . Fixed assets

Tangible and intangible fixed assets are initially recognized at cost. During use, tangible and intangible fixed assets are recorded at their historical cost, accumulated depreciation, and net book value.

Finance leased fixed assets are recorded at cost based on fair value or the present value of the minimum lease payments (whichever is higher), plus any direct initial costs related to the finance lease activity (excluding VAT). During usage, the finance leased fixed assets are recorded at cost, accumulated depreciation, and remaining value. Depreciation of finance leased fixed assets is calculated based on the lease term as per the contract and is included in the production and business expenses to ensure full capital recovery.

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

- Buildings and structures	06 - 25 years
- Machinery and equipment	06 - 12 years
- Vehicles	06 - 10 years
- Office equipment	03 - 08 years
- Other fixed assets	03 - 08 years
- Perennial plantations	06 - 15 years
- Land use rights with a definite term	Over the term of land use rights
- Land use rights with indefinite term	No depreciation
- Management software	03 - 08 years

Investment properties are initially recognized at cost.

For investment properties used for operating leases, they are recorded at historical cost, accumulated depreciation, and residual value. Depreciation is calculated using the straight-line method over the estimated useful lives as follows

- Buildings and structures	8 - 50 years
- Industrial park infrastructure	10 - 45 years

212 . Business Cooperation Contract (BCC)

A Business Cooperation Contract (BCC) is an agreement between two or more parties to jointly carry out economic activities without establishing a separate legal entity. This activity can be jointly controlled by the contributing parties as per the joint venture agreement or controlled by one of the participating parties.

213 . Prepaid expenses

Expenses incurred that relate to production and business activities over multiple accounting periods are recorded as prepaid expenses and gradually allocated to business results in subsequent accounting periods.

The calculation and allocation of long-term prepaid expenses into production and business costs for each accounting period are based on the nature and scale of each expense type to select an appropriate allocation method and basis. Prepaid expenses are allocated to production and business costs using the straight-line method.

Business goodwill arising from the equitization of state-owned enterprises is amortized over a maximum of 10 years, following the guidelines in Circular No. 138/2012/TT-BTC dated August 20, 2012, on the allocation of goodwill value for joint-stock companies converted from state-owned enterprises.

214 . Payables

Payables are tracked according to payment terms, creditors, currency types, and other factors as required by the company's management.

215 . Borrowings and finance lease liabilities

The value of finance lease liabilities is the total payment calculated as the present value of the minimum lease payments or the fair value of the leased asset.

Borrowings and finance lease liabilities are monitored for each creditor, loan agreement, and repayment term. For loans and liabilities in foreign currencies, they are tracked in detail by the original currency.

216 . Borrowing costs

Borrowing costs are recognized as production and business expenses in the year they are incurred, except for borrowing costs directly related to the acquisition, construction, or production of qualifying assets, which are capitalized into the asset's value in accordance with the conditions specified in Vietnam Accounting Standard No. 16 "Borrowing Costs". Furthermore, interest on specific loans for the construction of fixed assets or investment properties is capitalized, even if the construction period is under 12 months.

217 . Accrued expenses

Accrued expenses for goods and services received from suppliers or provided to customers during the reporting period but not yet paid are recorded as production and business costs for the reporting period.

Accrued expenses are recognized in the production and business costs of the year in accordance with the matching principle between revenue and related expenses incurred. The accrued expenses are settled based on the actual costs incurred. Any difference between the provisions and the actual costs is reversed.

218 . Provisions

Provisions are recognized only when the following conditions are met:

- The company has a present obligation (legal or constructive) arising from a past event.
- It is probable that an outflow of economic benefits will be required to settle the obligation.
- A reliable estimate of the amount of the obligation can be made

The recognized value of a provision is the best estimate of the expenditure required to settle the present obligation at the end of the financial year.

Only expenses related to the initially established provision may be offset against that provision.

Provisions are recognized as production and business costs for the financial year. Any unused provision established in the prior reporting period that exceeds the required provision for the current reporting period is reversed and recorded as a reduction in production and business costs, except for excess provisions for construction warranties, which are reversed into other income in the financial year.

219 . Unearned revenue

Unearned revenue consists of advance payments received from customers, such as prepaid amounts for one or multiple accounting periods related to asset leases.

Unearned revenue is recognized as revenue from sales of goods and services in amounts allocated to each accounting period.

220 . Owner's equity

Owner's equity is recognized based on the actual contributed capital of the owners.

Share premiums reflects the difference between the par value, direct costs related to share issuance, and the issuance price of shares (including the re-issuance of treasury shares). This difference can be positive (if the issuance price exceeds the par value and direct costs) or negative (if the issuance price is below the par value and direct costs).

Other equity funds reflect equity formed from business results, donations, grants, asset revaluations (if permitted to adjust the owner's contributed capital).

Retained earnings reflect the net income (or loss) after corporate income tax and the allocation of profit or loss. Distribution of profit is carried out when the undistributed profit after tax does not exceed the amount shown on the consolidated financial statements after excluding gains from bargain purchase transactions. If dividends or profits are paid beyond the undistributed profit, they are recognized as a reduction of contributed capital. Undistributed profit after tax may be distributed to investors proportionally to their capital contributions after approval by the General Meeting of Shareholders and deduction of statutory reserves as per the company's charter and applicable laws.

Dividends payable to shareholders are recognized as liabilities on the company's Balance Sheet after the Board of Directors has approved the dividend distribution.

221 . Revenue

Revenue from sales of goods

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

- The significant risks and rewards of ownership of the goods have been transferred to the buyer.
- The Corporation no longer retains managerial involvement or control over the goods sold
- Revenue can be measured reliably.
- The Corporation has received or will receive economic benefits from the sales transaction;
- Able to determine the costs related to the sales transaction

Revenue from service provisions

Revenue from service provisions are recognized when all the following conditions are satisfied:

- Revenue can be measured reliably.
- There is a possibility of obtaining economic benefits from the service provision transaction;
- The stage of completion of the transaction at the Balance Sheet date can be measured reliably.
- The costs incurred and to be incurred to complete the transaction can be measured reliably.

The stage of completion is determined using the percentage-of-completion method.

Revenue from sales of real estate

Revenue from sales of real estate are recognized when all the following conditions are satisfied:

- The real estate has been fully completed and handed over to the buyer, and the Corporation has transferred the risks and benefits associated with the ownership of the real estate to the buyer;
- The Corporation no longer retains managerial involvement or control over the real estate.
- Revenue can be measured reliably.
- The Corporation has received or will receive economic benefits from the real estate sales transaction;
- Determine the costs related to the real estate transaction.

