



**BECAMEX INFRASTRUCTURE
DEVELOPMENT JOINT STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ho Chi Minh city, 29, August 2025

DISCLOSURE OF INFORMATION

To: - The State Securities Commission;
- Ho Chi Minh City Stock Exchange.

1. Name of organization: Becamex Infrastructure Development Joint Stock Company

- Stock code: IJC
- Address: No. 230 Binh Duong Avenue, Phu Loi Ward, Ho Chi Minh City
- Tel. 0274 3848789 E-mail: info@becamexijc.com

2. Spokesman: Trinh Thanh Hung. Position: Chief Executive Officer

3. Information disclosure type: ☒ Periodic ☐ Extraordinary ☐ On demand

4. Content of information disclosure:

Becamex Infrastructure Development Joint Stock Company hereby discloses The interim financial statements (for the first 6 months of the fiscal year ending 31 December 2025)

5. This information was published on the Company's website on 29, August 2025, at the link www.becamexijc.com/Quanhecodong.

We hereby certify that the information disclosed is true and correct and we bear the full responsibility to the law for the disclosed information.

To:

- As above;
- Archives: Office of BOD

Organization representative

Legal Representative



TRINH THANH HUNG

Chief Executive Officer

Attached documents:

- The interim financial statements (for the first 6 months of the fiscal year ending 31 December 2025)



INTERIM FINANCIAL STATEMENTS

**FOR THE FIRST 6 MONTHS
OF THE FISCAL YEAR ENDING 31 DECEMBER 2025**

**BECAMEX INFRASTRUCTURE
DEVELOPMENT
JOINT STOCK COMPANY**

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STATEMENT OF THE BOARD OF DIRECTORS

The Board of Directors of Becamex Infrastructure Development Joint Stock Company (hereinafter referred to as "the Company") presents this statement together with the Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2025.

Business highlights

Becamex Infrastructure Development Joint Stock Company was transformed from Highway 13 Project directly under Investment and Industrial Development Corporation (Investment and Industrial Development Joint Stock Corporation now) according to the Decision No. 1131/QĐ-UBND dated 01 March 2007 of the People's Committee of Binh Duong Province. The Company has been operating in line with the Business Registration Certificate No. 3700805566, initially registered on 02 July 2007 and 15th amended on 13 February 2025, granted by Binh Duong Province Department of Planning and Investment (now is Ho Chi Minh City Department of Finance).

On 19 April 2010, the Company's stocks were officially listed on the Ho Chi Minh City Stock Exchange under the Decision No. 64/2010/QĐ-SGDHCM dated 05 April 2010 of the Ho Chi Minh City Stock Exchange with the stock code of IJC.

Head office

- Address : No. 230 Binh Duong Avenue, Phu Loi Ward, Ho Chi Minh City, Vietnam
- Tel. : (84-274) 3848 789
- Fax : (84-274) 3848 678

The principal business activities of the Company as in the Business Registration Certificate are:

- To invest, construct and operate technical infrastructure of industrial parks, residential areas and urban areas. To trade in real estate and lease houses, apartments, factories and offices. To provide workers' housing services. To trade, transfer, lease, lease then purchase real estate (according to the Provincial Planning);
- To provide real estate brokerage, valuation, trading floor, consultancy, auction, advertising and management services;
- To give consultancy on civil, public, industrial, traffic, technical infrastructure works. To give consultancy and make detailed plans, general estimation, to make, appraise investment projects for residential areas, urban areas, industrial parks, civil, industrial, traffic works; to supervise the construction of traffic works; to supervise the construction and completion of civil & industrial works; to supervise the construction and completion of bridges and roads; to design, verify the architecture of civil and industrial works; to design and verify the construction of traffic works (bridges, roads); to design and verify the construction of urban technical infrastructure works; to give consultancy on construction investment management of civil, industrial, traffic, irrigation and technical infrastructure projects; to organize invitation for bid, bidding, and selection of contractors in construction and procurement of machinery and equipment;
- To produce construction materials;
- To mine and process minerals;
- To trade in construction materials;
- To trade in precast concrete components. To trade in supplies, materials and goods for consumer production;
- To produce supplies, materials and goods for consumer production;
- To construct civil and industrial electricity works;
- To trade in construction equipment and mechanical machinery;
- To make financial investments in other domestic and foreign enterprises;
- To inspect construction quality; to test construction materials;
- To take care of trees, flower gardens and ornamental plants;
- To install water supply, drainage, heating and air conditioning systems;
- To grow vegetables, beans of all kinds and flowers;

BECAMEX INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY
STATEMENT OF THE BOARD OF DIRECTORS (cont.)

- To maintain, repair and operate toll stations. To operate construction investment projects under the BOT, BT method;
- To produce concrete and products from concrete, cement and plaster;
- To lease unmanned machinery, equipment and other tangible items;
- To construct residential houses;
- To construct non-residential houses;
- To construct railways;
- To construct roads;
- To construct electrical works;
- To construct water supply and drainage works;
- To construct telecommunications and information works;
- To construct other public works;
- To construct other civil engineering works.

Board of Directors and Executive Board

The Board of Directors, the Supervisory Board, the Internal Audit Board and the Board of Management of the Company during the period and as of the date of this statement include:

The Board of Directors

Full name	Position	Appointing/reappointing date
Mr. Do Quang Ngon	Chairman	Appointed on 15 April 2022
Mr. Quang Van Viet Cuong	Vice Chairman	Reappointed on 15 April 2022
Mr. Tran Thien The	Member	Reappointed on 15 April 2022
Ms. Vo Thi Huyen Trang	Member	Reappointed on 15 April 2022
Ms. Le Thi Xuan Dieu	Independent Member	Appointed on 07 April 2023

The Supervisory Board

Full name	Position	Appointing/reappointing date
Mr. Nguyen Hai Hoang	Head of the Board	Appointed on 15 April 2022
Ms. Le Thi Thuy Duong	Member	Reappointed on 15 April 2022
Ms. Mai Thi Huynh Mai	Member	Appointed on 19 April 2024

The Internal Audit Board

Full name	Position	Appointing date
Ms. Tran Nguyen Thao	Head of the Board	Appointed on 30 March 2021
Ms. Phan Hong Phuong	Member	Appointed on 16 May 2022
Ms. Bui Phuong Hong	Member	Appointed on 16 May 2022

The Board of Management

Full name	Position	Appointing/reappointing date
Mr. Trinh Thanh Hung	Chief Executive Officer	Appointed on 15 April 2022
Ms. Vo Thi Huyen Trang	Deputy Chief Executive Officer	Reappointed on 27 July 2022
Mr. Tran Ngoc Hien	Deputy Chief Executive Officer	Appointed on 30 March 2021
Mr. Vu Phi Hung	Deputy Chief Executive Officer	Appointed on 10 September 2024
Ms. Bui Thi Thuy	Chief Accountant cum Chief Financial Officer	Appointed on 30 March 2021 Appointed on 15 April 2022

Legal Representative

The Company's legal representative during the period and as of the date of this statement is Mr. Trinh Thanh Hung - Chief Executive Officer (appointed on 15 April 2022).



BECAMEX INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY
STATEMENT OF THE BOARD OF DIRECTORS (cont.)

Auditors

A&C Auditing and Consulting Co., Ltd. has been appointed to perform the review on the Company's Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2025.

Responsibilities of the Board of Management

The Company's Board of Management is responsible for the preparation of the Interim 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 period. In order to prepare these Interim Financial Statements, the Board of Management must:

- select 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 Interim Financial Statements;
- prepare the Interim 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 Interim Financial Statements.

The Board of Management 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 Board of Management is also responsible for managing the Company's assets and consequently has taken appropriate measures to prevent and detect frauds and other irregularities.

The Board of Management hereby commits to the compliance with the aforementioned requirements in preparation of the Interim Financial Statements.

Approval of the Financial Statements

The Board of Directors hereby approves the accompanying Interim Financial Statements which give a true and fair view of the financial position as of 30 June 2025 of the Company, its financial performance and its cash flows for the first 6 months of the fiscal year ending 31 December 2025, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Interim Financial Statements.

For and on behalf of the Board of Directors,



Do Quang Ngon
Chairman

Date: 26 August 2025

No. 1.1385/25/TC-AC

REPORT ON THE REVIEW OF INTERIM FINANCIAL INFORMATION

**To: THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT
BECAMEX INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY**

We have reviewed the accompanying Interim Financial Statements of Becamex Infrastructure Development Joint Stock Company (hereinafter referred to as "the Company"), which were prepared on 26 August 2025 (from page 06 to page 48), including the Interim Balance Sheet as of 30 June 2025, the Interim Income Statement, the Interim Cash Flow Statement for the first 6 months of the fiscal year ending 31 December 2025 and the Notes to the Interim Financial Statements.

Responsibility of the Board of Management

The Company's Board of Management is responsible for the preparation, true and fair presentation of these Interim 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 Interim Financial Statements; and responsible for such internal control as the Board of Management determines necessary to enable the preparation and presentation of the Interim Financial Statements to be free from material misstatement, whether due to fraud or error.

Responsibility of Auditors

Our responsibility is to express conclusion on these Interim Financial Statements based on our review. We have conducted the review in accordance with the Vietnamese Standard on Review Engagements No. 2410 – Review on interim financial information performed by independent auditor of the entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion of Auditors

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Statements have not given a true and fair view, in all material respects, of the financial position as of 30 June 2025 of Becamex Infrastructure Development Joint Stock Company, its financial performance and its cash flows for the first 6 months of the fiscal year ending 31 December 2025, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Interim Financial Statements.

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



Nguyen Minh Tri
Partner

Audit Practice Registration Certificate No. 0089-2023-008-1
Authorized Signatory

Ho Chi Minh City, 26 August 2025

BECAMEX INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY

Address: No. 230 Binh Duong Avenue, Phu Loi Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

INTERIM BALANCE SHEET

(Full form)

As of 30 June 2025

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		4.450.165.607.781	4.410.814.434.675
I. Cash and cash equivalents	110	V.1	59.537.368.332	22.924.106.582
1. Cash	111		59.537.368.332	12.924.106.582
2. Cash equivalents	112		-	10.000.000.000
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		610.448.070.258	631.607.726.545
1. Short-term trade receivables	131	V.2a	571.217.898.926	564.252.899.791
2. Short-term prepayments to suppliers	132	V.3a	2.486.458.695	3.810.321.030
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.4a	39.332.436.533	66.133.229.620
7. Allowance for short-term doubtful debts	137	V.5	(2.588.723.896)	(2.588.723.896)
8. Deficit assets for treatment	139		-	-
IV. Inventories	140	V.6	3.717.470.989.404	3.677.609.626.518
1. Inventories	141		3.717.470.989.404	3.677.609.626.518
2. Allowance for devaluation of inventories	149		-	-
V. Other current assets	150		62.709.179.787	78.672.975.030
1. Short-term prepaid expenses	151	V.7a	241.756.969	1.516.415.905
2. Deductible VAT	152		60.053.422.914	77.156.559.125
3. Taxes and other receivables from the State	153	V.16	2.413.999.904	-
4. Trading Government bonds	154		-	-
5. Other current assets	155		-	-

