

BECAMEX URBAN DEVELOPMENT JOINT- STOCK COMPANY **THE SOCIALIST REPUBLIC OF VIETNAM**
Independence - Freedom – Happiness

No: **13**/UDJ/2026

Binh Duong, March **13**, 2026

Regarding: Disclosure of financial
statements for the year 2025

To: State Securities Commission
Hanoi Stock Exchange

Persuant to Circular No. 96/2020/TT/BTC issued on 16/11/2020 by the Financial Ministry guiding information disclosure on stock market, Becamex Urban Development Joint Stock Company performs information disclosure of financial Statements for the year 2025 to The Stock Exchange of Hanoi as follows:

1. Name of Company: **Becamex Urban Development Joint Stock Company**
 - Stock symbol: **UDJ**
 - Address of headoffice: **C1-2-3, DT6 street, Industry – Service Complex of Binh Duong, Binh Duong Ward , Ho Chi Minh City, Vietnam.**
 - Telephone: 0274.3816681 Fax: 0274.3816655
 - Email: **becamexudj@gmail.com** Website: **becamexudj.com.vn**
2. Content of disclosed information
 - Financial Statements for the year 2025
 - ☒ Particular Statements of Finance
 - ☐ Consolidated Statements of Finance
 - ☐ Synthetic Statements of Finance
 - Cases must explain causes:
 - + Audit Company showed opinion which unaccepted the whole financial statements (Audited financial statements ...):

☐ Yes
☒ No

Explained Text in case of ticking yes

☐ Yes
☐ No
 - + Profit after tax in this period has differences to before and after audited from 5% or more, tranfering from loss to Profit and vice versa.

☐ Yes
☒ No

Explained Text in case of ticking yes

☐ Yes
☐ No
 - + Profit after tax at Statements of income has differences from 10% or more between the period of this year and the same period of last year:



☒ Yes

☐ No

Explained Text in case of ticking yes

☒ Yes

☐ No

+ Profit after tax in this period loss, transferring from profit in the same period of last year to loss in the period of this year and vice versa.

☐ Yes

☒ No

Explained Text in case of ticking yes

☐ Yes

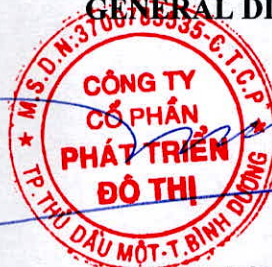
☐ No

This information is disclosed on March , 2026 at website of company as follow
www.becamexudj.com.vn

LEGAL REPRESENTATIVE
GENERAL DIRECTOR

Attached:

- Financial statements for the year 2025
- Text No. 12/CV-UDJ/2026 explained differences between profit after tax of the year 2025 and profit after tax of the year 2024



HUYNH GIA DAT



**BECAMEX URBAN DEVELOPMENT
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness
Độc lập – Tự do – Hạnh phúc

No: **12** /CV-UDJ/2026

(Regarding: Explanation of after-tax profit for
2025 compared to the same period in 2024)

Ho Chi Minh City, March **13**, 2026

**Dear: STATE SECURITIES COMMISSION
HANOI STOCK EXCHANGE**

Company name: Becamex Urban Development Joint Stock Company
Stock code : UDJ
Head office address: C1-2-3 DT6 Street, Binh Duong Industrial – Service Complex, Binh Duong
Ward, Ho Chi Minh City, Vietnam.
Phone: 0274. 3816661 - 3816681 Fax: 0274. 3816655

- Pursuant to **Circular No. 96/2020/TT-BTC** dated November 16, 2020 issued by the Ministry of Finance guiding information disclosure on the securities market;
- Pursuant to the **Audited Financial Statements for the year 2025** of Urban Development Joint Stock Company, audited by A&C Auditing and Consulting Co., Ltd. and signed on March 06, 2026.

Urban Development Joint Stock Company hereby provides an explanation regarding the decrease in Profit After Corporate Income Tax in 2025 compared with the same period in 2024, as follows:

Financial Statements	Profit after tax			
	Financial Statements for the Year 2025	Financial Statements for the Year 2024	The after-tax profit value difference between 2025 and 2024	Difference rate (%)
	(1)	(2)	(3)=(1)-(2)	(4)=(3)/(2)
Annual Financial Statements	5.061.308.602	6.777.210.849	(1.715.902.247)	(25%)

Reason:

The real estate market in general continues to face certain difficulties due to various factors, the most fundamental of which is the lack of legal transparency of projects, which has affected investor sentiment. In addition, the majority of current market demand is for housing products at medium price levels such as social housing and worker housing. Meanwhile, the Company's products mainly consist of high-value townhouse units. Therefore, the sales of these products have been relatively slow in the current period and are expected to remain slow in the near future.

The Company's profit after tax in 2025 decreased by **25%** compared with the same period in 2024 as mentioned above. The reason is that although **revenue during the period increased by 42%**, the cost of goods sold **increased significantly by 55%** due to the high land cost of the project and additional interest arising from late payment of land use fees, resulting in a decrease in profit.

The above is the Company's explanation.

Sincerely.

GENERAL DIRECTOR
CÔNG TY CỔ PHẦN
PHÁT TRIỂN ĐÔ THỊ
HUYỀN GIA ĐẠT

FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED 31 DECEMBER 2025

**BECAMEX URBAN DEVELOPMENT
JOINT STOCK COMPANY**



CONTENTS

	Page
1. Contents	1
2. Statement of the General Director	2 - 3
3. Independent Auditor's Report	4
4. Balance Sheet as of 31 December 2025	5 - 8
5. Income Statement for the fiscal year ended 31 December 2025	9
6. Cash Flow Statement for the fiscal year ended 31 December 2025	10 - 11
7. Notes to the Financial Statements for the fiscal year ended 31 December 2025	12 - 26



STATEMENT OF THE GENERAL DIRECTOR

The General Director of Becamex Urban Development Joint - Stock Company (hereinafter referred to as “the Company”), presents this statement together with the Financial Statements for the fiscal year ended 31 December 2025.

Business highlights

Becamex Urban Development Joint - Stock Company has been operating in accordance with the Business Registration Certificate No. 3700785535, initially registered on 26 March 2007 and amended for the 9th time on 12 June 2024, granted by the Binh Duong Province Department of Planning and Investment (now the Ho Chi Minh City Department of Finance).