For subdivided land real estate where the plots have been transferred to the customers, the Corporation can recognize revenue for the sold land plots when the following conditions are met simultaneously:

- Risks and rewards related to the land use rights have been transferred to the buyer.
- Revenue can be measured reliably.
- Determine the costs related to the land plot sale transaction.
- The Corporation has received or will receive economic benefits from the land plot sale transaction;

Revenue from construction contracts

In the case where the construction contract stipulates that the contractor is paid based on the actual volume completed, when the results of the contract performance can be reliably determined and confirmed by the customer, the revenue and related expenses are recognized corresponding to the work completed and confirmed by the customer in the year reflected

Financial income

Revenue arising from interest, dividends, profit sharing, and other financial income is recognized when both of the following two (2) conditions are met:

- There is a possibility of obtaining economic benefits from that transaction.
- Revenue can be measured reliably.

Dividends and profits are recognized when the Corporation gains the right to receive them.

222 . Sales deductions

Sales deductions include trade discounts, sales returns, and sales allowances arising during the year.

Trade discounts, sales allowances, and sales returns arising in the same year as the sale of goods and services are adjusted against the revenue of that year. In cases where goods and services were sold in previous years, but revenue deductions arise in subsequent years, the revenue reduction is recorded as follows: If the deductions occur before the issuance of the financial statements, they are adjusted in the financial statements of the year in which the report is prepared (the previous year). If the deductions occur after the issuance of the financial statements, they are recorded as a reduction in revenue for

223 . Cost of sales

Cost of sales during the year is recognized in accordance with the revenue generated in the same period, ensuring The accrual of expenses to temporarily determine the cost of sales in real estate, if applicable, follows these principles

- Only accrue expenses that are included in the investment and construction budget but lack sufficient documentation for approval of the work volume.
- Only accrue expenses to temporarily calculate the cost of goods sold for real estate that has been completed and sold during the year, meeting the revenue recognition criteria.
- The accrued expenses and actual costs recognized as the cost of goods sold must align with the cost benchmarks based on the total estimated costs of the real estate sold (calculated by area).

224 . Financial expenses

Financial expenses include:

- Expenses or losses related to financial investment activities;
- Borrowing costs
- Losses from the liquidation or transfer of short-term securities and transaction costs for selling securities
- Provisions for impairment of trading securities, provisions for losses on investments in other entities, losses on foreign currency sales, exchange rate losses, etc.

These items are recognized at the total amount incurred during the year without offsetting against financial income.

225 . Corporate income tax

a) Deferred tax assets and Deferred tax liabilities

Deferred income tax assets are determined based on the total deductible temporary differences and unused tax losses or tax incentives carried forward to subsequent years. Deferred income tax liabilities are determined based on taxable temporary differences.

Deferred tax assets and liabilities are determined using the applicable corporate income tax rates, based on the tax rates and tax laws effective at the end of the financial year.

Deferred tax assets and liabilities are offset in the preparation of the balance sheet.

b) Current income tax expense and Deferred income tax expense.

Current corporate income tax expenses are determined based on taxable income for the period and the applicable tax rate for the current accounting period.

Deferred corporate income tax expenses are determined based on deductible temporary differences, taxable temporary differences, and the corporate income tax rate.

Do not offset current income tax expense with deferred income tax expense.

226 . Related parties

Parties are considered related if one party has the ability to control or significantly influence the other in making decisions regarding financial and operating policies. Related parties of the Corporation include:

- Entities that directly or indirectly, through one or more intermediaries, control the Corporation, are controlled by the Corporation, or are under common control with the Corporation, including parent companies, subsidiaries, and associates.;
- Individuals who directly or indirectly hold voting rights in the Corporation and have significant influence over the Corporation, key management personnel of the Corporation, and close family members of these individuals;

- The entities directly or indirectly controlled by the individuals mentioned above, holding a significant portion of voting rights or having significant influence over these enterprises.

When assessing the relationships of related parties for the purpose of preparing and presenting the Consolidated Financial Statements, the Corporation prioritizes the substance of the relationship over its legal form

3 . CASH AND CASH EQUIVALENTS

	31/12/2025	01/01/2025
	VND	VND
Cash	4.588.874.544	5.332.715.743
Demand bank deposits	1.145.550.176.898	272.659.156.213
Cash in transit	1.398.000.000	1.642.000.000
Cash equivalents	1.649.572.980.862	256.910.717.357
	2.801.110.032.304	536.544.589.313

4 . FINANCIAL INVESTMENTS

a) Held-to-maturity investment

	31/12/2025		01/01/2025	
	Cost	Book value	Cost	Book value
	VND	VND	VND	VND
Short-term investment	662.097.765.266	662.097.765.266	556.689.414.801	556.689.414.801
- Time deposit (*)	662.097.765.266	662.097.765.266	556.689.414.801	556.689.414.801
	662.097.765.266	662.097.765.266	556.689.414.801	556.689.414.801

b) Trading securities

	31/12/2025			01/01/2025		
	Cost	Fair Value	Provision	Cost	Fair Value	Provision
	VND	VND	VND	VND	VND	VND
- Nhon Trach Water Supply Joint - Stock Company	6.616.661.800	7.305.081.500	-	6.616.661.800	6.884.370.000	-
	6.616.661.800	7.305.081.500	-	6.616.661.800	6.884.370.000	-

The fair value of the shares is determined based on the closing price on December 31, 2025, from the Hanoi Stock Exchange and the Ho Chi Minh City Stock Exchange.

c) Investment in another entity

	31/12/2025		01/01/2025	
	Investment	Provision	Investment	Provision
	VND	VND	VND	VND
- Long Khanh Industrial Zone Joint - Stock Company	23.232.800.000	-	23.232.800.000	-
- Technical Trade and Investment Company Limited	-	-	2.093.175.000	(1.447.281.000)
- Long Duc Investment Joint Stock Company	61.526.695.803	-	61.526.695.803	-
- Kobe farm in Vietnam	-	-	5.000.000.000	(3.447.750.643)
- TienPhat Garment Company	39.780.000.000	-	39.780.000.000	-
- Olympic Coffee Joint Stock Company	5.682.934.262	(125.919.873)	5.682.934.262	-
	130.222.430.065	(125.919.873)	137.315.605.065	(4.895.031.643)

The Corporation has not determined the fair value of these financial investments because Vietnamese Accounting Standards and the Vietnamese Accounting Policy do not provide specific guidance on determining fair value.

