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1. Company Information:

- IDICO Investment Consulting Joint Stock Company ("The Company") is a joint-stock company established under the Vietnamese Enterprise Law according to business registration certificate No. 0304843611 issued by the Department of Planning and Investment of Ho Chi Minh City on January 31, 2007, and according to subsequent amended business registration certificates.

- On October 13, 2006, the company was equitized according to Decision No. 1423/QD-BXD of the Minister of Construction.

- On April 18, 2011, the Company's shares were listed on the Hanoi Stock Exchange ("HNX").

- The company's main activities in the current year are providing consulting, design, planning, topographic and geological survey services, and construction supervision services...

- The company's normal production and business cycle is 12 months.

- The company's head office is located at 100 Nguyen Gia Tri Street, Thanh My Tay Ward, Ho Chi Minh City, Vietnam.

- The number of employees of the Company as of March 31, 2026 is 50 people (as of December 31, 2025: 50 people).

2. Basis for presentation:***2.1. Applicable accounting standards and regulations:***

The Company's financial statements are presented in Vietnamese Dong (VND), prepared and presented in accordance with Vietnamese Accounting Standards (VAS) and current accounting regulations issued by the Ministry of Finance.

The company applies the accounting system according to Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance.

The accompanying financial statements are prepared to provide information on the Company's financial position, business performance, and cash flow in accordance with Vietnamese law, and are not intended to present information according to widely accepted accounting principles and practices in other countries and territories.

2.2. Basis for preparing Financial Statements:

The financial statements are prepared in accordance with Circular 99/2025/TT-BTC, effective from January 1, 2026, replacing Circular 200/2014/TT-BTC.

2.3. Accounting record format applied:

The accounting system used by the Company is the General Journal.

2.4. Annual accounting period:

The Company's accounting year for preparing financial statements begins on January 1st and ends on December 31st.

2.5. Currency in accounting:

The financial statements are prepared in VND, the currency used in the Company's accounting.

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3. Summary of key accounting policies:***3.1 Cash and cash equivalents:***

Cash and cash equivalents include cash on hand, bank deposits, short-term investments with original maturities of no more than three months, which are highly liquid, easily convertible into specific amounts of cash, and do not carry significant conversion risks.

3.2. Inventory:

- Inventory primarily consists of work-in-progress costs related to consulting service contracts, recorded at cost and determined using the weighted average method. Cost includes direct material costs, direct labor costs, manufacturing overheads, and outsourced service costs.

- If the net realizable value is lower than the original cost, then the calculation must be based on the net realizable value.

- Net realizable value is the estimated selling price of inventory under normal business conditions minus the estimated costs to complete and the estimated selling expenses.

Provision for inventory devaluation:

- The provision for inventory devaluation is established for the expected loss in value due to impairment losses (due to devaluation, damage, poor quality, obsolescence, etc.) that may occur to raw materials and inventory owned by the Company, based on reasonable evidence of impairment at the end of the accounting period.

- Increases or decreases in the provision for inventory devaluation are accounted for in the cost of goods sold on the income statement for the year. When inventory is written off due to expiration, deterioration, damage, or loss of usability, the differences arising between the provision for inventory devaluation already established and the original cost of the inventory are accounted for in the income statement.

3.3 Accounts Receivable:

- Accounts receivable are presented on the balance sheet at their book value, including accounts receivable from customers and other receivables, along with provisions for doubtful accounts.

- The provision for doubtful receivables represents the portion of receivables that the Company anticipates will be uncollectible at the end of the accounting period. Increases or decreases in the provision balance are accounted for as administrative expenses in the income statement. When doubtful receivables are determined to be uncollectible and the accountant writes them off, the difference between the provision for doubtful receivables and the original cost of the receivables is accounted for in the income statement.

3.4. Tangible fixed assets:

- Tangible fixed assets are represented at their original cost minus accumulated depreciation.