BECAMEX INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY

Address: No. 230 Binh Duong Avenue, Phu Loi Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Interim Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
B- NON-CURRENT ASSETS	200		3.230.352.645.678	3.238.011.089.503
I. Long-term receivables	210		743.030.155.581	774.219.111.768
1. Long-term trade receivables	211	V.2b	268.691.793.620	299.880.749.807
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	V.4b	474.338.361.961	474.338.361.961
7. Allowance for long-term doubtful debts	219		-	-
II. Fixed assets	220		516.028.219.453	529.518.433.162
1. Tangible fixed assets	221	V.8	504.403.984.021	517.553.181.208
- Historical cost	222		1.149.446.697.127	1.137.814.216.359
- Accumulated depreciation	223		(645.042.713.106)	(620.261.035.151)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.9	11.624.235.432	11.965.251.954
- Initial cost	228		25.261.324.662	24.376.324.662
- Accumulated amortization	229		(13.637.089.230)	(12.411.072.708)
III. Investment property	230	V.10	509.424.878.100	514.518.114.492
- Historical costs	231		540.299.639.700	540.299.639.700
- Accumulated depreciation	232		(30.874.761.600)	(25.781.525.208)
IV. Long-term assets in process	240		670.936.873.053	642.559.160.164
1. Long-term work in process	241	V.11	669.983.103.053	642.375.160.164
2. Construction-in-progress	242	V.12	953.770.000	184.000.000
V. Long-term financial investments	250	V.13	767.542.481.005	747.542.481.005
1. Investments in subsidiaries	251		36.377.481.005	36.377.481.005
2. Investments in joint ventures and associates	252		704.165.000.000	684.165.000.000
3. Investments in other entities	253		27.000.000.000	27.000.000.000
4. Provisions for devaluation of long-term financial investments	254		-	-
5. Held-to-maturity investments	255		-	-
VI. Other non-current assets	260		23.390.038.486	29.653.788.912
1. Long-term prepaid expenses	261	V.7b	23.390.038.486	29.653.788.912
2. Deferred income tax assets	262		-	-
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
TOTAL ASSETS	270		7.680.518.253.459	7.648.825.524.178

BECAMEX INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY

Address: No. 230 Binh Duong Avenue, Phu Loi Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Interim Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		2.570.645.298.776	2.599.917.480.593
I. Current liabilities	310		1.983.905.040.330	2.010.145.705.001
1. Short-term trade payables	311	V.14a	703.634.165.298	682.027.338.731
2. Short-term advances from customers	312	V.15	11.040.923.835	6.071.665.473
3. Taxes and other obligations to the State Budget	313	V.16	26.109.559.038	29.794.689.396
4. Payables to employees	314	V.17	2.430.582.950	2.390.149.780
5. Short-term accrued expenses	315	V.18	249.213.141.056	241.537.823.457
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.19a	345.122.112.856	348.449.280.343
10. Short-term borrowings and financial leases	320	V.20a	595.712.374.966	651.366.826.138
11. Provisions for short-term payables	321		-	-
12. Bonus and welfare funds	322	V.21	50.642.180.331	48.507.931.683
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		586.740.258.446	589.771.775.592
1. Long-term trade payables	331	V.14b	9.419.371.200	18.838.742.400
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	V.22	45.630.975.246	11.904.073.192
7. Other long-term payables	337	V.19b	12.248.000.000	12.248.000.000
8. Long-term borrowings and financial leases	338	V.20b	519.441.912.000	546.780.960.000
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		-	-

BECAMEX INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY

Address: No. 230 Binh Duong Avenue, Phu Loi Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS


For the first 6 months of the fiscal year ending 31 December 2025

Interim Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
D - OWNER'S EQUITY	400		5.109.872.954.683	5.048.908.043.585
I. Owner's equity	410		5.109.872.954.683	5.048.908.043.585
1. Owner's capital	411	V.23	3.777.483.840.000	3.777.483.840.000
- Ordinary shares carrying voting rights	411a		3.777.483.840.000	3.777.483.840.000
- Preferred shares	411b		-	-
2. Share premiums	412	V.23	211.326.226.000	211.326.226.000
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.23	753.300.181.462	704.578.470.202
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-
11. Retained earnings	421	V.23	367.762.707.221	355.519.507.383
- Retained earnings accumulated to the end of the previous period	421a		294.617.368.308	355.519.507.383
- Retained earnings of the current period	421b		73.145.338.913	-
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		7.680.518.253.459	7.648.825.524.178

Ho Chi Minh City, 26 August 2025


Luong Thi Ngoc Trinh
 Preparer


Bui Thi Thuy
 Chief Accountant


Trinh Thanh Hung
 Chief Executive Officer

BECAMEX INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY

Address: No. 230 Binh Duong Avenue, Phu Loi Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

INTERIM INCOME STATEMENT


(Full form)

For the first 6 months of the fiscal year ending 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	226.384.739.159	385.048.910.327
2. Revenue deductions	02	VI.2	26.744.225.140	6.073.906.698
3. Net revenue	10		199.640.514.019	378.975.003.629
4. Cost of sales	11	VI.3	47.425.867.888	205.696.942.103
5. Gross profit	20		152.214.646.131	173.278.061.526
6. Financial income	21	VI.4	1.587.914.791	8.922.269.305
7. Financial expenses	22	VI.5	32.063.295.341	27.775.752.654
In which: Interest expenses	23		20.853.610.993	28.889.652.654
8. Selling expenses	25	VI.6	12.316.825.411	13.187.596.118
9. General and administration expenses	26	VI.7	20.451.972.092	20.867.613.433
10. Net operating profit	30		88.970.468.078	120.369.368.626
11. Other income	31	VI.8	11.341.614.814	18.467.276.386
12. Other expenses	32	VI.9	9.002.097.251	14.264.933.221
13. Other profit	40		2.339.517.563	4.202.343.165
14. Total accounting profit before tax	50		91.309.985.641	124.571.711.791
15. Current income tax	51	V.16	18.164.646.728	24.257.683.773
16. Deferred income tax	52		-	-
17. Profit after tax	60		<u>73.145.338.913</u>	<u>100.314.028.018</u>
18. Basic earnings per share	70	VI.10		
19. Diluted earnings per share	71	VI.10		

Ho Chi Minh City, 26 August 2025


Luong Thi Ngoc Trinh
 Preparer


Bui Thi Thuy
 Chief Accountant


Trình Thanh Hưng
 Chief Executive Officer

BECAMEX INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY

Address: No. 230 Binh Duong Avenue, Phu Loi Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

INTERIM CASH FLOW STATEMENT

(Full form)

(Indirect method)

For the first 6 months of the fiscal year ending 31 December 2025

Unit: VND

ITEMS	Code	Note	Current year	Previous year
I. Cash flows from operating activities				
1. Profit before tax	01		91.309.985.641	124.571.711.791
2. Adjustments				
- Depreciation/(Amortization) of fixed assets and investment properties	02	V.8;V.9;V.10	31.100.930.869	32.716.477.120
- Provisions and allowances	03	V.5;V.13	-	(3.400.000.000)
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	04		-	-
- Gain/(loss) from investing activities	05	VI.4;VI.8	(1.566.465.754)	(14.796.745.958)
- Loan interest expenses	06	VI.5	20.853.610.993	28.889.652.654
- Others	07		-	-
3. Operating profit before changes of working capital	08		141.698.061.749	167.981.095.607
- Increase/(decrease) of receivables	09		40.511.329.435	103.522.375.611
- Increase/(decrease) of inventories	10		(67.469.305.775)	(1.254.460.868.838)
- Increase/(decrease) of payables	11		52.055.936.406	885.500.244.838
- Increase/(decrease) of prepaid expenses	12		7.538.409.362	6.060.535.492
- Increase/(decrease) of trading securities	13		-	-
- Interests paid	14	V.18; VI.5	(19.373.630.563)	(30.743.743.565)
- Corporate income tax paid	15	V.16	(17.183.167.947)	(136.422.945.931)
- Other cash inflows	16		-	-
- Other cash outflows	17	V.21	(10.046.179.167)	(9.876.979.167)
Net cash flows from operating activities	20		127.731.453.500	(268.440.285.953)
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21	V.8;V.9;V.10	(14.957.687.778)	(41.231.024.706)
2. Proceeds from disposals of fixed assets and other non-current assets	22	V.12; V.14	-	25.818.497.292
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	V.13	(20.000.000.000)	(466.000.000.000)
6. Withdrawals of investments in other entities	26		-	-
7. Interest earned, dividends and profits received	27	V.4;VI.4	28.092.885.100	23.034.635.130
Net cash flows from investing activities	30		(6.864.802.678)	(458.377.892.284)

BECAMEX INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY

Address: No. 230 Binh Duong Avenue, Phu Loi Ward, Ho Chi Minh City


INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Interim Cash Flow Statement (cont.)

ITEMS	Code	Note	Accumulated from the beginning of the year	
			Current year	Previous year
III. Cash flows from financing activities				
1. Proceeds from issuing stocks and capital contributions from owners	31	V.23	-	1.259.158.750.000
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33	V.20	209.018.304.688	529.854.969.391
4. Repayment for borrowing principal	34	V.20	(292.835.553.860)	(982.267.800.765)
5. Payments for financial lease principal	35		-	-
6. Dividends and profit paid to the owners	36	V.19, V.23	(436.139.900)	(222.165.812.200)
<i>Net cash flows from financing activities</i>	<i>40</i>		<u><i>(84.253.389.072)</i></u>	<u><i>584.580.106.426</i></u>
Net cash flows during the year	50		36.613.261.750	(142.238.071.811)
Beginning cash and cash equivalents	60	V.1	22.924.106.582	251.244.050.130
Effects of fluctuations in foreign exchange rates	61		-	-
Ending cash and cash equivalents	70	V.1	<u>59.537.368.332</u>	<u>109.005.978.319</u>


Luong Thi Ngoc Trinh
 Preparer


Bui Thi Thuy
 Chief Accountant

Ho Chi Minh City, 26 August 2025


Trinh Thanh Hung
 Chief Executive Officer

BECAMEX INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY

Address: No. 230 Binh Duong Avenue, Phu Loi Ward, Ho Chi Minh City

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

I. GENERAL INFORMATION

1. Ownership form

Becamex Infrastructure Development Joint Stock Company (hereinafter referred to as "the Company") is a joint stock company.

2. Operating field

The Company's operating fields are servicing, trading real estate and construction.

3. Principal business activities

The Company's principal business activities are: to maintain, repair and operate toll stations; to construct civil and industrial works; to provide real estate brokerage, valuation, trading floor, consultancy, auction, advertising, management and trading services.

4. Normal operating cycle

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

5. Effects of the Company's operation during the period on the Interim Financial Statements

The Company's revenue decreased sharply against that of the same period of the previous year, mainly due to the challenges in the real estate market during the period.