d) Investment in joint ventures and associates

	31/12/2025				01/01/2025			
	Address	Benefit rate	Voting rate	Carrying Amount under Equity Method	Address	Benefit rate	Voting rate	Carrying Amount under Equity Method
				VND				VND
- Thong Nhat Joint Stock Company	Dong Nai Province	29,52%	29,52%	69.969.564.605	Dong Nai Province	29,52%	29,52%	65.446.220.389
- Dinh Quang construction investment Joint Stock Company	Dong Nai Province	29,00%	29,00%	744.151.356	Dong Nai Province	29,00%	29,00%	1.460.649.866
- DongNai Inland Clearance Depot	Dong Nai Province	34,17%	35,49%	38.211.179.895	Dong Nai Province	32,24%	35,49%	37.722.188.615
- Tin Nghia Transport Joint Stock Company	Dong Nai Province	23,92%	40,56%	5.611.144.651	Dong Nai Province	20,64%	35,00%	5.826.064.329
- S.T.S Lubricant Joint Stock Company	Dong Nai Province	16,31%	27,65%	7.251.330.338	Dong Nai Province	16,31%	27,65%	7.604.773.275
- Dong Nai Valuation Corporation	Dong Nai Province	18,90%	35,00%	3.599.153.703	Dong Nai Province	18,90%	35,00%	3.519.810.406
- Nhon Trach New Industry City Company Limited	Dong Nai Province	10,35%	20,00%	8.690.072.856	Dong Nai Province	10,35%	20,00%	12.625.477.310
				134.076.597.404				134.205.184.190

5 . SHORT-TERM TRADE RECEIVABLES

	31/12/2025	01/01/2025
	VND	VND
Detailed trade receivables from customers with significant balances		
- Hiep Quang Agro Joint Stock Company	44.335.787.996	44.355.787.996
- IP Viet Nam Trading Service Corporation	8.464.264.000	11.390.502.150
- Tin Nghia - A Chau Investment Joint Stock Company	3.777.187.517	
- Unicorn Commodities Joint Stock Company	403.785.127.100	398.505.905.828
- An Binh Thinh Phat Company Limited	343.519.476.000	575.161.694.500
- Dai Loc Phat 68 Trading Service Company Limited	275.029.483.580	241.833.520.700
- Olympic Coffee Joint Stock Company	128.753.602.437	135.822.352.320
- Other customers	951.201.847.171	1.143.864.783.789
	2.158.866.775.801	2.550.934.547.283

6 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

	31/12/2025	01/01/2025
	VND	VND
- Hiep Hoa Investment Development Company Limited	-	153.199.750.000
- Other suppliers	118.607.136.892	609.590.673.176
	118.607.136.892	762.790.423.176

7 . RECEIVABLES FOR LOANS

	31/12/2025	01/01/2025
	VND	VND
a) Short-term		
- Dai A Land Corporation	4.620.000.000	6.510.000.000
- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Comp	250.000.000.000	-
- Nhon Trach 6A Investment Construction Industrial Zone Company Limit	50.000.000.000	50.000.000.000
- Unicorn Commodities Joint Stock Company	38.000.000.000	73.000.000.000
- Olympic Coffee Joint Stock Company	101.800.000.000	112.000.000.000
- Tin Nghia - A Chau Investment Joint - Stock Company	515.479.372.737	-
- Others	420.947.772.124	71.444.805.041
	1.380.847.144.861	312.954.805.041

8 . OTHER RECEIVABLES

	31/12/2025	01/01/2025
	VND	VND
a) Short-term		
- Prepayment receivables	36.763.671.427	48.185.371.197
- Deposits, collateral	593.295.025	652.766.985
- Land use fees – Long Khanh wedding restaurant project	21.354.806.257	21.354.806.257
- Long Khang Export Import Trading Service Company Limited	27.920.292.255	27.985.408.184
- Distributed dividends, profits	10.411.851.000	15.252.651.000
- Interest on deposits, loans	165.294.282.201	60.992.205.155
- Investment cooperation profit	27.853.939.726	
- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	880.000.000.000	-
- Other receivables	101.790.361.231	68.527.366.874
	1.271.982.499.122	242.950.575.652
b) Long-term		
- Deposits, collateral	612.759.415.713	1.676.099.498
- Advanced compensation	-	8.143.181.000
- Petro Vietnam Phuoc An Port Investment & Operation	-	1.033.200.000.000
- Other receivables	50.000.000	
	612.809.415.713	1.043.019.280.498

9 . ALLOWANCES FOR DOUBTFUL DEBTS

	31/12/2025	01/01/2025
	VND	VND
- Long Khang Export Import Trading Service Company Limited	(27.920.292.255)	(27.985.408.184)
- Hiep Quang Agro Joint Stock Company	(45.371.046.326)	(45.391.046.326)
- IP Viet Nam Trading Service Corporation	(7.464.733.507)	(8.733.877.276)
- Olympic Coffee Joint Stock Company	(167.113.721.316)	(149.414.019.090)
- Other customers	(90.831.318.252)	(48.246.256.035)
	(338.701.111.656)	(279.770.606.911)

10 . SHORTAGE OF ASSETS AWAITING RESOLUTION

	31/12/2025	01/01/2025
	VND	VND
Inventories	-	27.263.492
	-	27.263.492

11 . INVENTORIES

	31/12/2025		01/01/2025	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
Goods in transit	-	-	-	-
Materials	36.677.835.941	-	36.315.339.596	-
Tools and equipments	1.982.646.743	-	2.359.696.394	-
Work-in-process	71.378.808.484	-	76.440.880.862	-
Finished goods	15.521.607.322	-	81.519.366.411	-
Merchandises	68.411.766.273	-	117.666.167.203	-
Goods sent for sale	1.213.943.185	-	3.795.134.452	-
Real estate	1.835.016.158	-	1.835.016.158	-
Provision for devaluation in invento	-	(8.470.466.944)		(8.317.847.797)
	197.021.624.106	(8.470.466.944)	319.931.601.076	(8.317.847.797)

12a . LONG-TERM WORK-IN-PROCESS ASSETS

	31/12/2025		01/01/2025	
	Cost	Recoverable balance	Cost	Recoverable balance
	VND	VND	VND	VND
Investment in Phu Thanh - Long Tan Residential Area Project	1.777.180.937.430	1.777.180.937.430	1.780.341.992.334	1.780.341.992.334
Dong Dai Mountain Project	530.162.418.110	530.162.418.110	529.336.652.412	529.336.652.412
Tan Van Ait (Centria Island) P	(0)	(0)	2.259.453.494.775	2.259.453.494.775
Riverside Project	920.761.879.664	920.761.879.664	923.834.839.664	923.834.839.664
	3.228.105.235.204	3.228.105.235.204	5.492.966.979.185	5.492.966.979.185