Head office

- Address : C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City
- Tel. : +84 (0274) 381 6681
- Fax : +84 (0274) 381 6655

Principal business activities of the Company are:

- Constructing and trading in technical infrastructure for industrial parks, residential and urban areas;
- Trading in real estate, leasing houses, apartments, factories and offices;
- Leveling ground;
- Trading in raw rubber latex (not storing at the head office);
- Trading in construction materials;
- Trading in interior decoration products of all kinds;
- Financial investment in other businesses;
- Producing concrete and products from cement and plaster (not producing at the head office);
- Providing real estate consultancy, brokerage, auction, land use right auction services; real estate management, real estate advertising; real estate valuation; real estate trading floor;
- Providing construction consultancy, design, and supervision services for civil - industrial works and urban technical infrastructure works; Providing structural consultancy and design of civil - industrial works; consulting, making detailed planning and preparing total estimates of residential areas, urban areas, industrial parks, civil, industrial, and traffic works;
- Constructing civil and industrial works; traffic works; infrastructure engineering works; public works.

Board of Directors and Executive Board

The members of the Board of Directors and Executive Board of the Company during the year and up to the date of this statement include:

Board of Directors

Full name	Position	Appointing/reappointing/resigning date
Mr. Nguyen Minh Dong	Chairman	Appointed on 21 April 2022
Mr. Quang Van Viet Cuong	Vice Chairman	Resigned on 15 April 2025
Ms. Pham Viet Yen	Independent Member	Reappointed on 21 April 2022
Mr. Huynh Vinh Thanh	Member	Appointed on 21 April 2022
Ms. Nguyen Thi Thanh Tra	Member	Appointed on 16 April 2024
Ms. Tran Thi Hong Minh	Member	Appointed on 15 April 2025

Supervisory Board

Full name	Position	Appointing/reappointing date
Mr. Nguyen Hai Hoang	Head of the Board	Appointed on 21 April 2022
Ms. Huynh Thi Que Anh	Member	Reappointed on 21 April 2022
Ms. Le Thi Thuy Duong	Member	Reappointed on 21 April 2022



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BECADEX URBAN DEVELOPMENT JOINT - STOCK COMPANY

STATEMENT OF THE GENERAL DIRECTOR (cont.)

General Director

The General Director of the Company for the year and up to the date of this statement is Mr. Huynh Gia Dat (appointed on 21 April 2022).

Legal representative

The legal representative of the Company during the year and up to the date of this statement is Mr. Huynh Gia Dat – General Director (appointed on 21 April 2022).

Auditor

A&C Auditing and Consulting Co., Ltd. has been appointed to perform the audit on the Company's Financial Statements for the fiscal year ended 31 December 2025.

Responsibility of the General Director

The General Director of the Company is responsible for the preparation of the Financial Statements to give a true and fair view of the financial position, the financial performance and the cash flows of the Company during the year. In order to prepare these Financial Statements, the General Director must:

- select the appropriate accounting policies and apply them consistently;
- make judgments and estimates reasonably and prudently;
- state clearly whether the accounting standards applied to the Company are followed or not, and all the material differences from these standards are disclosed and explained in the Financial Statements;
- prepare the Financial Statements of the Company on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate;
- design and implement effectively the internal control system to minimize the risks of material misstatements due to frauds or errors in the preparation and presentation of the Financial Statements.

The General Director hereby ensures that all the proper accounting books of the Company have been fully recorded and can fairly reflect the financial position of the Company at any time, and that all the accounting books have been prepared in compliance with the applicable Accounting System. The General Director is also responsible for managing the Company's assets and consequently has taken appropriate measures to prevent and detect frauds and other irregularities.

The General Director hereby commits to the compliance with the aforementioned requirements in preparation of the Financial Statements.

Approval of the Financial Statements

The General Director hereby approves the accompanying Financial Statements, which give a true and fair view of the financial position as of 31 December 2025 of the Company, its financial performance and its cash flows for the fiscal year then ended, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Financial Statements.

Date: 06 March 2026



Huynh Gia Dat
General Director



No. 1.0240/26/TC-AC

INDEPENDENT AUDITOR'S REPORT

**To: THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE GENERAL DIRECTOR
BECAMEX URBAN DEVELOPMENT JOINT - STOCK COMPANY**

We have audited the accompanying Financial Statements of Becamex Urban Development Joint - Stock Company (hereinafter referred to as "the Company"), which were prepared on 06 March 2026 (from page 05 to page 26) including the Balance Sheet as of 31 December 2025, the Income Statement, the Cash Flow Statement for the fiscal year then ended and the Notes to the Financial Statements.

Responsibility of the General Director

The Company's General Director is responsible for the preparation, true and fair presentation of the Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Financial Statements; and responsible for the internal control as the Company's General Director determines necessary to enable the preparation and presentation of the Financial Statements to be free from material misstatement due to fraud or error.

Responsibility of Auditors

Our responsibility is to express an opinion on these Financial Statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical standards and requirements and plan and perform the audit to obtain reasonable assurance about whether the Financial Statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Financial Statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Financial Statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and true and fair presentation of the Financial Statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Company's General Director, as well as evaluating the overall presentation of the Financial Statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion of Auditors

In our opinion, the Financial Statements give a true and fair view, in all material respects, of the financial position as of 31 December 2025 of Becamex Urban Development Joint - Stock Company, its financial performance and its cash flows for the fiscal year then ended, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Financial Statements.

For and on behalf of
A&C Auditing and Consulting Co., Ltd.