- The original cost of tangible fixed assets includes the purchase price and all costs

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directly related to bringing the asset into the intended operational state.

- Costs for purchasing, upgrading, and renewing tangible fixed assets are recorded as an increase in the asset's original cost, while maintenance and repair costs are accounted for in the income statement when incurred.

- When tangible fixed assets are sold or liquidated, the gains or losses arising from the liquidation of the asset (which is the difference between the net proceeds from the sale of the asset and the remaining value of the asset) are accounted for in the income statement.

3.5. Intangible fixed assets:

- Intangible fixed assets are recorded at their original cost minus accumulated depreciation.

- The original cost of intangible fixed assets includes the purchase price and all costs directly related to bringing the asset into intended use.

- Costs for upgrading and renewing intangible fixed assets are recorded as an increase in the asset's original cost, and other expenses are accounted for in the income statement when incurred.

- When intangible fixed assets are sold or liquidated, the gains or losses arising from the liquidation of the asset (which is the difference between the net proceeds from the sale of the asset and the remaining value of the asset) are accounted for in the income statement.

Land use rights:

- Land use rights are recognized as intangible fixed assets, including the value of land use rights that the Company has purchased or leased. The useful life of land use rights is assessed according to the term of use of the land use rights. Accordingly, land use rights with a term are leased land use rights and are allocated to the income statement according to the lease term, while land use rights without a term are not allocated.

3.6. Depreciation and Wear and Tear:

Depreciation of tangible fixed assets and wear and tear of intangible fixed assets. The assets are extracted using the straight-line method over their estimated useful lives as follows:

- Houses and architecture	25 years
- Machinery and equipment	5-12 years
- Transportation vehicles	8 years
- Instrument equipment	3-6 years

3.7. Borrowing costs:

Borrowing costs include interest on loans and other expenses directly related to the Company's borrowings and are accounted for as expenses incurred during the year.

3.8. Accrued payables and expenses:

Accounts payable and accruals are recognized for future amounts due relating to goods and services received, regardless of whether the Company has received an invoice

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from the supplier.

3.9. Provisions:

General contingency plan :

- Company recognizes a provision when a present liability (legal or joint liability) arises as a result of a past event. Settlement of this liability may result in a decrease in economic benefits, and the company can make a reliable estimate of the value of that liability.

- When a company believes that part or all of the cost of paying off a reserve will be repaid, for example through an insurance policy, this reimbursement is only recognized as a separate asset when receipt of reimbursement is almost certain. Costs related to reserves are accounted for in the income statement after deducting any reimbursements.

3.10. Share capital:

Common stock:

Common stock is recorded at its issue price minus any expenses directly related to the issuance of the stock, after deducting any tax effects. These expenses are recorded as a deduction from the share premium.

Share premium:

Share premium reflects the difference between the par value and the issue price of shares, minus the actual share issuance costs incurred.

3.11. Profit Distribution:

Net profit after corporate income tax (excluding gains from bargain purchases) may be distributed to shareholders after approval by the General Meeting of Shareholders and after provisions for reserves have been set aside in accordance with the Company's Articles of Association and Vietnamese law. The Company shall set aside the following reserves from its net profit after corporate income tax as proposed by the Board of Directors and approved by shareholders at the Annual General Meeting of Shareholders:

Reward and welfare fund:

This fund is established for rewarding and incentivizing employees, providing general benefits, and improving employee welfare, and is presented as a liability on the balance sheet.

Dividends:

Dividends payable are proposed by the Company's Board of Directors and are classified as a distribution of undistributed profits in the equity section of the balance sheet until approved by shareholders at the Annual General Meeting. At that time, the dividends will be recognized as a liability on the balance sheet.

3.12. Revenue Recognition:

Revenue is recognized when the Company is likely to receive identifiable economic benefits. Revenue is determined at the fair value of amounts received or to be

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received after deducting trade discounts and rebates. The following specific recognition conditions must also be met when recognizing revenue:

- Revenue from providing services: Recorded based on the level of completion of the transaction at the end of the accounting period . Based on:

- + Minutes of handover of completed products or Minutes of acceptance of completed work volume (depending on the specific provisions in the contract)

- + Confirmation sheet of completed work volume value, verified by the customer.