6. Structure of the Company

Subsidiaries

Subsidiary	Address	Principal business activities	Capital contribution rate	Benefit rate	Voting rate
Becamex Hospitality Company Limited	Becamex Hotel, No. 230 Binh Duong Avenue, Phu Loi Ward, Ho Chi Minh City.	Operating restaurants and providing catering, event organization, hotel services, acting as an airline and train ticket agent.	100%	100%	100%
Becamex Trade Company Limited	Becamex Tower, No. 230 Binh Duong Avenue, Phu Loi Ward, Ho Chi Minh City.	Operating trade centers, providing tourism, passenger transport services, acting as an airline and train ticket agent.	100%	100%	100%
WTC Binh Duong One Member Company Limited (*)	B11, Hung Vuong Street, Binh Duong Ward, Ho Chi Minh City.	Providing management consultancy, advertising, organizing trade introduction and promotion.	100%	100%	100%

- (*) On 18 February 2022, the Board of Directors approved the Resolution No. 01/NQ-HĐQT on transferring its entire share capital at WTC Binh Duong One Member Company Limited to Investment and Industrial Development Joint Stock Corporation. The Company and Investment and Industrial Development Joint Stock Corporation are currently carrying out procedures to complete this transfer of capital.

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INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Interim Financial Statements (cont.)

Associates

Associate	Address	Principal business activities	Capital contribution rate	Benefit rate	Voting rate
Becamex Binh Phuoc Infrastructure Development Joint Stock Company	Highway 14, Chon Thanh Ward, Dong Nai Province	Investing and trading in real estate	31,77%	31,77%	31,77%
Ho Chi Minh City - Thu Dau Mot - Chon Thanh Expressway Joint Stock Company	WTC Tower, No. 01, Hung Vuong Street, Binh Duong Ward, Ho Chi Minh City	Road construction	20,00%	20,00%	20,00%

7. Statement of information comparability on the Interim Financial Statements

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

8. Headcount

As of the balance sheet date, the Company's headcount is 197 (headcount at the beginning of the year: 200).

II. FISCAL YEAR AND ACCOUNTING CURRENCY

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 the Company's transactions are primarily made in VND.

III. ACCOUNTING STANDARDS AND SYSTEM

1. 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 Interim Financial Statements.

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

The Board of Management 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 Interim Financial Statements.

IV. ACCOUNTING POLICIES

1. Accounting convention

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

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For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Interim Financial Statements (cont.)

2. Cash and cash equivalents

Cash includes cash on hand and cash in bank. Cash equivalents are short-term investments of which the due dates do not exceed 3 months from the dates of the investments that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value as of the balance sheet date.

3. Financial investments

Investments in subsidiaries and associates

Subsidiary

Subsidiary is an entity that is controlled by the Company. Control is the Company's power to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

Associate

An associate is an entity which the Company has significant influence but not the control to govern the financial and operating policies. Significant influence is the right to participate in making the associate's financial and operating policies but not control those policies.

Initial recognition

Investments in subsidiaries and associates are initially recognized at costs, including the costs of acquisition or capital contributions plus other directly attributable transaction costs. In case of investment in non-monetary assets, the costs of the investment are recognized at the fair value of non-monetary assets at the arising time.

Dividends and profit incurred prior to the acquisition of investments are deducted into the investment costs. Dividends and profit incurred after the acquisition of investments are recorded into the Company's financial income.

Provisions for impairment of investments in subsidiaries and associates

Provisions for impairment of investments in subsidiaries and associates are made when the subsidiaries and associates suffer from losses at the rate equal to the difference between the actual capital invested by investors in subsidiaries and associates and the actual owner's equity multiplying (x) by the Company's rate of capital contribution over the total actual capital invested by investors in subsidiaries and associates. If the subsidiaries and associates are consolidated into Consolidated Financial Statements, the basis for impairment provisions is the Consolidated Financial Statements.

Increases/decreases in the provisions for impairment of investments in subsidiaries and associates as of the balance sheet date are recorded into financial expenses.

Investments in equity instruments of other entities

Investments in equity instruments of other entities include such investments in equity instruments that do not enable the Company to have the control, joint control or significant influence on these entities.

Investments in equity instruments of other entities are initially recognized at costs, including costs of acquisition or capital contributions plus other directly attributable transaction costs. Dividends and profit incurred prior to the acquisition of investments are deducted into investment costs. Dividends and profit incurred after the acquisition of investments are recorded into the Company's financial income. The dividends paid in form of shares are not recorded as an increase in costs, but the increases in quantity of shares is followed up.

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INTERIM FINANCIAL STATEMENTS

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Notes to the Interim Financial Statements (cont.)

Provisions for impairment of investments in equity instruments of other entities are made as follows:

- For investments in listed shares or fair value of investments which is reliably measured, provisions are made on the basis of the market value of shares.
- For investments of which the fair value cannot be measured at the time of reporting, provision is made based on the losses suffered by investees, with the amount defined by the difference between owners' actual contributed capital and the total owners' equity as of the balance sheet date multiplied (x) by the Company's rate of charter capital owning in these investees.

Increases/decreases in the provisions for impairment of investments in equity instruments of other entities as of the balance sheet date are recorded into financial expenses.

4. 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.

5. Inventories

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

Costs of inventories are determined as follows:

- For materials and merchandise: Costs comprise costs of purchases and other directly relevant costs incurred in bringing the inventories to their present location and conditions.
- Work-in-process: Costs comprise costs for land use right, construction costs, direct costs and general costs arising for the property investment and construction.
- For 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 the first-in first-out 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.

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.

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Notes to the Interim Financial Statements (cont.)

6. Prepaid expenses

Prepaid expenses comprise actual expenses incurred and relevant to financial performance in several fiscal years. Prepaid expenses of the Company mainly include expenses of tools, expenses of Highway 13 maintenance and repair and leasing and management costs of Binh Phuoc workers' houses. These prepaid expenses are allocated over the prepayment period or period in which corresponding benefits are realized.

Expenses of tools

The expenses of tools being put into use are allocated into costs in accordance with the straight-line method for the maximum period of 3 years.

Expenses of Highway 13 maintenance and repair

The expenses of Highway 13 maintenance and repair are allocated into costs over the estimated useful lives.

Leasing and management costs of Binh Phuoc workers' houses

The leasing and management costs of Binh Phuoc workers' houses are allocated into costs over the lease term.

7. Operating leased assets

A lease is classified as an operating lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessor. The lease expenses are allocated in the Company's operation costs in accordance with the straight-line method over the lease term and do not depend on the method of lease payment.

8. Tangible fixed assets

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into operation costs during the period.

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

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 - 50
Machinery and equipment	05 - 10
Vehicles	06 - 10
Office equipment	05 - 10

9. Intangible fixed assets

Intangible fixed assets are determined by their initial costs less accumulated amortization.

The Company's intangible fixed asset only includes computer software. Expenses attributable to computer software, which is not a part associated with the relevant hardware, will be capitalized. Costs of computer software include all the expenses paid by the Company until the date the software is put into use. The computer software is amortized in accordance with the straight-line method from 5 to 20 years.

When an intangible fixed asset is sold or disposed, its initial costs and accumulated amortization are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the period.

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Notes to the Interim Financial Statements (cont.)

10. Investment properties

Investment property is property which is land use right, a building or part of a building, infrastructure held by the Company or by the lessee under a finance lease to earn rentals or for capital appreciation. Investment properties for lease are measured at their historical costs less accumulated depreciation. Investment properties for capital appreciation are measured at their historical costs less impairment. Historical cost includes all the expenses paid by the Company or the fair value of other considerations given to acquire the assets up to the date of its acquisition or construction.

Expenses related to investment property arising subsequent to initial recognition should be added to the historical cost of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Company.

When the investment property is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposals is included in the income or the expenses during the period.

The transfer from owner-occupied property or inventories into investment property shall be made when, and only when, there is a change in use evidenced by the end of owner-occupation and the commencement of an operating lease to another party or the end of construction. The transfer from investment property to owner-occupied property or inventories shall be made when, and only when, there is a change in use evidenced by the commencement of owner-occupation or the commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the historical cost or carrying value of investment property at the date of transfer.

Investment property for lease is depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years of the investment property are 50 years.

11. Construction-in-progress

Construction-in-progress reflects the expenses (including relevant interest expenses following the accounting policies of the Company) directly attributable to assets under construction, machinery and equipment under installation for purposes of production, leasing and management as well as the repair of fixed assets in progress. These assets are recorded at historical costs and not depreciated.

12. Contractual arrangement

Jointly controlled operations

In respect of its interest in jointly controlled operations, the Company shall recognize in its Interim Financial Statements:

- the assets that the Company controls.
- the liabilities that the Company incurs.
- the Company earns from the sale of goods or services by the joint venture.
- the expenses that the Company incurs.

13. 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.

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Notes to the Interim Financial Statements (cont.)

- 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 Interim Balance Sheet on the basis of their remaining term as of the balance sheet date.

14. Ordinary bonds

Ordinary bonds are bonds that cannot be converted into shares.

The carrying value of ordinary bonds is reflected on the net value of the face value minus bond issuance costs.

The bond issuance costs are allocated matching the term of bonds under the straight-line method or the effective interest rate method and recognized in financial expenses or capitalized.

15. Owner's equity

Owner's capital

The owner's 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.

16. 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 voting of the General Meeting of Shareholders.

The distribution of profit 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.

The dividends are recorded as payables upon approval by voting of the General Meeting of Shareholders and notification on dividend payment of the Board of Directors.

17. 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.

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Notes to the Interim 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:

- The real estate is 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.

Revenue from operating lease

Revenue from operating lease is recognized in accordance with the straight-line method during the lease term. Rentals received in advance for several periods are allocated to revenues in consistence with the lease term.

Interest

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

Dividends and profit received

Dividends and profit received are recognized when the Company has the right to receive dividends or profit from the capital contribution.

18. Construction contract

Construction contract is a contract agreed for acquisition of an asset or combined assets closely relevant or mutually dependent on their design, technology, function or basic using purpose.

When the results of the contract implementation can be estimated reliably:

- For construction contracts in which the contractor is entitled to pay according to construction progress: revenue and expenses relevant to the contracts are recognized to corresponding completed assignment determined by the Company as of the balance sheet date.
- For construction contract in which the contractor is entitled to pay according to volume of work done: revenue and expenses relevant to the contracts are recognized to corresponding completed assignment confirmed by customer and are reflected in the invoices.

Increases/Decreases in construction volume, compensations and other receivables are only recognized into revenue when these are mutually agreed with the customer.

When the results of the contract implementation cannot be estimated reliably:

- The revenue is only recognized equivalent to the contract's expenses and the payment is relatively reliable.
- The Contract's expenses are only recognized as the expenses when they occur.

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Notes to the Interim Financial Statements (cont.)

Difference between total accumulated revenue from construction contract recognized and the accumulated amount in the invoice of payment under the contract plan is recognized as receivable or payable under the contract plan.

19. Revenue deductions

Revenue deductions only include sales returns incurred in the same period of providing products, merchandise, in which revenues are derecognized.

In case of products, merchandise provided in the previous periods but sales returns incurred in the current period, revenues are derecognized as follows:

- If sales returns incur prior to the release of the Interim Financial Statements, revenues are derecognized on the Interim Financial Statements of the current period.
- If sales returns incur after the release of the Interim Financial Statements, revenues are derecognized on the Interim Financial Statements of the following period.

20. Borrowing costs

Borrowing costs are interest and other costs that the Company directly incurs in connection with the borrowing.

Borrowing costs are recorded as an expense when they are incurred. In case the borrowing costs are directly attributable to the construction or the production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for intended use or sales of the asset, these costs will be included in the cost of that asset. To the extent that the borrowings are especially for the purpose of construction of fixed assets and investment properties, the borrowing cost is eligible for capitalization even if construction period is under 12 months. Incomes arisen from provisional investments as borrowings are recognized as a decrease in the costs of relevant assets.