Hoang Thai Vuong
Partner

Audit Practice Registration Certificate No. 2129-2023-008-1
Authorized Signatory



Nguyen Thi Ngoc Quynh
Auditor

Audit Practice Registration Certificate No. 0327-2023-008-1

Ho Chi Minh City, 06 March 2026



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

BALANCE SHEET

As of 31 December 2025

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		207,062,846,933	250,235,202,358
I. Cash and cash equivalents	110	V.1	15,250,129,664	1,700,024,705
1. Cash	111		3,250,129,664	1,700,024,705
2. Cash equivalents	112		12,000,000,000	-
II. Short-term financial investments	120		-	-
1. Trading securities	121		-	-
2. Provisions for devaluation of trading securities	122		-	-
3. Held-to-maturity investments	123		-	-
III. Short-term receivables	130		83,118,042,653	85,876,534,741
1. Short-term trade receivables	131	V.2	82,368,642,650	83,223,520,924
2. Short-term prepayments to suppliers	132		-	-
3. Short-term inter-company receivables	133		-	-
4. Receivables according to the progress of construction contract	134		-	-
5. Receivables for short-term loans	135		-	-
6. Other short-term receivables	136	V.3	749,400,003	2,653,013,817
7. Allowance for short-term doubtful debts	137		-	-
8. Deficit assets for treatment	139		-	-
IV. Inventories	140		108,330,181,105	162,615,115,351
1. Inventories	141	V.4	108,330,181,105	162,615,115,351
2. Allowance for devaluation of inventories	149		-	-
V. Other current assets	150		364,493,511	43,527,561
1. Short-term prepaid expenses	151		7,741,699	-
2. Deductible VAT	152		-	-
3. Taxes and other receivables from the State	153	V.10	356,751,812	43,527,561
4. Trading Government bonds	154		-	-
5. Other current assets	155		-	-

This statement should be read in conjunction with the Notes to the Financial Statements



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
B- NON-CURRENT ASSETS	200		201,891,311,474	190,137,981,199
I. Long-term receivables	210		-	-
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Receivables for long-term loans	215		-	-
6. Other long-term receivables	216		-	-
7. Allowance for long-term doubtful debts	219		-	-
II. Fixed assets	220		17,594,678,099	5,836,052,824
1. Tangible fixed assets	221	V.5	5,623,228,072	5,836,052,824
- Historical cost	222		12,503,823,899	12,503,823,899
- Accumulated depreciation	223		(6,880,595,827)	(6,667,771,075)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.6	11,971,450,027	-
- Initial cost	228		11,971,450,027	-
- Accumulated amortization	229		-	-
III. Investment property	230		-	-
- Historical costs	231		-	-
- Accumulated depreciation	232		-	-
IV. Long-term assets in process	240		184,294,383,000	184,294,383,000
1. Long-term work in process	241	V.7	184,294,383,000	184,294,383,000
2. Construction-in-progress	242		-	-
V. Long-term financial investments	250		-	-
1. Investments in subsidiaries	251		-	-
2. Investments in joint ventures and associates	252		-	-
3. Investments in other entities	253		-	-
4. Provisions for devaluation of long-term financial investments	254		-	-
5. Held-to-maturity investments	255		-	-
VI. Other non-current assets	260		2,250,375	7,545,375
1. Long-term prepaid expenses	261		2,250,375	7,545,375
2. Deferred income tax assets	262		-	-
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
TOTAL ASSETS	270		408,954,158,407	440,373,183,557

This statement should be read in conjunction with the Notes to the Financial Statements



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		181,341,582,092	209,097,511,085
I. Current liabilities	310		167,734,068,881	130,793,997,874
1. Short-term trade payables	311	V.8a	152,314,281,617	84,087,427,385
2. Short-term advances from customers	312	V.9	10,359,000,200	36,303,174,430
3. Taxes and other obligations to the State Budget	313	V.10	1,800,000	493,327,823
4. Payables to employees	314		200,111,100	211,697,435
5. Short-term accrued expenses	315		65,000,000	50,000,000
6. Short-term inter-company payables	316		-	-
7. Payables according to the progress of construction contracts	317		-	-
8. Short-term unearned revenue	318		-	-
9. Other short-term payables	319	V.11	3,456,254,279	7,710,997,158
10. Short-term borrowings and financial leases	320		-	-
11. Provisions for short-term payables	321		-	-
12. Bonus and welfare funds	322	V.12	1,337,621,685	1,937,373,643
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		13,607,513,211	78,303,513,211
1. Long-term trade payables	331	V.8b	13,607,513,211	78,303,513,211
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Inter-company payables for working capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336		-	-
7. Other long-term payables	337		-	-
8. Long-term borrowings and financial leases	338		-	-
9. Convertible bonds	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liability	341		-	-
12. Provisions for long-term payables	342		-	-
13. Science and technology development fund	343		-	-

This statement should be read in conjunction with the Notes to the Financial Statements



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY


Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City


FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
D - OWNER'S EQUITY	400		227,612,576,315	231,275,672,472
I. Owner's equity	410		227,612,576,315	231,275,672,472
1. Owner's capital	411	V.13	165,000,000,000	165,000,000,000
- Ordinary shares carrying voting rights	411a		165,000,000,000	165,000,000,000
- Preferred shares	411b		-	-
2. Share premiums	412	V.13	9,946,177,034	9,946,177,034
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasury stocks	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418	V.13	43,812,587,308	42,457,145,138
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-
11. Retained earnings	421	V.13	8,853,811,973	13,872,350,300
- Retained earnings accumulated to the end of the previous period	421a		3,792,503,371	13,872,350,300
- Retained earnings of the current period	421b		5,061,308,602	-
12. Construction investment fund	422		-	-
II. Other sources and funds	430		-	-
1. Sources of expenditure	431		-	-
2. Fund to form fixed assets	432		-	-
TOTAL LIABILITIES AND OWNER'S EQUITY	440		408,954,158,407	440,373,183,557


Nguyen Pham Van Khoa
 Chief Accountant/Preparer

Ho Chi Minh City, 06 March 2026

Huynh Gia Dat
 General Director

This statement should be read in conjunction with the Notes to the Financial Statements



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

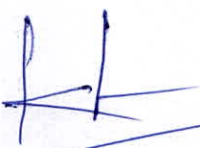
For the fiscal year ended 31 December 2025


INCOME STATEMENT

For the fiscal year ended 31 December 2025

Unit: VND

ITEMS	Code	Note	Current year	Previous year
1. Revenue from sales of goods and provisions of services	01	VI.1	60,719,249,031	42,732,464,207
2. Revenue deductions	02		-	-
3. Net revenue	10		60,719,249,031	42,732,464,207
4. Cost of sales	11	VI.2	48,565,424,908	29,002,166,281
5. Gross profit	20		12,153,824,123	13,730,297,926
6. Financial income	21	VI.3	271,329,861	83,648,924
7. Financial expenses	22	VI.4	201,469,125	249,154,125
In which: Interest expenses	23		-	-
8. Selling expenses	25		-	-
9. General and administration expenses	26	VI.5	4,742,908,794	4,882,065,792
10. Net operating profit	30		7,480,776,065	8,682,726,933
11. Other income	31		100,000,000	-
12. Other expenses	32	VI.6	1,246,690,312	40,896,297
13. Other profit/(loss)	40		(1,146,690,312)	(40,896,297)
14. Total accounting profit before tax	50		6,334,085,753	8,641,830,636
15. Current income tax	51	V.10	1,272,777,151	1,864,619,787
16. Deferred income tax	52		-	-
17. Profit after tax	60		5,061,308,602	6,777,210,849
18. Basic earnings per share	70	VI.7	285	378
19. Diluted earnings per share	71	VI.7	285	378