- Interest: Interest is recognized based on the time period and the actual interest rate for each period. .

3.13. Taxes:

- Current income tax:

Income tax assets and income tax payable for the current and prior periods are determined by the amount expected to be recovered from or payable to the tax authorities, based on tax rates and tax laws in effect up to the end of the accounting period.

Current income tax is recognized in the income statement, except when income tax arises in relation to an item directly recorded in equity; in this case, current income tax is also directly recorded in equity.

A company may only offset current income tax assets and current income tax payable when it has a legal right to offset current income tax assets against current income tax payable and intends to settle current income tax payable and current income tax assets on a net basis.

- Deferred income tax:

Deferred income tax is determined for temporary differences at the end of the accounting year between the tax basis of assets and liabilities and their book value in the financial statements.

Deferred income tax liabilities are recognized for all taxable temporary differences, except for deferred income tax liabilities arising from the initial recognition of an asset or liability from a transaction that does not affect accounting profit and taxable income (or taxable loss) at the time the transaction occurs.

Deferred income tax assets should be recognized for all deductible temporary differences, carry-forward deductible value of tax losses and unused tax credits, when it is certain that in the future there will be taxable profits to utilize these deductible temporary differences, tax losses and unused tax credits, except for deferred tax assets arising from the initial recognition of an asset or liability from a transaction that does not affect accounting profit and taxable income (or tax loss) at the time the transaction occurs.

The carrying value of deferred income tax assets must be reviewed at the end of the accounting period and reduced to a level that ensures sufficient taxable income will be available to utilize the benefit of part or all of the deferred income tax asset. Previously unrecognized deferred income tax assets are reviewed at the end of the

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accounting year and recognized when it is certain that sufficient future taxable income will be available to utilize these previously unrecognized deferred income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the tax rate expected to apply for [financial year] when the asset is recovered or the liability is settled, based on the tax rates and tax laws in effect at the end of the financial year.

Deferred income tax is recognized in operating results except when the income tax arising relates to an item directly recognized in equity; in this case, the deferred income tax is also directly recognized in equity.

A company may only offset deferred income tax assets and deferred income tax liabilities when it has a legal right to offset current income tax assets against current income tax payable, and these deferred income tax assets and deferred income tax liabilities relate to corporate income tax administered by the same tax authority.

* For the same taxable entity; or

* The company intends to pay its current income tax payable and current income tax assets on a net basis or by recovering assets concurrently with the payment of liabilities in each future period when the material amounts of deferred income tax payable or deferred income tax assets are paid or recovered.

As of March 31, 2026, the Company has no deferred income tax assets or deferred income tax liabilities.

3.14. Earnings per share:

- Earnings per share are calculated by dividing the after-tax profit attributable to shareholders holding common stock of the Company (after deducting the employee bonus and welfare fund) by the weighted average number of common shares outstanding during the year.

- Dilutive earnings per share are calculated by dividing the after-tax profit attributable to shareholders holding common stock of the Company (after adjusting for dividends on convertible preferred stock) by the weighted average number of common shares outstanding during the year and the weighted average number of common shares that would be issued if all potentially dilutive common shares were converted into common stock.

3.15. Stakeholders:

Parties are considered related parties of the Company if one party has the ability, directly or indirectly, to control or significantly influence the other party in making financial and operational decisions, or when the Company and the other party are under common control or significant common influence. Such related parties may be companies or individuals, including their close family members.

4. Financial risks:

- Credit risk: The risk primarily arises from accounts receivable from customers. The company controls risk through customer approval policies and provision for bad debts.

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- Liquidity risk: The company manages liquidity risk by maintaining adequate levels of cash and cash equivalents to meet its financial obligations as they fall due.