12b . CONSTRUCTION-IN-PROGRESS

	31/12/2025	01/01/2025
- Ong Keo Industrial Park	1.026.292.491.885	1.016.283.658.571
- Dat Do Project, Ba Ria - Vung Tau Province	862.288.039.638	819.651.742.968
- Tan Van Ait (Centria Island) Residential, Service, Tourism Project	-	599.173.521.148
- An Phuoc Industrial Park	1.081.640.270	2.169.836.652
- Tin Nghia Plaza Shopping Mall	-	921.089.226
- Dai Phuoc - Nhon Trach Ecotourism Area	45.641.987.216	45.631.163.916
- Hiep Hoa Resettlement Area	77.245.446.827	39.927.928.362
- Hiep Phuoc Shopping Mall	34.192.508.158	34.192.508.158
- Phu Huu General Port	40.528.598.211	44.181.306.511
- 18 hectares - Tam Phuoc Residential Area	43.082.803.690	43.082.803.690
- Construction of a petrol station	18.114.175.102	18.114.175.102
- Tam Phuoc Industrial Park	22.008.181.818	22.008.181.818
- Kios Project - Main Road Connecting Industrial Park	552.218.236	4.449.759.249
- Cay Gao Quarry (Expansion)	12.914.289.806	12.914.289.806
- QH-D35 and QH-D6 Route Project	-	50.369.809.675

96 Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province the accounting period from January 1, 2025 to December 31, 2025

96 Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province the accounting period from January 1, 2025 to December 31, 2025

Other constructions	61.128.700.902	87.347.882.326
	<u>2.245.071.081.759</u>	<u>2.840.419.657.178</u>

13 TANGIBLE FIXED ASSETS	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Other fixed assets	Perennial plantations	Total
	VND	VND	VND	VND	VND	VND	VND
Original costs							
Beginning balance	766.946.000.304	177.268.424.809	102.746.590.793	19.785.509.239	12.906.235.196	30.107.547.385	1.109.760.307.726
- Acquisition during the year	534.242.000	4.877.086.630	2.530.870.322	5.434.134.344	2.038.374.312	-	15.414.707.608
- Completed construction-in-progress	5.505.410.907	13.703.704	3.533.066.668	-	-	-	9.052.181.279
- Capital contribution	-	-	-	-	-	-	-
- Exchange rate differences due to Financial Sta	46.139.007	22.197.498	56.919.917	-	-	2.101.675.038	2.226.931.460
- Capital received	-	-	-	-	-	-	-
- Increase due to more subsidiaries	-	-	-	-	-	-	-
- Liquidations, disposals	(37.741.083.253)	(8.436.785.617)	(11.183.328.982)	(178.294.552)	-	-	(57.539.492.404)
- Business consolidation	-	-	-	-	-	-	-
- Recategorization	-	-	-	-	-	-	-
- Other increases/decreases	(30.900.000)	(232.000.000)	(1.382.602.357)	(60.500.000)	(558.050.000)	-	(2.264.052.357)
Ending balance	735.259.808.965	173.512.627.024	96.301.516.361	24.980.849.031	14.386.559.508	32.209.222.423	1.076.650.583.312
Accumulated depreciation							
Beginning balance	422.712.612.982	144.509.123.441	74.676.862.771	13.748.553.239	4.437.108.218	23.951.288.226	684.035.548.877
- Depreciation during the year	24.123.391.651	7.791.320.727	6.311.497.600	1.762.518.277	605.872.295	1.505.429.343	42.100.029.893
- Exchange rate differences due to Financial Sta	43.830.056	18.497.606	56.919.917	-	-	1.360.331.855	1.479.579.434
- Capital received	-	-	-	-	-	-	-
- Increase due to more subsidiaries	-	-	-	-	-	-	-
- Liquidations, disposals	(31.098.136.288)	(5.286.698.468)	(10.717.047.628)	(113.357.881)	-	-	(47.215.240.265)
- Capital contribution	-	-	-	-	-	-	-
- Business consolidation	1.308.738.615	-	-	-	-	-	1.308.738.615
- Other increases/decreases	-	(150.875.000)	(879.435.213)	(60.500.000)	(360.065.000)	-	(1.450.875.213)
- Recategorization	-	-	-	-	-	-	-
Ending balance	417.090.437.016	146.881.368.306	69.448.797.447	15.337.213.635	4.682.915.513	26.817.049.424	680.257.781.341
Net book values							
Beginning balance	344.233.387.322	32.759.301.368	28.069.728.022	6.036.956.000	8.469.126.978	6.156.259.159	425.724.758.849
Ending balance	318.169.371.949	26.631.258.718	26.852.718.914	9.643.635.396	9.703.643.995	5.392.172.999	396.392.801.971

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14 . INTANGIBLE FIXED ASSETS

	Land use right	Water surface right	Accounting software	Other intangible fixed assets	Total
	VND	VND	VND	VND	VND
Original cost					
Beginning balance	82.874.040.579	1.000.000.000	7.132.740.804	294.907.780	91.301.689.163
- Acquisition during the year	-	-	51.000.000	-	51.000.000
- Increase due to more subsidiaries	-	-	-	-	-
- Recategorization	-	-	-	-	-
- Liquidations, disposals	-	(1.000.000.000)	-	-	(1.000.000.000)
- Business consolidation	-	-	-	-	-
- Financial Statements conversion	30.328.862	-	-	-	30.328.862
- Other increases/decreases	-	-	-	-	-
Ending balance	82.904.369.441	-	7.183.740.804	294.907.780	90.383.018.025
Accumulated amortization					
Beginning balance	5.375.914.453	1.000.000.000	6.040.245.440	294.907.780	12.711.067.673
- Amortization during the year	222.919.417	(1.000.000.000)	226.312.123	-	(550.768.460)
- Increase due to more subsidiaries	-	-	-	-	-
- Exchange rate differences due to Financial Statements conversion	8.548.822	-	-	-	8.548.822
- Liquidations, disposals	-	-	-	-	-
- Business consolidation	-	-	-	-	-
- Recategorization	-	-	-	-	-
- Other increases/decreases	-	-	-	-	-
Ending balance	5.607.382.692	-	6.266.557.563	294.907.780	12.168.848.035
Net book values					
Beginning balance	77.498.126.126	-	1.092.495.364	-	78.590.621.490
Ending balance	77.296.986.749	-	917.183.241	-	78.214.169.990

15 INVESTMENT PROPERTY

	Buildings and structures VND	Industrial park infrastructure VND	Others VND	Total VND
Original cost				
Beginning balance	1.761.432.308.588	1.484.554.403.810	-	3.245.986.712.398
- Opening balance adjustments	-	-	-	-
- Additions during the year	-	-	-	-
- Increase due to acquisition of subsidiaries	-	-	-	-
- Completed capital construction	131.031.006.663	20.822.487.353	-	151.853.494.016
- Reclassification	-	-	-	-
- Business combinations	-	-	-	-
- Disposals / transfers	(111.468.669.673)	-	-	(111.468.669.673)
- Other increases/ (decreases)	(24.761.800.179)	(12.626.832.523)	-	(37.388.632.702)
Closing balance at year-end	1.756.232.845.399	1.492.750.058.640	-	3.248.982.904.039
Accumulated depreciation				
Opening balance at beginning of the	512.595.411.197	675.186.933.198	-	1.187.782.344.395
- Opening balance adjustments	-	-	-	-
- Depreciation during the year	47.777.391.162	114.691.975.130	-	162.469.366.292
- Business combinations	(39.976.454.609)	-	-	(39.976.454.609)
- Increase due to acquisition of subs	-	-	-	-
- Disposals/ transfers	(49.009.928.536)	-	-	(49.009.928.536)
- Capital contributions received	-	-	-	-
- Other increases/ (decreases)	(19.091.624.414)	(10.138.908.258)	-	(29.230.532.672)
Closing balance at year-end	452.294.794.800	779.740.000.070	-	1.232.034.794.870
Net book value				
As at beginning of the year	1.248.836.897.391	809.367.470.612	-	2.058.204.368.003
As at end of the year	1.303.938.050.599	713.010.058.570	-	2.016.948.109.169