 Nguyen Pham Van Khoa
 Chief Accountant/Preparer


 Huynh Gia Dat
 General Director



Ho Chi Minh City, 06 March 2026

This statement should be read in conjunction with the Notes to the Financial Statements



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

CASH FLOW STATEMENT

(Indirect method)

For the fiscal year ended 31 December 2025

Unit: VND

ITEMS	Code	Note	Current year	Previous year
I. Cash flows from operating activities				
1. Profit before tax	01		6,334,085,753	8,641,830,636
2. Adjustments				
- Depreciation/(Amortization) of fixed assets and investment properties	02	V.5	212,824,752	212,824,752
- Provisions and allowances	03		-	-
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	04		-	-
- Gain/(loss) from investing activities	05	VI.3	(266,548,567)	(81,171,232)
- Interest expenses	06		-	-
- Others	07		-	-
3. Operating profit before changes of working capital	08		6,280,361,938	8,773,484,156
- Increase/(decrease) of receivables	09		2,460,062,358	50,844,887,890
- Increase/(decrease) of inventories	10		54,284,934,246	28,819,742,427
- Increase/(decrease) of payables	11		(21,774,715,304)	(69,622,339,416)
- Increase/(decrease) of prepaid expenses	12		(2,446,699)	(7,545,375)
- Increase/(decrease) of trading securities	13		-	-
- Interest paid	14		-	-
- Corporate income tax paid	15	V.10	(1,535,488,882)	(1,994,470,574)
- Other cash inflows	16		-	-
- Other cash outflows	17	V.12, V.13	(1,074,156,717)	(1,405,056,070)
Net cash flows from operating activities	20		38,638,550,940	15,408,703,038
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21		(11,971,450,027)	-
2. Proceeds from disposals of fixed assets and other non-current assets	22		-	-
3. Cash outflow for lending, buying debt instruments of other entities	23		-	-
4. Cash recovered from lending, selling debt instruments of other entities	24		-	-
5. Investments in other entities	25		-	-
6. Withdrawals of investments in other entities	26		-	-
7. Interest earned, dividends and profits received	27	V.3, VI.3	251,754,046	81,171,232
Net cash flows from investing activities	30		(11,719,695,981)	81,171,232

This statement should be read in conjunction with the Notes to the Financial Statements



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

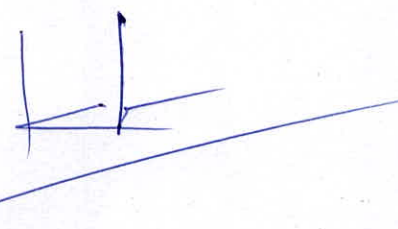
Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025


Cash Flow Statement (cont.)

ITEMS	Code	Note	Current year	Previous year
III. Cash flows from financing activities				
1. Proceeds from issuing stocks and capital contributions from owners	31		-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33		-	-
4. Repayment for borrowing principal	34		-	-
5. Payments for financial lease principal	35		-	-
6. Dividends and profit paid to the owners	36	V.11, V.13	(13,368,750,000)	(16,057,100,000)
Net cash flows from financing activities	40		(13,368,750,000)	(16,057,100,000)
Net cash flows during the year	50		13,550,104,959	(567,225,730)
Beginning cash and cash equivalents	60	V.1	1,700,024,705	2,267,250,435
Effects of fluctuations in foreign exchange rates	61		-	-
Ending cash and cash equivalents	70	V.1	15,250,129,664	1,700,024,705


Nguyen Pham Van Khoa
 Chief Accountant/Preparer

Ho Chi Minh City, 06 March 2026


CÔNG TY
CỔ PHẦN
PHÁT TRIỂN
ĐÔ THỊ
 TP THỦ ĐỨC


Huynh Gia Dat
 General Director

This statement should be read in conjunction with the Notes to the Financial Statements



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

I. GENERAL INFORMATION

1. Ownership form

Becamex Urban Development Joint Stock Company (hereinafter referred to as “the Company”) is a joint stock company.

2. Business field

The Company's business field is real estate construction and development.

3. Principal business activities

The Company's principal business activities are constructing and trading in technical infrastructure for industrial parks, residential and urban areas; Trading in real estate, leasing houses, apartments, factories and offices; Providing real estate brokerage services; Leveling ground; Providing consultancy, design, supervision, construction, and trading interior decoration products.

4. Normal operating cycle

Normal operating cycle of the Company is within 12 months. Particularly, the operating cycle of real estate projects depends on each business plan.

5. Statement of information comparability on the Financial Statements

The corresponding figures of the previous year can be comparable with the figures of the current year.

6. Headcount

As of the balance sheet date, the Company's headcount is 14 (headcount at the beginning of the year: 14).

II. FISCAL YEAR, ACCOUNTING CURRENCY UNIT

1. Fiscal year

The fiscal year of the Company is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because transactions of the Company are primarily made in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable Accounting System

The Company applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Financial Statements.

2. Statement of the compliance with the Accounting Standards and System

The General Director ensures to follow all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Financial Statements.



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BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") providing guidance on the Enterprise Accounting System in replacement to Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance providing guidance on the Enterprise Accounting System ("Circular 200") and Circular No. 75/2015/TT-BTC dated 18 May 2015 and Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance amending and supplementing certain provisions of Circular 200. The provisions of Circular 99 shall apply to bookkeeping, preparation and presentation of the Financial Statements for the fiscal year commencing on 01 January 2026.

IV. APPLICABLE ACCOUNTING POLICIES

1. Accounting convention

The Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

2. Cash and cash equivalents

Cash includes cash on hand and cash in bank. Cash equivalents are short-term investments with a maturity of three months or less from the date of investment, which can be readily converted into a known amount of cash and are not subject to significant risks in conversion to cash at the reporting date.