In the event that general borrowings are partly used for the acquisition, construction or production of an asset in progress, the costs eligible for capitalization will be determined by applying the capitalization rate to average accumulated expenditure on construction or production of that asset. The capitalization rate is computed at the weighted average interest rate of the borrowings not yet paid during the period, except for particular borrowings serving the purpose of obtaining a specific asset.

21. 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.

22. 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.

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Notes to the Interim Financial Statements (cont.)

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 Interim 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.

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 Interim 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.

23. 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.

24. 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 Interim Financial Statements of the Company.

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Notes to the Interim Financial Statements (cont.)**V. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM BALANCE SHEET****1. Cash and cash equivalents**

	Ending balance	Beginning balance
Cash on hand	1.077.856.010	891.276.465
Cash in bank	58.459.512.322	12.032.830.117
Cash equivalents	-	10.000.000.000
Total	59.537.368.332	22.924.106.582

2. Trade receivables**2a. Short-term trade receivables**

	Ending balance	Beginning balance
<i>Receivables from related parties</i>	<i>49.923.483.073</i>	<i>43.449.698.417</i>
Investment and Industrial Development Joint Stock Corporation	32.762.765.389	31.492.490.389
My Phuoc Hospital Joint Stock Company	8.493.397.500	8.493.397.500
Becamex Trade Company Limited	6.108.235.077	678.725.421
Binh Duong Trade and Development Joint-Stock Company	2.313.085.107	2.313.085.107
Becamex Hospitality Company Limited	246.000.000	472.000.000
<i>Receivables from other customers</i>	<i>521.294.415.853</i>	<i>520.803.201.374</i>
Total	571.217.898.926	564.252.899.791

2b. Long-term trade receivables

	Ending balance	Beginning balance
<i>Receivables from related parties</i>	<i>13.281.583.500</i>	<i>13.281.583.500</i>
Becamex Urban Development Joint Stock Company	11.437.719.000	11.437.719.000
My Phuoc Hospital Joint Stock Company	999.652.500	999.652.500
Investment and Industrial Development Joint Stock Corporation	529.212.000	529.212.000
Becamex Trade Company Limited	315.000.000	315.000.000
<i>Receivables from other customers</i>	<i>255.410.210.120</i>	<i>286.599.166.307</i>
Total	268.691.793.620	299.880.749.807

3. Short-term prepayments to suppliers

	Ending balance	Beginning balance
<i>Prepayments to related party</i>	<i>106.000.000</i>	<i>106.000.000</i>
Investment and Industrial Development Joint Stock Corporation	106.000.000	106.000.000
<i>Prepayments to other suppliers</i>	<i>2.380.458.695</i>	<i>3.704.321.030</i>
Binh Duong Power Company	493.218.856	493.218.856
A.A.P Planning Architecture Consulting Company Limited	313.200.000	739.886.020
Thien Phat Dat Binh Duong Company Limited	259.500.000	-
Innovative Technology Development Corporation	-	891.340.380
Other suppliers	1.314.539.839	1.579.875.774
Total	2.486.458.695	3.810.321.030

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Notes to the Interim Financial Statements (cont.)

4. Other receivables**4a. Other short-term receivables**

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Receivables from related parties	33.905.159.706	-	60.406.784.945	-
Investment and Industrial Development Joint Stock Corporation - Profit receivable for Becamex City Center project	27.708.542.339	-	27.703.478.871	-
Becamex Hospitality Company Limited - Dividends receivable	6.196.617.367	-	24.551.109.523	-
Becamex Trade Company Limited - Dividends receivable	-	-	4.093.959.869	-
WTC Binh Duong One Member Company Limited - Dividends receivable	-	-	4.053.633.529	-
Becamex Trade Company Limited – Receivables for fire and explosion insurance premiums	-	-	4.603.153	-
Receivables from other organizations and individuals	5.427.276.827	-	5.726.444.675	-
Corporate income tax provisionally paid for the amount received in advance from the transfer of properties	454.673.389	-	119.040.732	-
Advance for business trips	438.145.719	-	420.685.267	-
Short-term deposits and mortgages	40.000.000	-	40.000.000	-
Interest to be received	-	-	29.397.260	-
Payment for application for land use right certificates on the customers' behalf	1.096.685.987	-	1.716.023.684	-
Other short-term receivables	3.397.771.732	-	3.401.297.732	-
Total	39.332.436.533	-	66.133.229.620	-

4b. Other long-term receivables

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Receivables from related parties	474.328.361.961	-	474.328.361.961	-
Investment and Industrial Development Joint Stock Corporation – Investment in Becamex City Center project (*)	473.602.061.961	-	473.602.061.961	-
Investment and Industrial Development Joint Stock Corporation - Deposit for project management and construction	210.100.000	-	210.100.000	-
Becamex Binh Phuoc Infrastructure Development Joint Stock Company - Deposit for leasing houses	516.200.000	-	516.200.000	-
Receivables from other organizations	10.000.000	-	10.000.000	-
Long-term deposits and mortgages	10.000.000	-	10.000.000	-
Total	474.338.361.961	-	474.338.361.961	-

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- (*) This is a business project cooperated with Investment and Industrial Development Joint Stock Corporation to construct Becamex City Center with a total area of over 61.000m², and a total investment of up to VND 2.500 billion. This project is a complex comprising offices, high-end apartments, trade center, 5-star hotel, entertainment area, parking lot, park, etc. and many other utilities. Some of the project's works have been completed and put into operation, while others are still under construction.

5. Overdue debts

		Ending balance		Beginning balance			
		Overdue period	Original amount	Recoverable amount	Overdue period	Original amount	Recoverable amount
Receivables for sales of real estate	Less than 6 months	17.762.320.784	17.762.320.784	Less than 6 months	29.667.060.207	29.667.060.207	
	From 6 months to 1 year	28.381.026.880	28.381.026.880	From 6 months to 1 year	22.069.395.000	22.069.395.000	
	From 1 year to 2 years	46.738.959.423	46.738.959.423	From 1 year to 2 years	53.268.820.173	53.268.820.173	
	From 2 years to 3 years	80.660.011.250	80.660.011.250	From 2 years to 3 years	75.306.322.150	75.306.322.150	
	More than 3 years	285.667.712.055	285.667.712.055	More than 3 years	281.938.459.505	281.938.459.505	
Long Duong Group Investment Management and Real Estate Exploitation Joint Stock Company		From 1 year to 2 years	5.177.447.792	2.588.723.896	From 1 year to 2 years	5.177.447.792	2.588.723.896
Total		464.387.478.184	461.798.754.288		467.427.504.827	464.838.780.931	

Changes in allowances for doubtful debts are as follows:

	Current period	Previous period
Beginning balance	2.588.723.896	-
Ending balance	2.588.723.896	-

6. Inventories

	Ending balance			Beginning balance	
	Original costs	Allowance		Original costs	Allowance
Materials and supplies	-	-		16.200.000	-
Tools	1.215.905.690	-		1.212.675.690	-
Work-in-process (*)	3.705.910.735.383	-		3.665.323.498.011	-
Real estate	10.344.348.331	-		11.057.252.817	-
Total	3.717.470.989.404	-		3.677.609.626.518	-

- (*) Work-in-process mainly includes costs of construction works such as townhouses, commercial areas, villas, apartments, etc., in which the total carrying value of work-in-process of Sunflower Villa (expanded part), Prince Town (expanded part) and other projects as of the balance sheet date is VND 1.558.656.291.336 (beginning balance: VND 1.542.669.550.667). These projects are under construction, so this item mostly reflects costs of receiving land use right transfer. Additionally, there are some other costs such as costs for geological survey, rough construction of houses, construction of traffic, drainage systems, capital costs, capitalized borrowing interest, etc.

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Some work-in-process with a carrying amount of VND 430.501.541.738 have been mortgaged to secure borrowings from BIDV - Binh Duong Branch, Vietcombank – Binh Duong Branch, VIB and MB – Binh Duong Branch (see Note No. V.20).

The total borrowing costs capitalized into work-in-process during the period are VND 29.057.945.441 (previous year: VND 7.649.819.016).

7. Prepaid expenses**7a. Short-term prepaid expenses**

This item reflects other short-term prepaid expenses.

7b. Long-term prepaid expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
Expenses of tools	2.177.498.052	2.664.953.865
Expenses of Highway 13 maintenance and repair	21.212.540.434	24.173.198.680
Leasing and management costs of Binh Phuoc workers' houses	-	2.815.636.367
Total	<u>23.390.038.486</u>	<u>29.653.788.912</u>

8. 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	1.014.162.722.971	1.966.310.625	13.751.268.014	107.933.914.749	1.137.814.216.359
Acquisition during the period	241.000.000	30.435.000	1.861.511.820	9.499.533.948	11.632.480.768
Ending balance	<u>1.014.403.722.971</u>	<u>1.996.745.625</u>	<u>15.612.779.834</u>	<u>117.433.448.697</u>	<u>1.149.446.697.127</u>
<i>In which:</i>					
Assets fully depreciated but still in use	23.903.295.036	1.506.365.440	5.050.907.156	27.151.324.727	57.611.892.359
Assets waiting for liquidation	-	-	-	-	-
Depreciation					
Beginning balance	559.998.957.551	1.685.493.588	8.623.481.642	49.953.102.370	620.261.035.151
Depreciation during the period	20.385.604.675	52.760.871	538.131.530	3.805.180.879	24.781.677.955
Ending balance	<u>580.384.562.226</u>	<u>1.738.254.459</u>	<u>9.161.613.172</u>	<u>53.758.283.249</u>	<u>645.042.713.106</u>
Carrying values					
Beginning balance	454.163.765.420	280.817.037	5.127.786.372	57.980.812.379	517.553.181.208
Ending balance	<u>434.019.160.745</u>	<u>258.491.166</u>	<u>6.451.166.662</u>	<u>63.675.165.448</u>	<u>504.403.984.021</u>
<i>In which:</i>					
Assets temporarily not in use	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-

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Notes to the Interim Financial Statements (cont.)**9. Intangible fixed assets**

The intangible fixed asset is computer software. Details are as follows:

	Initial costs	Accumulated amortization	Carrying values
Beginning balance	24.376.324.662	12.411.072.708	11.965.251.954
Acquisition during the period	885.000.000		
Amortization during the period		1.226.016.522	
Ending balance	25.261.324.662	13.637.089.230	11.624.235.432
<i>In which:</i>			
Assets fully amortized but still in use	4.487.062.331		

10. Investment property*Investment property for lease*

	Historical costs	Accumulated depreciation	Carrying values
Beginning balance	540.299.639.700	25.781.525.208	514.518.114.492
Depreciation during the period		5.093.236.392	
Ending balance	540.299.639.700	30.874.761.600	509.424.878.100

List of investment properties as of the balance sheet date is as follows:

	Historical costs	Accumulated depreciation	Carrying values
Commercial area of Aroma Apartment project	31.967.268.997	2.088.935.248	29.878.333.749
Workers' houses in Hoa Loi Residence	475.659.231.049	26.039.713.423	449.619.517.626
Sunflower villas	32.673.139.654	2.746.112.929	29.927.026.725
Total	540.299.639.700	30.874.761.600	509.424.878.100

Some investment properties of which the carrying amount of land use right is VND 251.210.002.977 have been mortgaged to secure the borrowings from BIDV - Binh Duong Branch, VIB and MB - Binh Duong Branch (see Note No. V.20).