16 . SHORT-TERM TRADE PAYABLES

	31/12/2025		01/01/2025	
	Value	Solvency balance	Value	Solvency balance
	VND	VND	VND	VND
Detailed trade receivables from customers with significant				
• Other customers	185.499.946.908	185.499.946.908	182.266.594.928	182.266.594.928
	185.499.946.908	185.499.946.908	182.266.594.928	182.266.594.928

17 . ADVANCES FROM CUSTOMERS

	31/12/2025	01/01/2025
	VND	VND
a) Short-term		
• Branch of Petrovietnam Power Corporation - Nhon Trach Petroleum Pow	74.000.000.000	42.000.000.000
• Khai Hoan International Corporation	8.231.555.729	7.759.118.281
• Other customers	119.351.698.541	321.753.753.050
	201.583.254.270	371.512.871.331
b) Long-term		
• Branch of Petrovietnam Power Corporation - Nhon Trach Petroleum Pow	80.000.000.000	80.000.000.000
• Other customers	172.487.200.195	172.487.200.195
	252.487.200.195	252.487.200.195

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18 . TAXES AND OTHER PAYABLES TO THE STATE

	Receivables at the beginning of the year	Payables at the beginning of the years	Payables during the years	Amount paid during the year	Receivables at the end of the year	Payables at the end of the year
	VND	VND	VND	VND	VND	VND
- Value-added tax (VAT)	796.730.441	9.225.353.063	301.884.453.440	270.415.322.073	15.239.236	40.852.423.926
- Special consumption tax	-	-	-	-	-	-
- Import - export tax	-	-	56.480.001	56.480.001	-	-
- Corporate income tax	8.223.211.217	57.852.781.293	397.420.021.996	280.653.488.283	5.978.928.236	171.112.330.029
- Personal income tax	7.449.816	1.498.614.231	15.828.804.942	16.411.355.381	21.802.172	877.663.137
- Natural resource consumption tax	30.643.350	322.560	3.149.440	3.203.760	30.643.350	268.240
- Land & housing tax, land rental charges	7.707.767.288	-	27.807.862.335	20.301.357.608	201.262.561	-
- Environment tax	-	-	11.011.461	3.000.000	-	8.011.461
- Other taxes	2.445.627.518	171.367.452	1.714.866.334	1.692.736.014	2.445.627.518	190.756.481
- Fees and other payables	-	-	-	-	-	-
- Other increases/decreases	-	-	-	-	-	-
	19.211.429.630	68.748.438.599	744.726.649.949	589.536.943.120	8.693.503.073	213.041.453.274

19 . SHORT-TERM ACCRUED EXPENSES

	31/12/2025	01/01/2025
	VND	VND
• Loan and bond interest payable	52.953.388.516	94.350.465.925
• Accrued estimated expenses of industrial park infrastructure	113.195.515.984	89.134.413.236
• Accrued construction project expenses	22.240.440.315	22.210.440.315
• Other accrued expenses	41.798.151.014	24.216.931.497
	230.187.495.829	229.912.250.973

20 . LONG-TERM ACCRUED EXPENSES

	31/12/2025	01/01/2025
	VND	VND
• Accrued estimated cost of real estate already sold	590.744.908.414	590.744.908.414
	590.744.908.414	590.744.908.414

21 .BORROWINGS AND FINANCIAL LEASE LIABILITIES

	01/01/2025		Quarter IV		Accumulate		31/12/2025	
	Beginning balance	Solvency balance	Increase	Decrease	Increase	Decrease	Ending balance	Ending solvency balance
	VND	VND	VND	VND	VND	VND	VND	VND
a) Short-term borrowings	3.614.891.829.277	3.614.891.829.277	2.334.812.752.528	1.419.436.752.640	9.485.972.117.703	10.101.419.102.400	2.999.444.844.580	2.999.444.844.580
<i>Short-term borrowings</i>	<i>3.394.792.191.060</i>	<i>3.394.792.191.060</i>	<i>2.273.342.017.146</i>	<i>1.383.563.543.549</i>	<i>9.263.077.220.139</i>	<i>9.915.634.522.036</i>	<i>2.742.234.889.163</i>	<i>2.742.234.889.163</i>
- Vietnam Bank for Agriculture and Rural Development	455.827.470.009	455.827.470.009	761.788.743.737	560.916.656.000	2.332.879.450.388	2.049.762.407.660	738.944.512.737	738.944.512.737
- Vietnam Joint Stock Commercial Bank for Industry	410.685.662.255	410.685.662.255	332.115.932.464	60.034.192.755	1.627.769.937.091	1.706.339.666.882	332.115.932.464	332.115.932.464
- Vietnam International Commercial Joint Stock Bank (VIB)	12.838.000.000	12.838.000.000	74.670.180.000	60.263.760.000	286.778.415.000	90.371.760.000	209.244.655.000	209.244.655.000
- Bank SinoPac Vietnam	250.660.732.800	250.660.732.800	12.448.800.000	50.804.970.000	205.974.285.811	444.186.218.611	12.448.800.000	12.448.800.000
- China Construction Bank	381.559.520.000	381.559.520.000	-	-	32.399.450.800	413.958.970.800	-	-
- Vietnam Prosperity Joint Stock Commercial Bank (VPBank)	281.733.108.100	281.733.108.100	291.496.460.000	2.106.800.000	678.318.084.988	670.661.533.088	289.389.660.000	289.389.660.000
- Joint Stock Commercial Bank For Foreign Trade Of Vietnam (Vietcombank)	133.948.347.595	133.948.347.595	173.675.000.000	138.993.700.000	1.266.166.740.000	1.259.739.087.595	140.376.000.000	140.376.000.000
- Joint Stock Commercial Bank for Investment and Development of Viet Nam	703.656.405.356	703.656.405.356	334.944.116.000	289.037.451.000	1.822.246.541.584	2.192.765.830.940	333.137.116.000	333.137.116.000
- Military Commercial Joint Stock Bank (MB Bank)	262.261.951.900	262.261.951.900	145.522.350.000	133.389.019.326	372.970.621.170	489.710.223.070	145.522.350.000	145.522.350.000
- Esun Commercial Bank	250.914.261.992	250.914.261.992	-	88.016.994.468	487.418.719.398	595.138.823.390	143.194.158.000	143.194.158.000
- Borrowings from other organizations and individuals	250.706.731.053	250.706.731.053	1.223.104.945	-	4.697.643.909	3.000.000.000	252.404.374.962	252.404.374.962
- Ho Chi Minh City Development Joint Stock	-	-	145.457.330.000	-	145.457.330.000	-	145.457.330.000	145.457.330.000
Current portion of long-term bor	220.099.638.217	220.099.638.217	61.470.735.382	35.873.209.091	222.894.897.564	185.784.580.364	257.209.955.417	257.209.955.417
- Vietnam Environment Protection Fund	790.000.000	790.000.000	-	-	-	790.000.000	-	-
- Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)	62.970.744.000	62.970.744.000	15.000.000.000	21.000.000.000	83.770.744.000	62.970.744.000	83.770.744.000	83.770.744.000