3. Receivables

Receivables are recognized at the carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Company and customers who are independent to the Company.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt on the basis of estimated loss.

Increases/(decreases) in the obligatory allowance for doubtful debts as of the balance sheet date are recorded into general and administration expenses.

4. Inventories

Inventories are recognized at the lower of cost or net realizable value.

Cost of inventories is determined as follows:

- Work-in-process: Costs comprise costs of land use right, construction costs, direct costs and general costs incurred for the property investment and construction.
- For finished real estate: Costs comprise all costs directly relevant to the investment and construction of real estate to make the real estate ready for sale.

Stock-out costs are determined in accordance with specific identification method and recorded in line with the perpetual method.

Net realizable value is the estimated selling price of inventories in the ordinary year of business less the estimated costs of completion and the estimated costs necessary to make the sale.



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

Allowance for devaluation of inventories is recognized for each type of inventories when their costs are higher than their net realizable values. Increases/(decreases) in the obligatory allowance for devaluation of inventories as of the balance sheet date are recorded into costs of sales.

5. Prepaid expenses

Prepaid expenses comprise actual expenses incurred and relevant to financial performance in several accounting periods. Prepaid expenses of the Company mainly include tools.

Expenses of tools being put into use are allocated into expenses in accordance with the straight-line method for the maximum period of 24 months.

6. Tangible fixed assets

Tangible fixed assets are presented at historical costs less accumulated depreciation. Historical costs of tangible fixed assets comprise all costs incurred by the Company to acquire the assets up to the time when it is brought to its working condition for its intended use. Subsequent costs are added to historical costs of fixed assets only if it is probable that future economic benefits associated with the asset will flow to the Company. Subsequent costs that do not meet the above conditions will be recognized as operation costs during the year.

Upon disposal or liquidation of a tangible fixed asset, its historical cost and accumulated depreciation are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the year.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	05 - 40
Machinery and equipment	06 - 07
Vehicles	08
Office equipment	04 - 05

7. Intangible fixed assets

Intangible fixed assets are presented at initial costs less accumulated amortization.

Initial costs of intangible fixed assets include all costs incurred by the Company to acquire the assets up to the time when it is brought to its working condition for its intended use. Subsequent costs relevant to intangible fixed assets are recognized as operation costs during the period in which they are incurred, unless such costs are directly attributable to a specific intangible fixed asset and increase the future economic benefits expected to be derived from that asset.

Upon disposal or liquidation of an intangible fixed asset, its initial costs and accumulated amortization are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the period.

The Company's intangible fixed asset is land use right, which comprises all the actual costs incurred by the Company directly related to the land in use, including payments made to obtain the land use right, compensation and site clearance costs, land levelling costs, registration fees, etc.



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

8. Payables and accrued expenses

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services received. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is made on the basis of following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets, of which the seller is an independent entity with the Company.
- Accrued expenses reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operation expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

The payables and accrued expenses are classified as short-term and long-term items in the Balance Sheet on the basis of their remaining term as of the balance sheet date.

9. Owner's equity

Owner's capital

The contributed capital is recorded according to the actual amounts invested by shareholders.

Share premiums

Share premiums are recorded in accordance with the difference between the issuance price and face value upon the IPO, additional issue or the difference between the re-issuance price and carrying value of treasury shares and the equity component of convertible bonds upon maturity date. Expenses directly related to the additional issue of shares and the re-issuance of treasury shares are recorded as a decrease in share premiums.

10. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Company as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained earnings that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables upon approval of the General Meeting of Shareholders and Notice on dividend payment of the Board of Directors.

11. Recognition of revenue and income

Revenue from provisions of services

Revenue from provisions of services shall be recognized when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, the revenue is recognized only when these specific conditions are no longer existed and the buyer is not entitled to return the services provided.
- The Company received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

In the case that the services are provided in several accounting periods, the determination of revenue is done on the basis of the volume of work done as of the balance sheet date.

Revenue from sales of real estate

Revenue from sales of real estate that invested by the Company shall be recognized when all of the following conditions are satisfied:

- real estate are fully completed and handed over to the buyers, and the Company transfers most of risks and benefits incident to the ownership of real estate to the buyer.
- the Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate sold.
- the amount of revenue can be measured reliably.
- the Company received or shall probably receive the economic benefits associated with the transaction.
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

In case the customer has the right to complete the interior of the real estate and the Company completes the interiors according to the designs, models as requested by customer under a separate contract on interior completion, revenues are recognized upon the completion and handover of the main construction works to customers.

Interest

Interest is recorded, based on the term and the actual interest rate applied in each particular period.

12. Expenses

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

13. Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax is the tax amount computed based on the assessable income. The assessable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of assessable income in the future against which the temporarily deductible differences can be used.

Carrying values of deferred corporate income tax assets are considered as of the balance sheet date and will be reduced to the rate that ensures enough assessable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as of the balance sheet date and are recorded when there is certainly enough assessable income to use these unrecognized deferred corporate income tax assets.



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rate to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as of the balance sheet date. Deferred income tax is recognized in the Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

The Company shall offset deferred tax assets and deferred tax liabilities if:

- The Company has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax which is under the management of one tax authority either:
 - Of the same subject to corporate income tax; or
 - The Company has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period to the extent that the majority of deferred income tax liabilities or deferred income tax assets are paid or recovered.

14. Related parties

A party is considered a related party of the Company in case that party is able to control the Company or to cause material effects on the financial decisions as well as the operations of the Company. A party is also considered a related party of the Company in case that party is under the same control or is subject to the same material effects.

Considering the relationship of related parties, the nature of relationship is focused more than its legal form.

15. Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

The segment information is prepared and presented in conformity with the accounting policies applicable to the preparation and presentation of the Financial Statements of the Company

V. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE BALANCE SHEET

1. Cash and cash equivalents

	Ending balance	Beginning balance
Cash on hand	164,587,169	133,124,684
Cash in bank	3,085,542,495	1,566,900,021
Cash equivalents – time deposits under 3 months	12,000,000,000	-
Total	15,250,129,664	1,700,024,705



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)**2. Short-term trade receivables**

	<u>Ending balance</u>	<u>Beginning balance</u>
Ms. Tran Thi Tinh	21,534,034,150	15,657,313,174
Ms. Nguyen Thi Hue	10,947,000,000	10,947,000,000
Other customers	49,887,608,500	56,619,207,750
Total	82,368,642,650	83,223,520,924

3. Other short-term receivables

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Value</u>	<u>Allowance</u>	<u>Value</u>	<u>Allowance</u>
Corporate income tax provisionally paid for the amount received in advance from the sales of properties	142,208,442	-	393,543,177	-
Output VAT for the amount received in advance from the customer according to the payment schedule	360,932,027	-	2,103,027,347	-
Deposit interest to be received	14,794,521	-	-	-
Advance	142,754,484	-	3,000,000	-
Other short-term receivables	88,710,529	-	153,443,293	-
Total	749,400,003	-	2,653,013,817	-

4. Inventories

This item reflects work-in-process and finished real estate.