According to Vietnamese Accounting Standard No. 05 "Investment property", it is required to present fair value of investment property as of the balance sheet date. However, the Company has not had conditions to measure fair value of investment property.

11. Long-term work-in-process

This item reflects expenses paid for the residence project at 5C Lai Uyen Hamlet and Hoa Loi Resettlement Area project.

12. Construction-in-progress

This item reflects the expenses for acquisition of fixed assets during the period.

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Notes to the Interim Financial Statements (cont.)**13. Investments in other entities**

	Ending balance		Beginning balance	
	Original amount	Provision	Original amount	Provision
<i>Investments in subsidiaries</i>	36.377.481.005	-	36.377.481.005	-
Becamex Hospitality Company Limited ⁽ⁱ⁾	11.377.481.005	-	11.377.481.005	-
Becamex Trade Company Limited ⁽ⁱⁱ⁾	20.000.000.000	-	20.000.000.000	-
WTC Binh Duong One Member Company Limited ⁽ⁱⁱⁱ⁾	5.000.000.000	-	5.000.000.000	-
<i>Investments in joint ventures, associates</i>	704.165.000.000	-	684.165.000.000	-
Becamex Binh Phuoc Infrastructure Development Joint Stock Company ^(iv)	684.165.000.000	-	684.165.000.000	-
Ho Chi Minh City- Thu Dau Mot - Chon Thanh Expressway Joint Stock Company ^(v)	20.000.000.000	-	-	-
<i>Investments in other entities</i>	27.000.000.000	-	27.000.000.000	-
Vietnam Technology & Telecommunication Joint Stock Company ^(vi)	17.000.000.000	-	17.000.000.000	-
Becamex International General Hospital Joint Stock Company ^(vii)	10.000.000.000	-	10.000.000.000	-
Total	767.542.481.005	-	747.542.481.005	-

- (i) According to the Business Registration Certificate No. 3701906616, 8th amended on 28 February 2024, granted by Binh Duong Province Department of Planning and Investment (currently known as Ho Chi Minh City Department of Finance), the Company invests an amount of VND 11.377.481.005 in Becamex Hospitality Company Limited (formerly known as IJC Company Limited), equivalent to 100% of charter capital.
- (ii) According to the Business Registration Certificate No. 3702280392, 3rd amended on 27 October 2022, granted by Binh Duong Province Department of Planning and Investment (currently known as Ho Chi Minh City Department of Finance), the Company invests an amount of VND 20.000.000.000 in Becamex Trade Company Limited, equivalent to 100% of charter capital.
- (iii) According to the Business Registration Certificate No. 3702918734, 1st amended on 24 September 2023, granted by Binh Duong Province Department of Planning and Investment (currently known as Ho Chi Minh City Department of Finance), the Company invests an amount of VND 5.000.000.000 in WTC Binh Duong One Member Company Limited, equivalent to 100% of charter capital. On 18 February 2022, the Board of Directors approved the Resolution No. 01/NQ-HĐQT on transferring the entire capital at WTC Binh Duong One Member Company Limited to Investment and Industrial Development Joint Stock Corporation at the transfer price of VND 5.000.000.000. The Company and Investment and Industrial Development Joint Stock Corporation are currently carrying out procedures to complete the transfer of capital.
- (iv) According to the Business Registration Certificate No. 3800405138, 12th amended on 23 July 2025, granted by Dong Nai Province Department of Finance, the Company invests an amount of VND 684.165.000.000 in Becamex Binh Phuoc Infrastructure Development Joint Stock Company, equivalent to 31,77% of charter capital.

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- (v) According to the Business Registration Certificate No. 3703287760, initially registered on 25 January 2025, granted by Binh Duong Province Department of Planning and Investment (currently known as Ho Chi Minh City Department of Finance), the Company invests an amount of VND 20.000.000.000 in Ho Chi Minh City - Thu Dau Mot - Chon Thanh Expressway Joint Stock Company, equivalent to 20% of charter capital.
- (vi) On 25 February 2022, the Board of Directors approved the Resolution No. 02/NQ-HDQT on acquiring 1.700.000 shares of Vietnam Technology & Telecommunication Joint Stock Company at the total acquisition price of VND 17.000.000.000.
- (vii) According to the Business Registration Certificate No. 3702291330, 3rd amended on 21 October 2020, granted by Binh Duong Province Department of Planning and Investment (currently known as Ho Chi Minh City Department of Finance), the Company invests an amount of VND 10.000.000.000 in Becamex International General Hospital Joint Stock Company, equivalent to 10% of charter capital.

Fair value

The Company has not measured the fair value of the investments because there is no specific instruction on measurement of fair value.

Operation of the subsidiaries and associates

The subsidiaries and associates have been in the normal operations and have not experienced any significant change as compared to that of the previous year.

Provisions for investments in other entities

Changes in provisions for investments in other entities are as follows:

	<u>Current period</u>	<u>Previous period</u>
Beginning balance	-	3.400.000.000
Reversal of provisions	-	(3.400.000.000)
Ending balance	-	-

Transactions with the subsidiaries and associates

Significant transactions between the Company and its subsidiaries, associates are as follows:

	<u>Accumulated from the beginning of the year</u>	
	<u>Current year</u>	<u>Previous year</u>
<i>Becamex Hospitality Company Limited</i>		
Leasing equipment	1.200.000.000	1.620.000.000
Leasing floors of Sunrise Apartment	163.636.368	109.090.908
Purchase of merchandise, services	250.414.657	333.804.780
Borrowing	-	5.000.000.000
Borrowing interest	-	234.684.932
Soft borrowing	5.000.000.000	-
<i>Becamex Trade Company Limited</i>		
Leasing premises, equipment	-	5.384.562.000
Leasing and management of investment properties	8.323.636.362	6.771.999.999
Collection of power charges at projects	2.587.471.978	1.920.097.588
Collection of water charges and environmental fees at projects	881.435.610	741.200.761
Leasing vehicles	12.000.000	-
Liquidation of tools and assets	-	120.000.000
Execution of construction works	1.252.538.349	-
Purchase of merchandise, services	1.835.037.594	1.085.276.849

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	Accumulated from the beginning of the year	
	Current year	Previous year
Office and project management fees	150.000.000	1.765.407.380
Receipt of short-term deposits	-	1.354.400.000
Borrowing interest	-	478.520.548
Soft borrowing	40.000.000.000	-
<i>WTC Binh Duong One Member Company Limited</i>		
Borrowing	-	4.500.000.000
Borrowing interest	167.363.013	124.386.301
Soft borrowing	10.000.000.000	-
<i>Becamex Binh Phuoc Infrastructure Development Joint Stock Company</i>		
Capital contribution	-	466.000.000.000
Dividends received	-	7.500.000.150
Costs for leasing, managing and operating workers' houses	2.815.636.362	2.815.636.362
<i>Ho Chi Minh City - Thu Dau Mot - Chon Thanh Expressway Joint Stock Company</i>		
Capital contribution	20.000.000.000	-

14. Trade payables**14a. Short-term trade payables**

	Ending balance	Beginning balance
<i>Payables to related parties</i>	694.382.924.848	665.284.940.480
Investment and Industrial Development Joint Stock Corporation	688.625.033.779	660.488.381.521
Becamex Trade Company Limited	2.652.794.975	1.692.960.623
Vietnam Technology & Telecommunication Joint Stock Company	2.305.657.803	2.433.847.945
Binh Duong Trade and Development Joint-Stock Company	541.635.391	541.635.391
Becamex Hospitality Company Limited	129.687.900	-
Eastern International University	128.115.000	128.115.000
<i>Payables to other suppliers</i>	9.251.240.450	16.742.398.251
Total	703.634.165.298	682.027.338.731

In which, the ending trade payables for acquisition of fixed assets are VND 655.081.750 (beginning balance: VND 2.325.518.760).

14b. Long-term trade payables

This item reflects the payables for receipt of land use right transferred by Binh Duong Trade and Development Joint-Stock Company (a related party).

14c. Overdue debts

The Company has no overdue trade payables.

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Notes to the Interim Financial Statements (cont.)**15. Short-term advances from customers**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Advances from related party</i>	-	1.442.400.000
Becamex Trade Company Limited	-	1.442.400.000
<i>Advances from other customers</i>	11.040.923.835	4.629.265.473
Mr. Nguyen Le Tuan Anh	6.363.783.000	-
Mr. Dam Van Khanh	1.187.577.000	1.187.577.000
Ms. Mai Thanh Huong	615.855.850	615.855.850
Other customers	2.873.707.985	2.825.832.623
Total	11.040.923.835	6.071.665.473

16. Taxes and other obligations to the State Budget

	<u>Beginning balance</u>		<u>Increase during the period</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	-	-	(2.413.999.904)	-	-	2.413.999.904
Corporate income tax (*)	24.711.707.020	-	18.500.279.385	(17.183.167.947)	26.028.818.458	-
Personal income tax	5.082.982.376	-	1.173.096.369	(6.175.338.165)	80.740.580	-
Other taxes	-	-	3.000.000	(3.000.000)	-	-
Total	29.794.689.396	-	17.262.375.850	(23.361.506.112)	26.109.559.038	2.413.999.904

(*) Corporate income tax payable during the period includes:

- Current corporate income tax	18.164.646.728
- Corporate income tax provisionally paid for the amount received in advance from the transfer of property which was recognized in revenue during the period	335.632.657
Total	18.500.279.385

Value added tax (VAT)

The Company has paid VAT in accordance with the deduction method. The tax rates applied are as follows:

- Transfer of land use right	Not subject to tax
- Collection of water charges	5%
- Other activities (**)	10%

(**) During the period, the Company is applied the VAT rate of 8% to some goods and services according to the Decree No. 180/2024/NĐ-CP dated 31 December 2024 of the Government guiding the Resolution No. 174/2024/QH15 dated 30 November 2024 of the National Assembly.

Corporate income tax

The Company has to pay corporate income tax on its assessable income at the rate of 20%.

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The estimated corporate income tax payable during the period is as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Total accounting profit before tax	91.309.985.641	124.571.711.791
Increases/(decreases) of accounting profit to determine taxable income:		
- <i>Increases</i>	<i>1.013.248.000</i>	<i>5.406.707.226</i>
Taxable income	92.323.233.641	129.978.419.017
Income exempted from tax	(1.500.000.000)	(8.690.000.150)
Assessable income	90.823.233.641	121.288.418.867
Corporate income tax rate	20%	20%
Corporate income tax payable	18.164.646.728	24.257.683.773

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 Interim 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 handing-over of property.

Other taxes

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

17. Payables to employees

This item reflects the salaries to be paid to employees.