21 .BORROWINGS AND FINANCIAL LEASE LIABILITIES

	01/01/2025		Quarter IV		Accumulate		31/12/2025	
	Beginning balance	Solvency balance	Increase	Decrease	Increase	Decrease	Ending balance	Ending solvency balance
	VND	VND	VND	VND	VND	VND	VND	VND
- Joint Stock Commercial Bank for Investment and Development of Viet Nam	19.160.000.000	19.160.000.000	7.690.000.000	3.690.000.000	34.060.000.000	23.960.000.000	29.260.000.000	29.260.000.000
- Ho Chi Minh City Development Joint Stock	46.044.227.853	46.044.227.853	-	-	-	-	46.044.227.853	46.044.227.853
- Prosperity and Growth Commercial Joint Stock Bank	64.738.000.000	64.738.000.000	27.412.000.000	7.456.000.000	85.741.000.000	83.155.000.000	67.324.000.000	67.324.000.000
- Borrowings from other organizations and individuals	11.487.830.000	11.487.830.000	-	-	500.000.000	-	11.987.830.000	11.987.830.000
- Joint Stock Commercial Bank For Foreign Trade Of Vietnam (Vietcombank)	14.908.836.364	14.908.836.364	11.368.735.382	3.727.209.091	18.823.153.564	14.908.836.364	18.823.153.564	18.823.153.564
b) Long-term borrowings	2.601.232.870.614	2.601.232.870.614	44.208.050.895	1.775.920.449.631	392.233.460.720	1.936.844.611.813	1.056.621.719.521	1.056.621.719.521
Vietnam Joint Stock Commercial Bank for Industry	1.741.218.489.249	1.741.218.489.249	-	1.165.364.769.249	-	1.234.135.513.249	507.082.976.000	507.082.976.000
Prosperity and Growth Commercial Joint Stock Bank	55.609.000.000	55.609.000.000	-	27.412.000.000	299.000.000.000	85.741.000.000	268.868.000.000	268.868.000.000
Borrowings from other organizations and individuals	563.702.945.000	563.702.945.000	382.000.000	564.084.945.000	382.000.000	564.084.945.000	-	-
YKK Vietnam Company Limited	-	-	-	-	-	-	-	-
Joint Stock Commercial Bank for Investment and Development of Viet Nam (BIDV)	143.795.000.000	143.795.000.000	11.206.740.895	7.690.000.000	60.232.150.720	34.060.000.000	169.967.150.720	169.967.150.720
- Joint Stock Commercial Bank For Foreign Trade Of Vietnam (Vietcombank)	96.907.436.365	96.907.436.365	32.619.310.000	11.368.735.382	32.619.310.000	18.823.153.564	110.703.592.801	110.703.592.801
Total	6.216.124.699.891	6.216.124.699.891	2.379.020.803.423	3.195.357.202.271	9.878.205.578.423	12.038.263.714.213	4.056.066.564.101	4.056.066.564.101

22 . OTHER ACCRUED EXPENSES

	<u>31/12/2025</u>	<u>01/01/2025</u>
	VND	VND
a) Short-term		
▪ Short-term deposits, collaterals received	139.901.836.201	220.351.435.343
▪ Interest payable	108.502.497.279	77.574.064.603
▪ Payables for industrial land rental deposits	46.840.460.159	99.032.852.467
▪ Dividends payable to shareholders	41.425.817.048	68.989.093.701
▪ The costs to be reimbursed to the Dong Nai Provincial Party Committee are based on judgment No. 09/2026/HS-ST dated January 20, 2026, of the Dong Nai Provincial People's Court.	125.241.387.809	
▪ Other payables	101.938.450.822	28.105.794.278
	<u>563.850.449.318</u>	<u>494.053.240.392</u>

b) Long-term

Long-term payables for land lease	12.445.518.174	12.445.518.174
Interest payable	727.923.425	121.446.520.317
Long-term deposits, collaterals received	91.755.326.620	87.628.981.294
Payable to the Long Thanh District Compensation Council for compensation related to the Tam Phuoc Industrial Park Project	26.674.087.676	26.674.087.676
Dividends payable to shareholders	16.885.000.000	
Payable to Kim Oanh Real Estate Trading & Construction JSC	13.378.186.225	13.378.186.225
Other payables	1.375.599.999	1.376.099.999
	163.241.642.119	262.949.393.685

23 . UNEARNED REVENUE

	31/12/2025	01/01/2025
	VND	VND
a) Short-term		
Advance revenue from industrial park infrastructure rental	167.742.699.047	138.580.686.729
Other unearned revenue	3.042.792.750	2.095.105.516
	170.785.491.797	140.675.792.245
b) Long-term		
Advance revenue from industrial park infrastructure rental	6.561.664.989.235	4.945.478.116.181
Unrealized revenue from capital contribution in assets to associates	6.442.133.430	6.442.133.430
Other unearned revenue	6.053.589.788	6.855.897.488
	6.574.160.712.453	4.958.776.147.099

24 . OWNER'S EQUITY**a) Details of owners' invested capital**

	Rate	Balance at the end	Rate	Balance at the
	%	VND	%	VND
Dong Nai Provincial Party	48,06	961.250.000.000	48,06	961.250.000.000
Saigon Investment Construction and Building Construction	24,96	499.139.390.000	24,96	499.139.390.000
Other shareholders	26,98	539.610.610.000	26,98	539.610.610.000
	100	2.000.000.000.000	100	2.000.000.000.000

b) Shares

	31/12/2025	01/01/2025
Number of shares registered to be issued	200.000.000	155.800.000
Number of shares sold to the public		
Common shares	200.000.000	200.000.000
Number of outstanding shares		
Common shares	200.000.000	200.000.000
Par value of outstanding shares: 10.000 VND/share.		