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Original costs</u>	<u>Allowance</u>	<u>Original costs</u>	<u>Allowance</u>
Green Pearl Project	108,330,181,105	-	160,208,858,742	-
Bau Bang Workers' Housing Project	-	-	2,406,256,609	-
Total	108,330,181,105	-	162,615,115,351	-

5. Tangible fixed assets

	<u>Buildings and structures</u>	<u>Machinery and equipment</u>	<u>Vehicles</u>	<u>Office equipment</u>	<u>Total</u>
Historical costs					
Beginning balance	8,799,523,183	1,919,549,712	1,231,372,845	553,378,159	12,503,823,899
Ending balance	8,799,523,183	1,919,549,712	1,231,372,845	553,378,159	12,503,823,899
<i>In which:</i>					
Assets fully depreciated but still in use	286,533,300	1,812,883,046	1,231,372,845	186,470,250	3,517,259,441
Assets waiting for liquidation	-	106,666,666	-	366,907,909	473,574,575
Depreciation					
Beginning balance	2,963,470,359	1,919,549,712	1,231,372,845	553,378,159	6,667,771,075
Depreciation during the year	212,824,752	-	-	-	212,824,752
Ending balance	3,176,295,111	1,919,549,712	1,231,372,845	553,378,159	6,880,595,827
Carrying values					
Beginning balance	5,836,052,824	-	-	-	5,836,052,824
Ending balance	5,623,228,072	-	-	-	5,623,228,072
<i>In which:</i>					
Assets temporarily not in use	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)**6. Intangible fixed assets**

This item reflects the value of land use rights for three terraced houses in the Green Pearl Project in Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province (now Binh Duong Ward, Ho Chi Minh City) used as the Company's office. The land use period expires on 07 May 2059.

7. Long-term work-in-process

The Hoa Loi Resettlement Area Project in progress is beyond the normal operating cycle. The project is currently suspended to reduce pressure on capital requirements due to the real estate market not yet recovering well. In the future, the project's products will be sold after the houses are built in accordance with state regulations.

8. Trade payables**8a. Short-term trade payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related parties</i>	<i>143.518.742.228</i>	<i>81,118,976,839</i>
Becamex Investment and Industrial Development Group (formerly known as Investment and Industrial Development Joint Stock Corporation)	132.079.373.226	69,314,371,517
Becamex Infrastructure Development Joint Stock Company	11.437.719.000	11,437,719,000
Vietnam Technology & Telecommunication Joint Stock Company	1.650.002	366,886,322
<i>Payables to other suppliers</i>	<i>8.795.539.389</i>	<i>2,968,450,546</i>
Total	<u>152.314.281.617</u>	<u>84,087,427,385</u>

8b. Long-term trade payables

This item reflects payables to Becamex Investment and Industrial Development Group, which is the Parent Company.

8c. Overdue trade payables

The Company has no overdue trade payables.

9. Short-term advances from customers

	<u>Ending balance</u>	<u>Beginning balance</u>
Ms. Doan Thi Giap	10,359,000,200	10,359,000,200
Mr. Nguyen The Anh	-	10,032,389,000
Ms. Tran Thi Tinh	-	7,094,910,230
Other customers	-	8,816,875,000
Total	<u>10,359,000,200</u>	<u>36,303,174,430</u>

10. Taxes and other obligations to the State Budget

	<u>Beginning balance</u>		<u>Amount incurred during the year</u>		<u>Ending balance</u>	
	<u>Payables</u>	<u>Receivables</u>	<u>Amount payable</u>	<u>Amount paid</u>	<u>Payables</u>	<u>Receivables</u>
VAT on local sales	238,999,358	-	1,522,421,331	(1,813,269,984)	-	51,849,295
Corporate income tax (*)	254,328,465	-	995,656,167	(1,509,702,633)	-	259,718,001
Corporate income tax provisionally paid for the amount received in advance from the transfer of property	-	-	25,786,249	(25,786,249)	-	-
Personal income tax	-	43,527,561	327,543,141	(327,400,096)	1,800,000	45,184,516
Other taxes	-	-	3,000,000	(3,000,000)	-	-
Total	<u>493,327,823</u>	<u>43,527,561</u>	<u>2,874,406,888</u>	<u>(3,679,158,962)</u>	<u>1,800,000</u>	<u>356,751,812</u>



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

(*) Corporate income tax payable includes:

• Corporate income tax payable in 2024	1,272,777,151
• Offsetting corporate income tax provisionally paid of property which was recognized in revenue in 2024	(277,120,984)
Total	995,656,167

Value Added Tax

The Company pays VAT using the deduction method. The tax rates applied are as follows:

- Land use right	Not subject to tax
- Other items	10% ⁽ⁱ⁾

From 01 January 2025 to 31 December 2025, the VAT rate applicable to certain merchandise and services is 8% pursuant to Decrees No. 180/2024/ND-CP dated 31 December 2024 and No. 174/2025/NĐ-CP dated 30 June 2025 of the Government stipulating the value added tax reduction policy under Resolutions No. 174/2024/QH15 dated 30 November 2024 and No. 204/2025/QH15 dated 17 June 2025 of the National Assembly.

Corporate income tax

The Company have to pay corporate income tax on assessable income at a rate of 20%.

The estimated corporate income tax payable for the year is as follows:

	Current year	Previous year
Total accounting profit before tax	6,334,085,753	8,641,830,636
Increases/(decreases) of accounting profit to determine taxable income:		
- Increases	29,800,000	681,268,297
- Decreases	-	-
Assessable income	6,363,885,753	9,323,098,933
Corporate income tax rate	20%	20%
Corporate income tax payable	1,272,777,151	1,864,619,787

Determination of corporate income tax liability of the Company is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Financial Statements can be changed upon the inspection of tax authorities.