18. Short-term accrued expenses

	Ending balance	Beginning balance
<i>Payables to related parties</i>	128.805.213.886	123.845.043.983
Investment and Industrial Development Joint Stock Corporation:	126.128.514.363	121.335.707.473
- <i>Accrual for transfer of land use right at IJC2 Commercial Town</i>	<i>6.457.153.249</i>	<i>6.457.153.249</i>
- <i>Accrual for transfer of land use right at IJC Urban Area</i>	-	<i>6.405.327.458</i>
- <i>Interest on late dividend payment</i>	<i>119.671.361.114</i>	<i>108.473.226.766</i>
Vietnam – Singapore Industrial Park Joint Venture Co., Ltd.	2.423.343.359	2.423.343.359
- <i>Accrual for transfer of land use right at Hamlet 1, Hamlet 5 Vinh Tan</i>	<i>2.423.343.359</i>	<i>2.423.343.359</i>
WTC Binh Duong One Member Company Limited – Interest expenses	253.356.164	85.993.151

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	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to other organizations and individuals</i>	<i>120.407.927.170</i>	<i>117.692.779.474</i>
Accrual of costs of infrastructure of Hoa Loi Resettlement Area	294.694.505	294.694.505
Accrual of costs of infrastructure of Sunflower 2 Villa Area	5.625.002.177	5.801.228.680
Accrual of costs of infrastructure of IJC Urban Area	108.674.169.675	108.674.169.675
Interest expenses	2.378.593.029	1.889.725.612
Other short-term accrued expenses	3.435.467.784	1.032.961.002
Total	249.213.141.056	241.537.823.457

19. Other payables**19a. Other short-term payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related parties</i>	<i>313.059.303.569</i>	<i>313.059.303.569</i>
Investment and Industrial Development Joint Stock Corporation:	311.704.903.569	311.704.903.569
- Dividends payable	262.029.793.000	262.029.793.000
- Payables for collection of Sunrise apartment-related amounts on this corporation's behalf	43.192.787.216	43.192.787.216
- Payables for collection of Becamex Tower office rental on this corporation's behalf	2.646.826.798	2.646.826.798
- Payables for collection of New Horizon apartment-related amounts on this corporation's behalf	1.948.734.160	1.948.734.160
- Payables for collection from Sunrise Apartment's Management Office on this corporation's behalf	1.886.762.395	1.886.762.395
Becamex Trade Company Limited - Receipt of short-term deposits and mortgages	1.354.400.000	1.354.400.000
<i>Payables to other organizations and individuals</i>	<i>32.062.809.287</i>	<i>35.389.976.774</i>
Social insurance premiums, Trade Union's expenditure	770.925.410	1.073.339.910
Remuneration to the Board of Directors	-	1.218.000.000
Dividends, profit payable	810.252.245	1.246.392.145
Payables for revenue from stalls at Becamex Trade Center	136.215.907	136.215.907
Receipt of short-term deposits, mortgages	21.408.723.635	23.098.422.534
Other short-term payables	8.936.692.090	8.617.606.278
Total	345.122.112.856	348.449.280.343

19b. Other long-term payables

This item reflects the deposits of lessees of stalls at Becamex Trade Center.

19c. Overdue debts

The Company has no other overdue payables.

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Notes to the Interim Financial Statements (cont.)

20. Borrowings and financial leases**20a. Short-term borrowings**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Short-term borrowings payable to related party</i>	4.500.000.000	4.500.000.000
WTC Binh Duong One Member Company Limited ⁽ⁱ⁾	4.500.000.000	4.500.000.000
<i>Short-term borrowings payable to other organizations and individuals</i>	591.212.374.966	646.866.826.138
Short-term borrowings from banks	409.697.076.966	493.514.326.138
Borrowing from BIDV – Binh Duong Branch ⁽ⁱⁱ⁾	176.498.237.132	121.483.960.345
Borrowing from Vietcombank – Binh Duong Branch ⁽ⁱⁱⁱ⁾	53.632.494.514	199.999.552.523
SeABank – Binh Duong Branch ^(iv)	-	45.746.388.500
VIB ^(v)	179.566.345.320	126.284.424.770
Short-term borrowings from other individuals ^(vi)	2.000.000.000	2.000.000.000
Current portions of long-term borrowings (see Note No. V.20b)	27.339.048.000	-
Current portions of long-term ordinary bonds ^(vii)	152.176.250.000	151.352.500.000
Total	595.712.374.966	651.366.826.138

- (i) The short-term borrowing from WTC Binh Duong One Member Company Limited with the term of 1 year and at the interest rate of 7,5%/year is to supplement the capital serving operations.
- (ii) The borrowing from BIDV – Binh Duong Branch is to supplement the working capital. This borrowing is secured by mortgaging land use right, ownership of house and other land-attached assets in Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province (currently known as Binh Duong Ward, Ho Chi Minh City) according to the following Mortgage Contracts:
- The Mortgage Contract No. 01/2023/1728454/HĐBĐ dated 21 March 2023;
 - The Mortgage Contract No. 04/2023/1728454/HĐBĐ dated 26 September 2023;
 - The Mortgage Contract No. 01/2025/1728454/HĐBĐ dated 23 April 2025;
 - The Mortgage Contract No. 02/2025/1728454/HĐBĐ dated 28 May 2025;
 - The Mortgage Contract No. 03/2025/1728454/HĐBĐ dated 20 June 2025.
- (iii) The borrowing from Vietcombank – Binh Duong Branch is to supplement the working capital. This borrowing is secured by mortgaging land use right, ownership of house and other land-attached assets in Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province (currently known as Binh Duong Ward, Ho Chi Minh City) according to the Mortgage Contract No. 022TC24 dated 24 April 2024.
- (iv) The borrowing from SeABank – Binh Duong Branch is to supplement the working capital. This borrowing is secured by mortgaging land use right, ownership of house and other land-attached assets in Thoi Hoa Ward, Ben Cat City, Binh Duong Province (currently known as Thoi Hoa Ward, Ho Chi Minh City) according to the Mortgage Contracts No. REF2414300418/HĐTC/BDS/231277/2 dated 25 June 2024 and No. REF2414300418/HĐTC/BDS/231277/1 dated 25 June 2024.
- (v) The borrowing from VIB is to supplement the working capital. This borrowing is secured by mortgaging land use right, ownership of house and other land-attached assets in Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province (currently known as Binh Duong Ward, Ho Chi Minh City) according to the Mortgage Contracts No. 1057116.24.882; 1057154.24.882; 1057144.24.882 dated 20 December 2024.
- (vi) These are borrowings from individuals at interest rates as announced from time to time.

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(vii) Bonds issued to increase the operating capital.

- Date of issuance : 31 December 2020.
- Date of maturity : 31 December 2025.
- Interest payment term : Every 3 months.
- Interest rate : Fixed rate at 10,3%/year
- Fund use plan : Paying expenses (including both incurred and to-be-incurred expenses) for construction of infrastructure, residence and urban area, construction of architectural infrastructure, completion of interior decoration of works for which the Issuer is the Investor/contractor and other expenses as prescribed; Fulfilling customers' financial needs including payment to the State Budget (paying taxes, fees of all kinds, land use levies, fees for changing land use purposes, etc.); Paying expenses (including both incurred and to-be-incurred expenses) for receiving transfer, doing business, investing, leasing, subleasing land to invest in assets and technical infrastructure on land for transfer to Investors; Meeting other working capital needs in accordance with current regulations.
- Collateral : This borrowing is secured by mortgaging assets owned by Investment and Industrial Development Joint Stock Corporation including the value of land use right, all assets/benefits formed from the project on land at Residence 5B, Bau Bang District, Binh Duong Province (currently known as Tru Van Tho Commune, Ho Chi Minh City).

The Company is solvent over short-term borrowings.

Details of increases/(decreases) of short-term borrowings during the period are as follows:

	Beginning balance	Increase during the period	Transfer from long-term borrowings	Amount repaid during the period	Allocation of bond issuance expenses	Ending balance
Short-term borrowings from related parties	4.500.000.000	-	-	-	-	4.500.000.000
Short-term borrowings from banks	493.514.326.138	209.018.304.688	-	(292.835.553.860)	-	409.697.076.966
Short-term borrowings from individuals	2.000.000.000	-	-	-	-	2.000.000.000
Current portions of long-term borrowings	-	-	27.339.048.000	-	-	27.339.048.000
Current portions of long-term ordinary bonds	151.352.500.000	-	-	-	823.750.000	152.176.250.000
Total	651.366.826.138	209.018.304.688	27.339.048.000	(292.835.553.860)	823.750.000	595.712.374.966

20b. Long-term borrowings

The borrowing from MB – Binh Duong Branch is to pay for the land use right in Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province (currently known as Binh Duong Ward, Ho Chi Minh City) according to the Credit Contract No. 273803.25.140.579294.TD dated 31 December 2024. This borrowing is secured by mortgaging 3 certificates of land use right, ownership of house and other land-attached assets in Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province (currently known as Binh Duong Ward, Ho Chi Minh City) according to the Mortgage Contract No. 273984.25.140.579294.BD dated 10 January 2025.

The Company is solvent over long-term borrowings.

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The repayment schedule of long-term borrowing during the period is as follows:

	Total debts	1 year or less	More than 1 year to 5 years
Ending balance			
Long-term borrowing from bank	546.780.960.000	27.339.048.000	519.441.912.000
Ordinary bonds	152.176.250.000	152.176.250.000	-
Total	698.957.210.000	179.515.298.000	519.441.912.000
Beginning balance			
Long-term borrowing from bank	546.780.960.000	-	546.780.960.000
Ordinary bonds	151.352.500.000	151.352.500.000	-
Total	698.133.460.000	151.352.500.000	546.780.960.000

Details of increases/(decreases) of long-term borrowing during the period are as follows:

	Beginning balance	Amount repaid during the period	Transfer to short- term borrowings	Ending balance
Long-term borrowing from bank	546.780.960.000	-	(27.339.048.000)	519.441.912.000
Total	546.780.960.000	-	(27.339.048.000)	519.441.912.000

20c. Overdue borrowings

The Company has no overdue borrowings.

21. Bonus and welfare funds

	Beginning balance	Increase due to appropriation from profit	Disbursement during the period	Ending balance
Bonus and welfare funds	48.317.731.683	12.180.427.815	(10.046.179.167)	50.451.980.331
Bonus fund for the Executive Board	190.200.000	-	-	190.200.000
Total	48.507.931.683	12.180.427.815	(10.046.179.167)	50.642.180.331

22. Long-term unearned revenues

	Ending balance	Beginning balance
<i>Unearned revenues earned from related party</i>	<i>163.636.368</i>	<i>-</i>
Becamex Hospitality Company Limited - Basement rental	163.636.368	-
<i>Unearned revenues earned from other organizations and individuals</i>	<i>45.467.338.878</i>	<i>11.904.073.192</i>
Other long-term unearned revenues	45.467.338.878	11.904.073.192
Total	45.630.975.246	11.904.073.192

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Notes to the Interim Financial Statements (cont.)