- Interest rate risk: The company does not have loans subject to variable interest rates, so interest rate risk is negligible.

5. Off-balance sheet commitments:

As of March 31, 2026, the Company has no contingent liabilities or material financial commitments other than those presented in the financial statements.

6. Explanation of cash flow:

The negative net cash flow from operating activities during the period was primarily due to the company settling accounts payable and reducing customer prepayments. The management assessed this fluctuation as only temporary.

7. Cash and cash equivalents:

Target	31/03/2026 (VND)	01/01/2026 (VND)
Cash	35,300,070	44,809,007
Demand deposit	12,398,646,383	13,207,670,291
Cash equivalents (*)	3,000,000,000	4,900,000,000
Total	15,433,946,453	18,152,479,298

(*) Cash equivalents are deposit contracts at commercial banks with a term of 1 month and earning interest at the applicable interest rate.

8. Short-term investments held until maturity:

Target	31/03/2026 (VND)	01/01/2026 (VND)
Time deposits (*)	2,000,000,000	-
Total	2,000,000,000	-

(*) The ending balance represents bank deposits with a principal term of 6 months at commercial banks earning interest at the applicable interest rate.

9. Short-term receivables from customers:

Target	31/03/2026 (VND)	01/01/2026 (VND)
* Other parties:	5,882,490,358	8,617,784,520
- Binh Tien Investment and Tourism Joint Stock Company	4,128,195,047	4,128,195,047
- Dong Thuan Investment Joint Stock Company	-	1,113,471,034
- Other customers	1,754,295,311	3,376,118,439
* Stakeholders (Explanation No. 28.2):	3,054,733,927	1,515,050,417
Total	8,937,224,285	10,132,834,937

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Target	31/03/2026 (VND)	01/01/2026 (VND)
Provision for doubtful short-term receivables (Explanation No. 12)	(203,338,200)	(203,338,200)
Net value	8,733,886,085	9,929,496,737

10. Prepayment to short-term suppliers:

Target	31/03/2026 (VND)	01/01/2026 (VND)
* Other parties:	503,000,000	503,000,000
- Dinh Thi Lien	220,000,000	220,000,000
- Other parties	283,000,000	283,000,000
* Stakeholders (Explanation No. 28.2):	50,000,000	50,000,000
Total	553,000,000	553,000,000
Provision for doubtful short-term receivables (Explanation No. 12)	(248,000,000)	(248,000,000)
Net value	305,000,000	305,000,000

11. Other short-term receivables:

Target	31/03/2026 (VND)	01/01/2026 (VND)
Personal advance	55,702,000	47,432,000
Other	359,069,572	359,069,572
Total	414,771,572	406,501,572
Provision for doubtful short-term receivables (Explanation No. 12)	(359,069,572)	(359,069,572)
Net value	55,702,000	47,432,000

12. Provision for doubtful short-term receivables:

Target	31/03/2026 (VND)		01/01/2026 (VND)	
	Accounts receivable	Reserve value	Accounts receivable	Reserve value
a. Accounts receivable from customers	213,884,000	203,338,200	213,884,000	203,338,200
People's Police University	60,607,000	50,061,200	60,607,000	50,061,200
Viet Thuan Phat Investment Joint Stock Company	104,700,000	104,700,000	104,700,000	104,700,000
Bien Hoa-Vung Tau Expressway Development Joint Stock Company	19,295,000	19,295,000	19,295,000	19,295,000
People's Committee of Son My Commune, Ham Tan District,	9,016,000	9,016,000	9,016,000	9,016,000