24 . OWNER'S EQUITY (continued)

c) Statement of fluctuations in owner's equity

	Capital	Share premiums	Other sources of capital	Differences due to assets devaluation	Exchange rate differences	Investment and development fund	Other funds	Retained earnings	Non-controlling interest	Total
	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND
Beginning balance	2.000.000.000.000	5.634.952.321	83.029.718.628	(216.747.758.176)	(11.217.792.404)	174.005.490.476	1.058.573.962	288.645.871.647	1.892.382.822.581	4.216.791.879.035
Capital gain during the year									9.945.180.000	9.945.180.000
Profit during the year								636.259.598.399	125.868.695.394	762.128.293.793
Appropriation for funds			-			24.401.326.827	51.736.349	(24.453.063.176)	-	-
Dividends distributed								(220.000.000.000)	(92.724.105.600)	(312.724.105.600)
Exchange rate differences due to Financial Statements conversion					1.118.721.776			-	-	1.118.721.776
Purchases of treasury shares								-	(1.100.000.000)	(1.100.000.000)
Appropriation for bonus and welfare fund								(16.390.374.375)	(5.272.687.087)	(21.663.061.462)
Other increases/decreases				182.680.826.720		-	(848.046)	114.271.122.340	(266.458.114.691)	30.492.986.323
Business consolidation			-			-	-	-	-	-
Ending balance	2.000.000.000.000	5.634.952.321	83.029.718.628	(34.066.931.456)	(10.099.070.628)	198.406.817.303	1.109.462.265	778.333.154.835	1.662.641.790.597	4.684.989.893.865

25 . REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES

	Q4/2025	Q4/2024
	VND	VND
Revenue from sales of merchandises, finished goods	2.484.558.132.744	3.274.974.327.327
Revenue from sales of real estate	(5.868.362.599)	87.399.962.209
Revenue from sales of services provision	73.264.444.487	81.080.464.171
Revenue from sales of industrial park infrastructure	231.428.540.158	169.397.422.975
	2.783.382.754.790	3.612.852.176.682

26 . SALES DEDUCTIONS

	Q4/2025	Q4/2024
	VND	VND
- Trade discounts	27.994.105	43.065.340
- Sales discounts	116.085.475	825.493.459
- Sales returns	170.393.532	8.040.000
	314.473.112	876.598.799

27 . COST OF OOD SOLD

	Q4/2025	Q4/2024
	VND	VND
Cost of finished goods, merchandises sold	2.438.794.950.253	3.213.338.025.199
Cost of real estate	3.857.534.636	55.028.152.771
Cost of services provided	53.283.902.977	58.527.392.783
Cost of industrial park infrastructure	75.338.384.429	58.758.285.429
Allowance/(Reversal of allowance) for inventories	-	8.043.663.070
	2.571.274.772.295	3.393.695.519.252

28 . FINANCIAL INCOME

	Q4/2025	Q4/2024
	VND	VND
Interests on deposits, loans	51.789.526.018	14.615.214.132
Interests on deferred sales	22.286.688.072	16.213.000.075
Distributed dividends, profits	10.260.000.000	13.547.166.705
Exchange gain due to the revaluation of monetary items in foreign currencies	93.998.859	(14.074.536.185)
Exchange gain arising	664.187.554	8.624.523.371
Income from investment cooperation activities, share transfer.	84.241.233.562	62.161.841.096
Other financial income	5.838.725	579.106.471
	169.341.472.790	101.666.315.665

29 . FINANCIAL EXPENSES

	Q4/2025	Q4/2024
	VND	VND
Loan interest expenses	44.933.168.194	42.442.207.478
Provisions for devaluation of investments	125.919.874	3.240.426.643
Exchange loss arising	3.316.571.923	1.879.285.667
Exchange loss due to the revaluation of monetary items in foreign currencies	553.950.608	(10.605.546.871)
Other financial expenses	142.536.986	6.046.908.397
	49.072.147.585	43.003.281.314

30 . SELLING EXPENSES

	Q4/2025	Q4/2024
	VND	VND
Costs of raw materials, materials, and tools	820.785.265	942.640.155
Labour costs	16.901.142.049	18.197.857.890
Depreciation expense of fixed assets	1.925.109.973	1.936.285.003
Taxes, fees, and charges	311.766	(14.991.801)
Outside service expenses	16.253.193.333	10.427.587.213
Other cash expenses	2.782.674.506	5.664.782.985
	38.683.216.892	37.154.161.445

31 . ADMINISTRATIVE EXPENSES

	Q4/2025	Q4/2024
	VND	VND
Costs of raw materials, materials, and tools	4.567.854.009	857.724.685
Labour costs	38.459.064.245	50.842.199.119
Depreciation expense of fixed assets	2.764.187.392	5.214.997.642
Provision expense / reversal of provisions	43.973.724.997	(12.577.894.229)
Taxes, fees, and charges	852.313.866	5.988.921.309
Outside service expenses	4.860.020.840	6.808.277.578
Other cash expenses	9.782.837.314	15.273.504.769
	105.260.002.663	72.407.730.873

32 . OTHER INCOME

	Q4/2025	Q4/2024
	VND	VND
Income from assets liquidation	2.406.954.257	101.161.062.321
Income from contract violations	6.000.000.000	2.607.506.625
Other income	2.285.969.311	2.734.836.902
	10.692.923.568	106.503.405.848

33 . OTHER EXPENSES

	Q4/2025	Q4/2024
	VND	VND
Liquidation of assets	1.720.610.603	55.625.596.585
Remuneration for the Board of Directors and Board of Supervisors	481.666.666	1.693.333.333
Penalties for late tax payment and tax arrears	-	3.610.628.898
Depreciation of fixed assets during periods of production suspension	597.275.979	(228.342.619)
The costs to be reimbursed to the Dong Nai Provincial Party Committee are based on judgment No. 09/2026/HS-ST dated January 20, 2026, of the Dong Nai Provincial People's Court.	125.241.387.809	
Other expenses	55.356.202.024	9.288.045.210
	183.397.143.081	69.989.261.407

34 . CURRENT CORPORATE INCOME TAX EXPENSES

	Q4/2025	Q4/2024
	VND	VND
Corporate income tax expenses of the Parent Company	4.565.286.903	14.886.433.087
Corporate income tax expenses of the subsidiaries	58.789.141.185	23.329.668.284
Current Corporate income tax expenses	63.354.428.088	38.216.101.371

35 . EVENTS OCCURRING AFTER THE END OF THE FINANCIAL YEAR

There were no material events occurring after the end of the financial year that would require adjustment to or disclosure in these Consolidated Financial Statements.