Corporate income tax provisionally paid for the amount received in advance from the transfer of property

The Company has to pay provisionally corporate income tax at the rate of 1% on the amount received in advance from the transfer of property in accordance with regulations of the Circular No. 78/2014/TT-BTC dated 18 June 2014 of the Ministry of Finance. The Company will finalize the accounts of corporate income tax payable for this activity upon handover of property.

Other taxes

The Company has declared and paid these taxes in line with the prevailing regulations.



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)**11. Other short-term payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related party</i>	<i>1,216,890,312</i>	<i>5,298,154,125</i>
Becamex Investment and Industrial Development Group – dividends payable	-	5,049,000,000
Becamex Investment and Industrial Development Group – interest on late dividend payment	-	249,154,125
Becamex Investment and Industrial Development Group – interest on late payment	1,216,890,312	-
<i>Payables to other organizations and individuals</i>	<i>2,239,363,967</i>	<i>2,412,843,033</i>
Trade Union's expenditure	41,776,308	42,121,794
Receipt of short-term deposits	334,500,000	438,500,000
Dividends payable	768,174,425	837,924,425
Other short-term payables	1,094,913,234	1,094,296,814
Total	3,456,254,279	7,710,997,158

The Company has no other overdue payables.

12. Bonus and welfare funds

The Company only has the bonus fund. Details are as follows:

	<u>Current year</u>	<u>Previous year</u>
Beginning balance	1,937,373,643	2,173,640,192
Increase due to appropriation from profit	338,860,542	730,493,451
Disbursement	(938,612,500)	(966,760,000)
Ending balance	1,337,621,685	1,937,373,643

13. Owner's equity**13a. Statement of changes in owner's equity**

	<u>Owner's capital</u>	<u>Share premiums</u>	<u>Investment and development fund</u>	<u>Retained earnings</u>	<u>Total</u>
Beginning balance of the previous year	165,000,000,000	9,946,177,034	39,535,171,336	21,085,902,774	235,567,251,144
Profit in the previous year	-	-	-	6,777,210,849	6,777,210,849
Appropriation for funds	-	-	2,921,973,802	(3,652,467,253)	(730,493,451)
Remuneration of the Board of Directors and the Supervisory Board	-	-	-	(438,296,070)	(438,296,070)
Dividend distribution	-	-	-	(9,900,000,000)	(9,900,000,000)
Ending balance of the previous year	165,000,000,000	9,946,177,034	42,457,145,138	13,872,350,300	231,275,672,472
Beginning balance of the current year	165,000,000,000	9,946,177,034	42,457,145,138	13,872,350,300	231,275,672,472
Profit in the current year	-	-	-	5,061,308,602	5,061,308,602
Appropriation for funds	-	-	1,355,442,170	(1,694,302,712)	(338,860,542)
Remuneration of the Board of Directors and the Supervisory Board	-	-	-	(135,544,217)	(135,544,217)
Dividend distribution	-	-	-	(8,250,000,000)	(8,250,000,000)
Ending balance of the current year	165,000,000,000	9,946,177,034	43,812,587,308	8,853,811,973	227,612,576,315



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)**13b. Details of owner's capital**

	<u>Ending balance</u>	<u>Beginning balance</u>
Investment and Industrial Development Joint Stock Corporation	84,150,000,000	84,150,000,000
Other shareholders	80,850,000,000	80,850,000,000
Total	165,000,000,000	165,000,000,000

13c. Shares

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of shares registered to be issued	16,500,000	16,500,000
Number of shares sold to the public	16,500,000	16,500,000
- Common shares	16,500,000	16,500,000
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	16,500,000	16,500,000
- Common shares	16,500,000	16,500,000
- Preferred shares	-	-

Par value per outstanding share: VND 10,000.

13d. Profit distribution

In the year, the Company distributed the 2024 profits in accordance with Resolution No. 01/NQ/ĐHĐCĐ/2025 dated 15 April 2025 of the 2025 Annual General Meeting of Shareholders as follows:

	<u>Amount (VND)</u>
• Appropriation for investment and development fund	: 1,355,442,170
• Appropriation for bonus and welfare funds	: 338,860,542
• Compensation of the Board of Directors, the Supervisory Board	: 135,544,217
• Dividend distribution to shareholders	: 8,250,000,000

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT**1. Revenue from sales of goods and provisions of services****1a. Gross revenue**

	<u>Current year</u>	<u>Previous year</u>
Revenue from sales of real estate	57,911,721,330	42,675,736,934
Other revenues	2,807,527,701	56,727,273
Total	60,719,249,031	42,732,464,207

1b. Revenue from sales of goods and provisions of services to related parties

During the year, the Company only had a transaction involving the transfer of construction costs to Becamex Investment and Industrial Development Group in the amount of VND 2,769,527,701 (no such transaction occurred in the previous year).



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)**2. Cost of sales**

	Current year	Previous year
Costs of finished real estate sold	45,769,585,175	28,996,173,244
Other costs	2,795,839,733	5,993,037
Total	48,565,424,908	29,002,166,281

3. Financial income

	Current year	Previous year
Term deposit interest	266,548,567	81,171,232
Demand deposit interest	4,781,294	2,477,692
Total	271,329,861	83,648,924

4. Financial expenses

This item reflects interest charged on late payment of dividend to Investment and Industrial Development Joint Stock Corporation.

5. General and administration expenses

	Current year	Previous year
Expenses for employees	3,762,512,325	3,875,603,495
Administrative supplies	72,835,371	53,266,794
Depreciation/(amortization) of fixed assets	212,824,752	212,824,752
Taxes, fees and legal fees	8,923,970	11,979,546
Expenses for external services	405,658,597	380,410,666
Other expenses	280,153,779	347,980,539
Total	4,742,908,794	4,882,065,792

6. Other expenses

	Current year	Previous year
Fines for late payment	1,216,890,312	-
Other expenses	29,800,000	40,896,297
Total	1,246,690,312	40,896,297

7. Earnings per share**7a. Basic/diluted earnings per share**

	Current year	Previous year
Accounting profit after corporate income tax	5,061,308,602	6,777,210,849
Appropriation for bonus and welfare funds	(253,065,000)	(338,861,000)
Compensation for the Board of Directors, the Supervisory Board, and bonus for the Executive Board	(101,226,000)	(203,316,000)
Profit used to calculate basic/diluted earnings per share	4,707,017,602	6,235,033,849
The average number of ordinary shares outstanding during the year	16,500,000	16,500,000
Basic/diluted earnings per share	285	378

7b. Other information

There is no transaction over the common share or potential common share from the balance sheet date until the date of these Financial Statements.