23. Owner's equity**23a. Statement of changes in owner's equity**

	Owner's capital	Share premiums	Investment and development fund	Retained earnings	Total
Beginning balance of the previous year	2.518.325.090.000	211.326.226.000	593.024.752.659	477.002.892.951	3.799.678.961.610
Retroactive adjustments	-	-	-	29.477.930.734	29.477.930.734
Beginning balance of the previous year after retroactive adjustments	2.518.325.090.000	211.326.226.000	593.024.752.659	506.480.823.685	3.829.156.892.344
Increase in charter capital from share issuance	1.259.158.750.000	-	-	-	1.259.158.750.000
Profit in the previous period	-	-	-	100.314.028.018	100.314.028.018
Appropriation for funds in the previous period	-	-	111.553.717.543	(130.146.003.800)	(18.592.286.257)
Ending balance of the previous period	3.777.483.840.000	211.326.226.000	704.578.470.202	476.648.847.903	5.170.037.384.105
Beginning balance of the current year	3.777.483.840.000	211.326.226.000	704.578.470.202	326.041.576.649	5.019.430.112.851
Retroactive adjustments	-	-	-	29.477.930.734	29.477.930.734
Beginning balance of the current year after retroactive adjustments	3.777.483.840.000	211.326.226.000	704.578.470.202	355.519.507.383	5.048.908.043.585
Profit in the current period	-	-	-	73.145.338.913	73.145.338.913
Appropriation for funds in the current period	-	-	48.721.711.260	(60.902.139.075)	(12.180.427.815)
Ending balance of the current period	3.777.483.840.000	211.326.226.000	753.300.181.462	367.762.707.221	5.109.872.954.683

23b. Details of owner's capital

	Ending balance	Beginning balance
Investment and Industrial Development Joint Stock Corporation	1.879.774.240.000	1.879.774.240.000
Other shareholders	1.897.709.600.000	1.897.709.600.000
Total	3.777.483.840.000	3.777.483.840.000

23c. Shares

	Ending balance	Beginning balance
Number of shares registered to be issued	377.748.384	377.748.384
Number of shares sold to the public	377.748.384	377.748.384
- Common shares	377.748.384	377.748.384
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	377.748.384	377.748.384
- Common shares	377.748.384	377.748.384
- Preferred shares	-	-

Par value per outstanding share: VND 10.000.

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Notes to the Interim Financial Statements (cont.)**23d. Profit distribution**

During the period, the Company distributed the profit of 2024 according to the Resolution No. 01/NQ-DHĐCĐ dated 09 April 2025 of 2025 Annual General Meeting of Shareholders as follows:

	Amount approved for appropriation	Amount appropriated in the current period
• Appropriation for investment and development fund	48.721.711.260	48.721.711.260
• Appropriation for bonus and welfare funds	12.180.427.815	12.180.427.815
• Payment of dividends at the rate of 5% (*)	188.874.192.000	-
Total	249.776.331.075	60.902.139.075

(*) The General Meeting of Shareholders approved the dividend payment of 2024 at the rate of 5%/par value, equivalent to VND 188.874.192.000 according to the Resolution No. 01/NQ-DHĐCĐ dated 09 April 2025 of 2025 Annual General Meeting of Shareholders. This amount of dividend payable has not been recorded in the Interim Financial Statements because the Board of Directors has not issued the official Dividend Payment Notice.

23e. Share offering

According to the Resolution No. 01/NQ-DHĐCĐ dated 09 April 2025 of 2025 Annual General Meeting of Shareholders, the Company's Board of Directors approved the Resolution No. 15/NQ-HĐQT dated 05 May 2025 regarding the implementation of the plan for an additional share offering to existing shareholders as follows:

- Type of shares: common shares
- Par value: VND 10.000/share
- Expected number of shares to be offered: 251.832.256 shares
- Expected implementation period: in 2025-2026 after obtaining approval from the State Securities Commission of Vietnam
- Expected offering price: VND 10.000/share
- Exercise rate: 3:2 Shareholders with their names listed on the closing date shall be entitled to one subscription right for each share held. For every three (03) subscription rights, shareholders will be entitled to purchase two (02) additionally issued shares.

Concurrently, the Company's Board of Directors approved the Resolution No. 38/NQ-HĐQT dated 18 July 2025 regarding the adjustment and supplementation of plan for using funds raised from the additional share offering to existing shareholders.

24. Off-balance sheet items**External leased assets**

The total minimum lease payment in the future for irrevocable leasing contracts is classified by terms as follows:

	Ending balance	Beginning balance
1 year or less	5.717.022.727	5.819.922.727
More than 1 year to 5 years	5.631.272.727	8.618.975.758
Total	11.348.295.454	14.438.898.485

The Company leases the building under the operating lease. The terms of the leasing contracts are from 2014 to 2027 and can be extended. The leasing rates are annually increased in line with market prices.

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Notes to the Interim Financial Statements (cont.)

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INTERIM INCOME STATEMENT**1. Revenue from sales of goods and provisions of services****1a. Gross revenue**

	Accumulated from the beginning of the year	
	Current year	Previous year
Revenue from sales of toll tickets	159.237.012.153	149.694.149.310
Revenue from sales of real estate	46.387.908.816	209.610.362.653
Revenue from sales of investment properties	13.709.818.184	16.238.016.540
Revenue from business cooperation contracts	-	1.852.200.000
Revenue from other services	7.050.000.006	7.654.181.824
Total	226.384.739.159	385.048.910.327

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

Apart from sales of goods and service provisions to subsidiaries and associates presented in Note No. V.13, the Company also has sales of goods and service provisions to related parties which are not subsidiaries, associates as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
<i>Investment and Industrial Development Joint Stock Corporation</i>		
Revenue from business cooperation contracts	-	1.852.200.000
Revenue from transfer of investment properties	-	202.923.200.000

2. Revenue deductions

This item reflects the value of real estate returned during the period.

3. Costs of sales

	Accumulated from the beginning of the year	
	Current year	Previous year
Costs of toll tickets	40.952.070.838	39.060.632.749
Costs of real estate trading	(2.680.837.419)	150.244.853.381
Costs of investment property trading	5.115.221.397	7.475.288.494
Costs of business cooperation contracts	-	4.647.853.934
Costs of other services	4.039.413.072	4.268.313.545
Total	47.425.867.888	205.696.942.103

4. Financial income

	Accumulated from the beginning of the year	
	Current year	Previous year
Term deposit interest	66.465.754	43.287.672
Demand deposit interest	21.449.037	188.981.483
Dividends and profit received	1.500.000.000	8.690.000.150
Total	1.587.914.791	8.922.269.305

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Notes to the Interim Financial Statements (cont.)**5. Financial expenses**

	Accumulated from the beginning of the year	
	Current year	Previous year
Interest expenses	20.029.860.993	28.065.902.654
Reversal of provision for investments in other entities	-	(3.400.000.000)
Allocation of bond issuance expenses	823.750.000	823.750.000
Interest on late dividend payment	11.198.134.348	-
Other financial expenses	11.550.000	2.286.100.000
Total	32.063.295.341	27.775.752.654

6. Selling expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	7.255.446.445	7.976.882.399
Tools and supplies	64.158.864	76.198.027
Depreciation/(amortization) of fixed assets	3.730.935.843	3.781.022.884
Brokerage commission expenses	54.545.455	490.909.091
Expenses for external services	1.108.848.712	649.456.054
Other expenses	102.890.092	213.127.663
Total	12.316.825.411	13.187.596.118

7. General and administration expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for administrative staff	11.612.752.349	10.402.095.596
Tools and supplies	192.319.929	195.689.226
Depreciation/(amortization) of fixed assets	744.036.634	991.247.815
Expenses for external services	5.742.783.025	3.429.938.019
Other expenses	2.160.080.155	5.848.642.777
Total	20.451.972.092	20.867.613.433

8. Other income

	Accumulated from the beginning of the year	
	Current year	Previous year
Income from liquidation of fixed assets	-	6.063.458.136
Income from fines for contract violations	1.485.562.994	1.610.036.392
Collection of power, water and internet charges	7.836.040.996	7.017.779.077
Income from construction and connection of infrastructure to sewerage system of Highway 13	30.540.000	-
Other income	1.989.470.824	3.776.002.781
Total	11.341.614.814	18.467.276.386

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Notes to the Interim Financial Statements (cont.)

9. Other expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Power, water and internet charges	8.513.656.164	7.771.768.122
Fines for administrative violations	3.500.000	5.025.797.226
Other expenses	484.941.087	1.467.367.873
Total	9.002.097.251	14.264.933.221

10. Earnings per share

Information on earnings per share is presented in the Consolidated Interim Financial Statements.

11. Operating costs by factors

	Accumulated from the beginning of the year	
	Current year	Previous year
Materials and supplies	11.641.322.668	7.854.955.948
Labor costs	21.744.914.888	20.827.532.906
Depreciation/(amortization) of fixed assets	31.100.930.869	32.716.477.120
Expenses for external services	13.383.639.322	16.565.164.967
Other expenses	3.131.755.344	6.895.313.402
Total	81.002.563.091	84.859.444.343

VII. OTHER DISCLOSURES**1. Operating leased assets**

As at the balance sheet date, the total minimum rental to be collected in the future from operating leases is classified by terms as follows:

	Ending balance	Beginning balance
1 year or less	3.054.545.455	2.318.181.818
More than 1 year to 5 years	545.454.545	1.090.909.091
Total	3.600.000.000	3.409.090.909

2. Transactions and balances with related parties

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

2a. Transactions and balances with the key managers and their related individuals

The Company's key managers include the Board of Directors, the Supervisory Board and the Executive Board (the Board of Management and the Chief Accountant). The key managers' related individuals are their close family members.

Transactions with the key managers and their related individuals

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

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Notes to the Interim Financial Statements (cont.)*Receivables from and payables to the key managers and their related individuals*

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

Remuneration of the key managers

	Position	Salary	Bonus	Compensation	Total remuneration
Current period					
Mr. Do Quang Ngon	Chairman	450.000.000	300.000.000	261.000.000	1.011.000.000
Mr. Quang Van Viet Cuong	Vice Chairman	-	-	208.800.000	208.800.000
Ms. Le Thi Xuan Dieu	BOD Member	-	-	121.800.000	121.800.000
Mr. Tran Thien The	BOD Member	-	-	121.800.000	121.800.000
Mr. Nguyen Hai Hoang	Head of Supervisory Board	-	-	121.800.000	121.800.000
Ms. Le Thi Thuy Duong	Supervisory Board Member	-	-	87.000.000	87.000.000
Ms. Mai Thi Huynh Mai	Supervisory Board Member	-	-	87.000.000	87.000.000
Mr. Trinh Thanh Hung	Chief Executive Officer	420.000.000	280.000.000	-	700.000.000
Ms. Vo Thi Huyen Trang	BOD Member	-	-	-	-
	Deputy Chief Executive Officer	330.000.000	220.000.000	121.800.000	671.800.000
Mr. Tran Ngoc Hien	Deputy Chief Executive Officer	330.000.000	220.000.000	-	550.000.000
Mr. Vu Phi Hung	Deputy Chief Executive Officer	330.000.000	220.000.000	-	550.000.000
Ms. Bui Thi Thuy	Chief Accountant	330.000.000	220.000.000	-	550.000.000
Total		2.190.000.000	1.460.000.000	1.131.000.000	4.781.000.000
Previous period					
Mr. Do Quang Ngon	Chairman	525.000.000	225.000.000	398.400.000	1.148.400.000
Mr. Quang Van Viet Cuong	Vice Chairman	-	-	318.700.000	318.700.000
Ms. Le Thi Xuan Dieu	BOD Member	-	-	185.900.000	185.900.000
Mr. Tran Thien The	BOD Member	-	-	185.900.000	185.900.000
Mr. Nguyen Hai Hoang	Head of Supervisory Board	-	-	185.900.000	185.900.000
Ms. Le Thi Thuy Duong	Supervisory Board Member	-	-	132.800.000	132.800.000
Ms. Chau Thi Van	Supervisory Board Member (Resigned on 19 April 2024)	-	-	132.800.000	132.800.000
Mr. Trinh Thanh Hung	Chief Executive Officer	490.000.000	210.000.000	-	700.000.000
Ms. Vo Thi Huyen Trang	BOD Member	-	-	-	-
	Deputy Chief Executive Officer	385.000.000	165.000.000	185.900.000	735.900.000
Mr. Tran Ngoc Hien	Deputy Chief Executive Officer	385.000.000	165.000.000	-	550.000.000
Ms. Bui Thi Thuy	Chief Accountant	385.000.000	165.000.000	-	550.000.000
Total		2.170.000.000	930.000.000	1.726.300.000	4.826.300.000

2b. Transactions and balances with other related parties

Other related parties of the Company include:

Other related parties	Relationship
Investment and Industrial Development Joint Stock Corporation	Shareholder with significant influence
Becamex Hospitality Company Limited	Subsidiary
Becamex Trade Company Limited	Subsidiary
WTC Binh Duong One Member Company Limited	Subsidiary
Becamex Binh Phuoc Infrastructure Development Joint Stock Company	Associate

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Notes to the Interim Financial Statements (cont.)