36 . TRANSACTIONS AND BALANCES WITH RELATED PARTIES

During the period, the Corporation had the following transactions and balances as at the end of the financial year with related parties:

Transactions arising during the period:

	Relationship	Quarter 4/2025	Quarter 4/2024
Revenue from sales of goods and provision of services			
- Thong Nhat Joint - Stock Company	Associates	849.743.471	532.139.347
- Tin Nghia Transport Joint Stock Company	Associates	1.106.309.128	1.178.611.849
- Dong Nai Valuation Corporation	Associates	52.283.515	63.213.211
- Nhon Trach New Industry City Company Limited	Associates	3.723.686.816	174.797.570
- Tin Nghia Project Management Joint-Stock	Associates	-	56.778.733
- Dongnai Inland Clearance Depot	Associates	261.628.232	274.938.408
- Olympic Coffee Joint Stock Company	Associates	118.272.646.866	84.520.331.462
- Nhon Trach 6A Investment Construction Industrial	Other related parties	91.519.439	99.576.499
- Tuan Loc Commodities Company Limited	Other related parties	2.100.469.583	3.600.833.116
- Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	3.777.928.468	563.225.546

Purchases of equipment, merchandises, services

• Tin Nghia Project Management Joint-Stock Company	Associates	342.307.407	1.271.466.330
• Dong Nai Valuation Corporation	Associates		
• Tin Nghia Transport Joint Stock Company	Associates	5.037.581.670	4.150.940.059
• Thong Nhat Joint - Stock Company	Associates	49.684.491	27.809.356
• Nhon Trach New Industry City Company Limited	Associates	4.858.341	
• Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	513.774.262	

Distributed profits, shares

• Thong Nhat Joint - Stock Company	Associates	4.840.800.000	
• Dongnai Inland Clearance Depot	Associates	5.323.110.000	
• Tin Nghia Project Management Joint-Stock Company	Associates	938.000.000	

Interest from lending capital

• Nhon Trach New Industry City Company Limited	Associates	2.097.356.111	1.124.548.953
• Nhon Trach 6A Investment Construction Industrial Zone Joint Stock Company	Other related parties	1.260.273.972	1.260.273.972
• Olympic Coffee Joint Stock Company	Associates	2.280.532.660	4.497.405.886
• Dai A Land Corporation	Other related parties		164.067.671
• Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	101.303.496.651	

Interest on business cooperation

• Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties		
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Interest on capital loans

• Tuan Loc Commodities Company Limited	Other related parties	-	50.410.958
• Dongnai Inland Clearance Depot	Associates	13.006.028	15.173.699

Short-term loans

• Nhon Trach New Industry City Company Limited	Associates	2.200.000.000	1.864.652.542
• Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	300.000.000.000	

Distributed dividends

• Dong Nai Provincial Party Committee	Major shareholder	-	48.062.500.000
• Saigon Investment Construction and Building Construction Material Corporation	Major shareholder	-	24.956.969.500

Balances as of December 31, 2025

	Relationship	31/12/2025 VND	01/1/2025 VND
Short-term trade receivables			
• Thong Nhat Joint - Stock Company	Associates	15.148.450	16.104.410
• Nhon Trach New Industry City Company Limited	Associates	743.024.713	
• Dongnai Inland Clearance Depot	Associates	6.614.550	97.318.530
• Olympic Coffee Joint Stock Company	Associates	128.764.728.414	135.823.489.187
• Nhon Trach 6A Investment Construction Industrial Zone Joint Stock Company	Other related parties	42.160.440	31.383.620
• Tuan Loc Commodities Company Limited	Other related parties	773.557.260	7.136.859.456
• Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	6.144.202.066	63.011.191.096

TIN NGHIA CORPORATION**Consolidated Financial Statements**

96 Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province the accounting period from January 1, 2025 to December 31, 2025

Short-term advances from customers

• Olympic Coffee Joint Stock Company	Associates		1.817.170
• Tuan Loc Commodities Company Limited	Other related parties	22.588.000	-

Short-term loans receivable

• Olympic Coffee Joint Stock Company	Associates	101.800.000.000	112.000.000.000
• Nhon Trach New Industry City Company Limited	Associates	286.730.733.736	42.875.812.580
• Nhon Trach 6A Investment Construction Industrial Zone Company Limited	Other related parties	50.000.000.000	50.000.000.000
• Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	250.000.000.000	-

Short-term advances to suppliers

• Tin Nghia Project Management Joint-Stock Company	Associates	90.000.000	135.753.999
• Dong Nai Valuation Corporation	Associates	44.300.000	-
• Hiep Hoa Investment Development Company Limited	Other related parties		153.199.750.000

Other short-term receivables

• Olympic Coffee Joint Stock Company	Associates	94.396.093.355	75.030.451.565
• Thong Nhat Joint - Stock Company	Associates	4.840.800.000	4.840.800.000
• Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	908.730.652.055	-
• Nhon Trach New Industry City Company Limited	Associates	24.028.467.118	2.993.251.466
• Tuan Loc Commodities Company Limited	Other related parties		-

Other long-term receivables

• Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	610.260.000.000	-
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Short-term trade accounts payable

• Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	218.877.403	4.860.000
• Thong Nhat Joint - Stock Company	Associates		16.307.244
• Tin Nghia Project Management Joint-Stock Company	Associates		879.658.027
• S.T.S Lubricant Joint Stock Company	Associates	360.000.000	360.000.000
• Tin Nghia Transport Joint Stock Company	Associates	1.288.066.170	1.361.493.133

Other short-term payables

• Dongnai Inland Clearance Depot	Associates	1.290.000.000	3.293.399.452
• Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties	11.025.517.808	-
• Dong Nai Provincial Party Committee	Shareholders	125.241.387.809	-

Other long-term payables

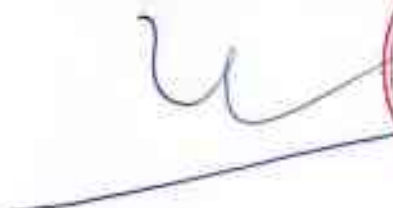
• Tuan Loc Commodities Company Limited	Other related parties		1.530.000.000
• Petro Vietnam Phuoc An Port Investment & Operation Joint Stock Company	Other related parties		60.000.000
• Nhon Trach 6A Investment Construction Industrial Zone Company Limited	Other related parties	40.000.000	40.000.000

Long-term loans

TIN NGHIA CORPORATION**Consolidated Financial Statements**

96 Ha Huy Giap Street, Tran Bien Ward, Dong Nai Province the accounting period from January 1, 2025 to December 31, 2025

• Individuals	Other related parties	2.508.000.000
Dividends payable		
• Dongnai Inland Clearance Depot	Associates	3.344.999.454 3.182.000.000

*Dong Nai, January 29, 2026***Preparer****Dương Thị Minh Hằng****Chief Accountant****Nguyễn Thị Thùy Vân****General Director****Trần Trung Tuấn**