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Target	31/03/2026 (VND)		01/01/2026 (VND)	
	Accounts receivable	Reserve value	Accounts receivable	Reserve value
Binh Thuan Province				
Construction and Mechanical Engineering Joint Stock Company No. 9	20,266,000	20,266,000	20,266,000	20,266,000
b. Prepayment to the seller	248,000,000	248,000,000	248,000,000	248,000,000
Geological Drilling and Construction Technology Joint Stock Company	28,000,000	28,000,000	28,000,000	28,000,000
Dinh Thi Lien	220,000,000	220,000,000	220,000,000	220,000,000
c. Other receivables	359,069,572	359,069,572	359,069,572	359,069,572
Nguyen Phi Hung	97,921,415	97,921,415	97,921,415	97,921,415
Nguyen Truc Nghia	261,148,157	261,148,157	261,148,157	261,148,157
Total	820,953,572	810,407,772	820,953,572	810,407,772

13. Inventory:

Target	31/03/2026 (VND)	01/01/2026 (VND)
- Raw materials	7,444,000	6,674,500
- Work-in-progress production costs (Contracts for providing consulting services)	12,829,368,700	13,235,536,760
Total	12,836,812,700	13,242,211,260
Provision for inventory devaluation	(614,598,013)	(502,209,720)
Net value	12,222,214,687	12,740,001,540

14. Pending costs:

Target	31/03/2026 (VND)	01/01/2026 (VND)
a. Short-term deferred expenses:		
04 Casper 2Hp Inverter air conditioners	12,727,273	27,977,275
b. Long-term deferred costs:		
3 computer sets with Core i7/B760M/32GB RAM	52,237,500	63,431,250
Total	64,964,773	91,408,525

15. Tangible fixed assets:

Unit: VND

Target	Houses and buildings	Machinery and equipment	Transportation	Management equipment and tools	Total
Original price					
31/12/2025	4,927,824,662	636,632,868	2,529,416,700	471,465,915	8,565,340,145

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Target	Houses and buildings	Machinery and equipment	Transportation	Management equipment and tools	Total
Increase during the period	-	-	-	-	-
<i>Upgrade, repair</i>	-	-	-	-	-
<i>Buy new</i>	-	-	-	-	-
Decrease during the period	-	-	-	-	-
<i>Liquidation, sale</i>	-	-	-	-	-
31/03/2026	4,927,824,662	636,632,868	2,529,416,700	471,465,915	8,565,340,145
Accumulated depreciation value					
31/12/2025	1,921,842,972	600,632,868	2,461,681,609	376,413,933	5,360,571,382
Increase during the period	49,278,000	6,000,000	33,870,000	10,803,783	99,951,783
<i>Depreciation during the period</i>	49,278,000	6,000,000	33,870,000	10,803,783	99,951,783
Decrease during the period	-	-	-	-	-
<i>Liquidation, sale</i>	-	-	-	-	-
31/03/2026	1,971,120,972	606,632,868	2,495,551,609	387,217,716	5,460,523,165
Remaining value					
31/12/2025	3,005,981,690	36,000,000	67,735,091	95,051,982	3,204,768,763
31/03/2026	2,956,703,690	30,000,000	33,865,091	84,248,199	3,104,816,980

* The original cost of fully depreciated tangible fixed assets:

- 31/12/2025 2,304,034,938 VND.

- 31/03/2026 2,304,034,938 VND.

16. Intangible fixed assets:

Unit: VND

Target	Land use rights	Software	Other intangible fixed assets	Total
Original price				
31/12/2025	2,389,054,000	476,729,400	2,000,000,000	4,865,783,400
Increase during the period	-	-	-	-
Decrease during the period	-	-	-	-
31/03/2026	2,389,054,000	476,729,400	2,000,000,000	4,865,783,400
Accumulated depreciation value				
31/12/2025	-	476,729,400	2,000,000,000	2,476,729,400
Increase during the period	-	-	-	-

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Target	Land use rights	Software	Other intangible fixed assets	Total
Decrease during the period	-	-	-	-
31/03/2026	-	476,729,400	2,000,000,000	2,476,729,400
Remaining value				
31/12/2025	2,389,054,000	-	-	2,389,054,000
31/03/2026	2,389,054,000	-	-	2,389,054,000

* The original cost of fully depreciated intangible assets:

- 31/12/2025 2,476,729,400 VND.