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)**8. Operating costs by factors**

	Current year	Previous year
Materials and supplies	72,835,371	53,266,794
Labor costs	3,762,512,325	3,883,193,495
Depreciation/(amortization) of fixed assets	212,824,752	212,824,752
Expenses for external services	6,631,287,254	549,251,483
Other expenses	289,077,749	359,960,085
Total	10,968,537,451	5,058,496,609

VII. OTHER INFORMATION**1. Transactions and balances with related parties**

The Company's related parties include key management personnel, their related individuals and other related parties.

1a. Transactions and balances with the key management personnel and their related individuals

The key management personnel comprise: members of the Board of Directors and the Executive Board (General Director and Chief Accountant). The key management personnel's related individuals are their close family members.

Transactions with the key management personnel and their related individuals

The Company has no sales of goods and service provisions and no other transactions with the key management personnel and their related individuals.

Receivables from and payables to the key management personnel and their related individuals

The Company has no receivables from and payables to the key management personnel and their related individuals.

Remuneration of the key management personnel and the Supervisory Board

	Current year	Previous year
Mr. Nguyen Minh Dong – Chairman	695,983,217	722,309,380
Mr. Huynh Gia Dat – General Director	627,300,000	672,956,000
Mr. Quang Van Viet Cuong – Vice Chairman	18,224,000	39,287,000
Ms. Pham Viet Yen – Board Member	15,946,000	34,376,000
Mr. Huynh Vinh Thanh – Board Member	15,946,000	34,376,000
Ms. Nguyen Thi Thanh Tra – Board Member	15,946,000	34,376,000
Mr. Nguyen Hai Hoang – Head of the Supervisory Board	15,946,000	34,376,000
Ms. Huynh Thi Que Anh – Supervisory Board Member	10,251,000	22,099,000
Ms. Le Thi Thuy Duong – Supervisory Board Member	10,251,000	22,099,000
Mr. Nguyen Pham Van Khoa – Chief Accountant	466,140,000	502,665,000
Total	1,891,933,217	2,118,919,380



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

1b. Transactions and balances with other related parties

Other related parties of the Company include:

Other related parties	Relationship
Becamex Investment and Industrial Development Group (<i>formerly known as Investment and Industrial Development Joint Stock Corporation</i>)	Parent Company
My Phuoc Hospital Joint Stock Company	Group Company
Eastern International University	Group Company
Becamex International General Hospital Joint Stock Company	Group Company
Becamex IDC- Block 71 Startup Support MTV Company Limited	Group Company
Binh Duong Trade and Development Joint Stock Company	Associate of the Parent Company
Binh Duong Construction & Civil Engineering Joint Stock Company	Associate of the Parent Company
Becamex Infrastructure Development Joint Stock Company	Associate of the Parent Company
Binh Duong Rubber Joint Stock Company	Associate of the Parent Company
Vietnam-Singapore Industrial Park J.V. Co., Ltd.	Associate of the Parent Company
Setia – Becamex Joint Stock Company	Associate of the Parent Company
Savi Pharmaceutical Joint Stock Company	Associate of the Parent Company
Vietnam Technology & Telecommunication Joint Stock Company	Associate of the Parent Company
Becamex Tokyu Co., Ltd.	Associate of the Parent Company
Eastern Educational Development Joint Stock Company	Associate of the Parent Company
BW Industrial Development Joint Stock Company	Associate of the Parent Company
Becamex Binh Phuoc Infrastructure Development Joint Stock Company	Associate of the Parent Company
Becamex Binh Dinh Joint Stock Company	Associate of the Parent Company
Vietnam - Singapore Smart Energy Solutions Joint Stock Company	Associate of the Parent Company
East Saigon Investment and Industrial Development Joint Stock Company	Associate of the Parent Company
Becamex - VSIP Power Investment and Development Joint Stock Company	Associate of the Parent Company
VSIP Can Tho Joint Stock Company	Associate of the Parent Company
Ho Chi Minh City- Thu Dau Mot - Chon Thanh Expressway Joint Stock Company	Associate of the Parent Company
Ho Chi Minh City Ring Road 4 Join Stock Company	Associate of the Parent Company

Transactions with other related parties

In addition to sales of goods and provision of services to Becamex Investment and Industrial Development Group (the Parent Company) as presented in Note No. VI.1b, the Company also had other transactions with other related parties as follows:

	Current year	Previous year
<i>Becamex Investment and Industrial Development Group</i>		
Dividend distribution	4,207,500,000	5,049,000,000
Interest on late dividend payment	201,469,125	249,154,125
Interest on late land purchase payments	1,216,890,312	-
Purchase of land use rights	36,776,709	-
<i>Becamex International General Hospital Joint Stock Company</i>		
Service fees	63,386,000	49,208,000
<i>Vietnam Technology & Telecommunication Joint Stock Company</i>		
Service fees	18,729,948	18,773,132



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 Road DT6, Binh Duong Industrial and Service Complex, Binh Duong Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

The prices of services supplied to other related parties are mutually agreed prices. The purchases of merchandise and services from other related parties are done at the agreed prices.

Receivables from and payables to other related parties

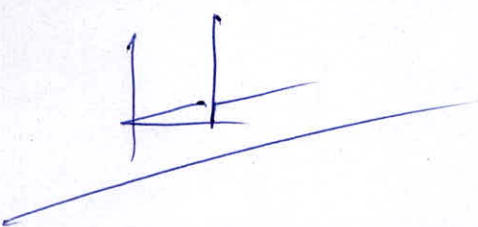
The receivables from and payables to other related parties are presented in Notes No. V.8 and V.11.

2. Segment information

The Company operates primarily in the fields of real estate construction and trading. The Company's principal business activities are mainly conducted in Binh Duong Ward, Ho Chi Minh City.


3. Subsequent events

There are no material subsequent events which are required adjustments or disclosures in the Financial Statements.



Nguyen Pham Van Khoa
Chief Accountant/Preparer

Ho Chi Minh City, 06 March 2026



Huynh Gia Dat
General Director