- 31/03/2026 2,476,729,400 VND.

17. Short-term payables to suppliers:

Target	31/03/2026 (VND)		01/01/2026 (VND)	
	Value	Ability to repay debt	Value	Ability to repay debt
- Quynh Lam Construction Investment Consulting Co., Ltd.	-	-	277,862,400	277,862,400
- Other subjects	315,723,271	315,723,271	817,505,848	817,505,848
Total	315,723,271	315,723,271	1,095,368,248	1,095,368,248

18. Short-term advance payment by the buyer:

Target	31/03/2026 (VND)	01/01/2026 (VND)
* Other parties:	1,531,282,699	1,626,388,131
- Phuoc An Port Investment and Exploitation Joint Stock Company	722,000,000	722,000,000
- Trung Nam Construction Investment Joint Stock Company	675,992,000	675,992,000
- Other parties	133,290,699	228,396,131
* Stakeholders (Explanation No. 28.2):	1,399,181,270	3,308,127,756
Total	2,930,463,969	4,934,515,887

19. Dividends and profits must be paid:

Target	31/03/2026 (VND)	01/01/2026 (VND)
- Other parties (individuals not yet deposited)	253,974,587	253,974,587
- Stakeholders (Explanation No. 28.2):	1,500,000,000	1,500,000,000
Total	1,753,974,587	1,753,974,587

20. Taxes and other payments due to the State:

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Target	Amount payable at the beginning of the year	Amount payable during the period	Amount paid during the period	Amount due at the end of the period
Value Added Tax	521,565,161	410,150,964	521,565,161	410,150,964
Corporate income tax	113,097,503	127,253,715	113,097,503	127,253,715
Personal income tax	51,060,000	133,814,000	130,473,000	54,401,000
Total	685,722,664	671,218,679	765,135,664	591,805,679

21. Short-term liabilities:

Target	31/03/2026 (VND)	01/01/2026 (VND)
- Outsourcing service fees	300,000,000	300,000,000
- Other fees	69,090,088	74,771,658
Total	369,090,088	374,771,658

22. Equity:**22.1. Changes in equity capital:**

	Owner's investment capital	Share premium	Other owner's equity	Development Investment Fund	Undistributed after-tax profit	Add
01/01/2025	20,000,000,000	248,050,000	-	-	2,717,584,789	22,965,634,789
Issuing shares	12,000,000,000	(200,000,000)	-	-	-	11,800,000,000
Net profit after tax	-	-	-	-	1,450,025,389	1,450,025,389
Dividend distribution	-	-	-	-	-	-
31/12/2025	32,000,000,000	48,050,000	-	-	4,167,610,178	36,215,660,178
Issuing shares	-	-	-	-	-	-
Net profit after tax	-	-	-	-	396,626,565	396,626,565
Dividend distribution	-	-	-	-	-	-
31/03/2026	32,000,000,000	48,050,000	-	-	4,564,236,743	36,612,286,743

22.2. Common stock:

Content	31/03/2026 (VND)	01/01/2026 (VND)
- Shares are authorized to be issued	3,200,000	3,200,000
- The shares have been issued and fully contributed to the capital.	3,200,000	3,200,000
- Outstanding shares	3,200,000	3,200,000

The Company's shares were issued with a par value of VND 10,000 per share. Shareholders holding common shares of the Company are entitled to dividends as

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announced by the Company. Each common share represents one voting right, without restriction.

22.3. Earnings per share:

Content	31/03/2026	31/03/2025
- Net profit after corporate income tax allocated to shareholders holding common stock.	396,626,565	195,264,718
Weighted average of the number of outstanding common shares (shares)	3,200,000	2,000,000
- Basic interest	124	98
- Profits are declining.	124	98

There is no potential decrease in the number of outstanding common shares during the period and on the date of the financial report.

23. Net revenue from providing services:

Unit: VND

Target	31/03/2026	31/03/2025
Net revenue from providing services. In there:	5,603,736,568	4,874,692,556
- Net revenue from providing services to other parties	593,547,194	2,437,338,422
- Net revenue from providing services to related parties (Note 28.2)	5,010,189,374	2,437,354,134

24. Cost of services provided:

Target	31/03/2026	31/03/2025
Cost of services provided	3,763,650,770	3,526,183,355
Total	3,763,650,770	3,526,183,355

25. Business management costs:

Target	31/03/2026	31/03/2025
Management staff costs	988,257,000	801.124.500
Depreciation and amortization costs	99,951,783	91,854,060
Contingency costs	-	28,311,000
Other monetary expenses	301,584,036	219,058,177
Total	1,389,792,819	1,140,347,737

26. Current corporate income tax:

- The corporate income tax rate applicable to the Company is 20% of taxable profit.
- The Company's tax reports will be subject to audit by the tax authorities. Because the application of tax laws and regulations to different types of transactions can be interpreted in various ways, the tax amounts presented in the financial statements may

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be subject to change at the final discretion of the tax authorities.

Target	31/03/2026	31/03/2025
Total accounting profit before tax	523,880,280	244,080,898
Upward adjustments	112,388,293	-
Downward adjustments	-	-
Taxable income	636,268,573	244,080,898
<i>Applicable corporate income tax rate</i>	<i>20%</i>	<i>20%</i>
Corporate income tax expense	127,253,715	48,816,180

The current corporate income tax payable is determined based on the taxable income of the current year. The company's taxable income differs from the profit reported in the income statement because taxable income excludes taxable income or expenses deductible for tax purposes in other years, and also excludes items that are not taxable or not deductible for tax purposes. The company's current corporate income tax payable is calculated at the tax rate in effect as of the end of the accounting period.

27. Production and business costs by element:

Target	31/03/2026	31/03/2025
Cost of raw materials and supplies	80,155,500	108,980,900
Labor costs	4,031,063,000	3,585,163,500
Depreciation and amortization costs	99,951,783	91,854,060
Outsourced service costs	122,902,417	287,585,908
Other expenses in cash	301,584,036	247,369,177
Total	4,635,656,736	4,320,953,545

28. Inter-stakeholder relations:

28.1. The list of related parties with significant transactions and balances during the period and as of March 31, 2026 is as follows:

Stakeholders	Relationship
IDICO Corporation - JSC	Major shareholder
IDICO Urban and Industrial Park Development Company Limited	Related entity of the major shareholder
IDICO Housing and Urban Development Investment Joint Stock Company	Related entity of the major shareholder
IDICO Infrastructure Development Investment Joint Stock Company	Related entity of the major shareholder
Long An IDICO Construction Investment Joint Stock Company	Related entity of the major shareholder
IDICO Tien Giang Joint Stock Company	Related entity of the major shareholder
IDICO Ha Nam Joint Stock Company	Related entity of the major shareholder

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Stakeholders	Relationship
IDICO Vinh Quang Joint Stock Company	Related entity of the major shareholder
IDICO Ninh Binh Joint Stock Company	Related entity of the major shareholder
Mr. Hoang Tuan Anh	Chairman of the Board
Mr. Nguyen Ngoc Khanh	Board Member, Company Director
Mr. Huynh Anh Tuan	Independent member of the Board of Directors
Mr. Vu Tuan Anh	Head of the Supervisory Board
Ms. Vu Thi Thuy Phuong	Supervisory Board Member
Mr. Bui The Cong	Supervisory Board Member
Mr. Ta Van Loi	Vice president
Mr. Dam Van Kien	Vice president
Mr. Pham Lam Son	Vice president
Mr. Lai Van Hoan	Chief Accountant, authorized to disclose information
Ms. Nguyen Thi Phuong Dung	Administrative person

28.2. The Company's significant transactions with related parties during the year are as follows:

a. Sales transaction:

Stakeholders	Transaction characteristics	31/03/2026	31/03/2025
IDICO Corporation - JSC	Providing consulting services	733,065,614	242,467,031
IDICO Urban and Industrial Park Development Company Limited		608,381,687	307,120,690
Long An IDICO Construction Investment Joint Stock Company		-	1,256,250,000
IDICO Tien Giang Joint Stock Company		2,401,182,508	631,516,413
IDICO Housing and Urban Development Investment Joint Stock Company		80,000,000	-
IDICO Vinh Quang Joint Stock Company		1,187,559,565	-
Total		5,010,189,374	2,437,354,134

b. Short-term receivables from customers:

Stakeholders	31/03/2026	31/03/2025
IDICO Corporation - JSC	1,609,025,638	1,122,379,167
IDICO Tien Giang Joint Stock Company	519,736,963	226,800,000

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Stakeholders	31/03/2026	31/03/2025
IDICO Urban and Industrial Park Development Company Limited	54,432,000	-
IDICO Vinh Quang Joint Stock Company	871,539,326	-
Total	3,054,733,927	1,349,179,167

c. Prepayment to short-term suppliers:

Stakeholders	31/03/2026	31/03/2025
Long An IDICO Investment and Construction Joint Stock Company	50,000,000	50,000,000
Total	50,000,000	50,000,000

d. Buyers make short-term advance payments:

Stakeholders	31/03/2026	31/03/2025
IDICO Corporation - JSC	412,265,758	305,855,614
IDICO Urban and Industrial Park Development Company Limited	216,181,742	515,521,000
IDICO Infrastructure Development Investment Joint Stock Company	501,799,770	480,916,000
IDICO Ha Nam Joint Stock Company	268,934,000	268,934,000
Total	1,399,181,270	1,571,226,614

e. Other short-term payables:

Stakeholders	31/03/2026	31/03/2025
IDICO Corporation - JSC (dividend payment)	1,500,000,000	4,165,400,000
Total	1,500,000,000	4,165,400,000

f. Remuneration and income of the Board of Directors, Supervisory Board, Management Board, and other managers of the Company:

Stakeholders	Job title	31/03/2026	31/03/2025
Board of Directors:		60,000,000	33,000,000
1. Mr. Hoang Tuan Anh	Chairperson	30,000,000	15,000,000
2. Mr. Nguyen Ngoc Khanh	Member	15,000,000	9,000,000
3. Mr. Huynh Anh Tuan	Independent member	15,000,000	9,000,000
Supervisory Board:		33,000,000	21,000,000
1. Mr. Vu Tuan Anh	Prefect	15,000,000	9,000,000
2. Ms. Vu Thi Thuy Phuong	Member	9,000,000	6,000,000
3. Bui The Cong	Member	9,000,000	-
4. Mr. Do Tan Khiem	Former member	-	6,000,000

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Stakeholders	Job title	31/03/2026	31/03/2025
Board of directors and other managers:		799,332,000	672,064,000
1. Mr. Nguyen Ngoc Khanh	Director	202,840,000	150,700,000
2. Mr. Ta Van Loi	Deputy Director	157,188,000	126,901,000
3. Mr. Dam Van Kien	Deputy Director	135,061,000	126,463,000
4. Mr. Pham Lam Son	Deputy Director	134,902,000	125,994,000
5. Mr. Lai Van Hoan	Chief Accountant, authorized person for information disclosure.	86,057,000	69,860,000
6. Ms. Nguyen Thi Phuong Dung	Company Administrator	83,284,000	72,146,000

29. Comparative information:

The comparative figures are those from the audited financial statements for the fiscal year ended December 31, 2025, and the first quarter 2025 financial statements ending March 31, 2025.

Ho Chi Minh City, April 14, 2026

Preparer**Chief Accountant****Director**

Pham Thi Loan

Lai Van Hoan

Nguyen Ngoc Khanh