Other related parties	Relationship
Ho Chi Minh City - Thu Dau Mot - Chon Thanh Expressway Joint Stock Company	Associate
Becamex Urban Development Joint - Stock Company	Subsidiary of Investment and Industrial Development Joint Stock Corporation
Binh Duong Trade and Development Joint-Stock Company	Associate of Investment and Industrial Development Joint Stock Corporation
Binh Duong Construction and Civil Engineering Joint Stock Company	Associate of Investment and Industrial Development Joint Stock Corporation
My Phuoc Hospital Joint Stock Company	Subsidiary of Investment and Industrial Development Joint Stock Corporation
Eastern International University	Subsidiary of Investment and Industrial Development Joint Stock Corporation
Becamex International General Hospital Joint Stock Company	Subsidiary of Investment and Industrial Development Joint Stock Corporation
Binh Duong Rubber Joint Stock Company	Associate of Investment and Industrial Development Joint Stock Corporation
Vietnam – Singapore Industrial Park Joint Venture Co., Ltd.	Associate of Investment and Industrial Development Joint Stock Corporation
Setia – Becamex Joint Stock Company	Associate of Investment and Industrial Development Joint Stock Corporation
Savi Pharmaceutical Joint Stock Company	Associate of Investment and Industrial Development Joint Stock Corporation
Vietnam Technology & Telecommunication Joint Stock Company	Associate of Investment and Industrial Development Joint Stock Corporation
Becamex Tokyu Co., Ltd.	Associate of Investment and Industrial Development Joint Stock Corporation
Eastern Educational Development Joint Stock Company	Associate of Investment and Industrial Development Joint Stock Corporation
BW Industrial Development Joint Stock Company	Associate of Investment and Industrial Development Joint Stock Corporation
Becamex Binh Dinh Joint Stock Company	Associate of Investment and Industrial Development Joint Stock Corporation
Vietnam - Singapore Smart Energy Solutions Joint Stock Company	Associate of Investment and Industrial Development Joint Stock Corporation
East Saigon Investment and Industrial Development Joint Stock Company	Associate of Investment and Industrial Development Joint Stock Corporation
Becamex - Vsp Power Investment and Development Joint Stock Company	Associate of Investment and Industrial Development Joint Stock Corporation
VSIP Can Tho Joint Stock Company	Associate of Investment and Industrial Development Joint Stock Corporation
Ha Tien Kien Giang - Becamex Cement Joint Stock Company	Subsidiary of Binh Duong Trade and Development Joint-Stock Company
Becamex Construction Material Joint Stock Company	Subsidiary of Binh Duong Trade and Development Joint-Stock Company
Sinviet J.I Co., Ltd.	Associate of Binh Duong Trade and Development Joint-Stock Company
Becamex Binh Phuoc Power Joint Stock Company	Subsidiary of Becamex Binh Phuoc Infrastructure Development Joint Stock Company

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Notes to the Interim Financial Statements (cont.)

Apart from transactions with the subsidiaries, associates as presented in Note No. V.13 as well as sales of goods and service provisions to other related parties which are not subsidiaries, joint ventures and associates as presented in Note No. VI.1b, the Company also has other transactions with other related parties as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
<i>Investment and Industrial Development Joint Stock Corporation</i>		
Expenses for business cooperation	-	4.647.853.934
Receipt of land use right transfer	25.338.444.604	1.242.684.000.000
Purchase of merchandise, services	316.771.593	-
Collection of operation management service charges	1.154.795.456	446.295.455
Collection of insurance premiums	4.603.153	-
Interest on late dividend payment	11.198.134.348	-
<i>Vietnam – Singapore Industrial Park Joint Venture Co., Ltd.</i>		
Receipt of land use right transfer	-	991.008.000
<i>Vietnam Technology & Telecommunication Joint Stock Company</i>		
Purchase of merchandise, services	1.087.666.996	917.529.778
Dividends received	-	1.190.000.000
<i>Binh Duong Trade and Development Joint-Stock Company</i>		
Purchase of merchandise, services	-	7.465.135.424
<i>Becamex International General Hospital Joint Stock Company</i>		
Dividends received	1.500.000.000	-

The prices of merchandise and services supplied to other related parties are the 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.2, V.3, V.4, V.14, V.15, V.18, V.19 and V.20.

The receivables from other related parties are unsecured and will be paid in cash. There are no allowances for doubtful debts made for the receivables from other related parties.

3. Segment information

The main segment report is the business segments based on the internal organizational and management structure as well as the internal financial reporting system of the Company.

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For the first 6 months of the fiscal year ending 31 December 2025

Notes to the Interim Financial Statements (cont.)**3a. Information on business segment**

The Company has the following main business segments:

- Sales of toll tickets: sales of toll tickets for Highway 13.
- Trading real estate: investment in construction and operation of technical infrastructure of industrial parks, residences and urban areas.
- Trading investment properties: leasing premises in Becamex Tower.
- Construction: construction of social houses, public works.
- Business cooperation contract: cooperation in implementing Becamex City Center Project with Investment and Industrial Development Joint Stock Corporation.
- Others: leasing equipment and furniture.

Information on business segment of the Company is presented in the attached Appendix.

3b. Information on geographical segment

All of the Company's operations take place in the territory of Vietnam, mainly in Binh Duong Province (currently known as Ho Chi Minh City).

4. Comparative figures**4a. Adjustments of figures of the previous years**

During the period, according to the Appendix No. 02/PLHD dated 20 July 2022 amending and supplementing the Contract No. 226/DTMBD signed between the Company and Investment and Industrial Development Joint Stock Corporation, the Company recognized a decrease in the accrued costs of IJC Urban Area by an amount VND 36.847.413.418 and an increase in corporate income tax by an amount of VND 7.369.482.684. Accordingly, the Company retroactively recognized these amounts in the Financial Statements for the year 2022.


4b. Effects of the adjustments

The effects of the adjustments on the comparative figures are as follows:

	Code	Figures before adjustments	Adjustments	Figures after adjustments
Balance Sheet (beginning balances)				
Taxes and other obligations to the State Budget	313	22.425.206.712	7.369.482.684	29.794.689.396
Short-term accrued expenses	315	278.385.236.875	(36.847.413.418)	241.537.823.457
Retained earnings	421	326.041.576.649	29.477.930.734	355.519.507.383

5. Subsequent events

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


Luong Thi Ngoc Trinh
 Preparer


Bui Thi Thuy
 Chief Accountant

Ho Chi Minh City, 26 August 2025


Trinh Thanh Hung
 Chief Executive Officer

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Appendix: Segment information according to the business segments

Unit: VND

Information on the Company's financial performance, fixed assets, other non-current assets and values of remarkable non-cash expenses according to the business segments is as follows:

	Sales of toll tickets	Trading real estate	Trading investment properties	Construction	Business cooperation contract	Others	Total
Current period							
Net external revenue	159.237.012.153	19.643.683.676	13.709.818.184	-	-	7.050.000.006	199.640.514.019
Net inter-segment revenue	-	-	-	-	-	-	-
Total net revenue	159.237.012.153	19.643.683.676	13.709.818.184	-	-	7.050.000.006	199.640.514.019
Segment financial performance	72.645.077.307	6.086.662.338	7.190.088.136	-	-	1.460.725.506	87.382.553.287
Expenses not attributable to segments							87.382.553.287
Operating profit							1.587.914.791
Financial income							-
Financial expenses							11.341.614.814
Other income							(9.002.097.251)
Other expenses							(18.164.646.728)
Current income tax							-
Deferred income tax							73.145.338.913
Profit after tax							
Total expenses on acquisition of fixed assets and other non-current assets	15.537.467.518	1.240.557.225	1.382.015.917	-	-	445.228.532	18.605.269.192
Total depreciation/(amortization) and allocation of long-term prepayments	34.611.527.038	337.938.742	9.664.931.619	5.392.991.566	-	63.866.784	50.071.255.749



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Appendix: Segment information according to the business segments (cont.)

	Sales of toll tickets	Trading real estate	Trading investment properties	Construction	Business cooperation contract	Others	Total
Previous period							
Net external revenue	149.694.149.310	203.536.455.955	16.238.016.540	-	1.852.200.000	7.654.181.824	378.975.003.629
Net inter-segment revenue	-	-	-	-	-	-	-
Total net revenue	149.694.149.310	203.536.455.955	16.238.016.540	-	1.852.200.000	7.654.181.824	378.975.003.629
Segment financial performance	99.275.439.037	31.704.454.860	7.995.333.908	-	(2.795.653.934)	3.043.278.103	139.222.851.975
Expenses not attributable to segments							-
Operating profit							139.222.851.975
Financial income							8.922.269.305
Financial expenses							(27.775.752.654)
Other income							18.467.276.386
Other expenses							(14.264.933.221)
Current income tax							(24.257.683.773)
Deferred income tax							-
Profit after tax							100.314.028.018
Total expenses on acquisition of fixed assets and other non-current assets	13.767.240.575	1.257.890.823.700	1.590.052.503	-	-	506.186.349	1.273.754.303.128
Total depreciation/(amortization) and allocation of long-term prepayments	31.476.611.059	1.004.508.227	7.500.145.637	-	-	54.736.469	40.036.001.393



BECAMEX INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY

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Appendix: Segment information according to the business segments (cont.)

The Company's assets and liabilities according to the business segments are as follows:

	Sales of toll tickets	Trading real estate	Trading investment properties	Construction	Business cooperation contract	Others	Total
Ending balance							
Direct assets of segment	532.378.437.972	5.164.453.271.534	517.330.478.100	-	501.310.604.300	2.489.700.000	6.717.962.491.906
Unallocated assets							962.555.761.553
Total assets							7.680.518.253.459
Direct liabilities of segment	53.407.345.679	1.489.277.174.371	13.568.000.000	-	-	2.649.169.554	1.558.901.689.604
Unallocated liabilities							1.011.743.609.172
Total liabilities							2.570.645.298.776
Beginning balance							
Direct assets of segment	550.866.415.914	5.132.297.038.865	485.640.293.967	-	501.305.540.832	9.386.070.002	6.679.495.359.580
Unallocated assets							969.330.164.598
Total assets							7.648.825.524.178
Direct liabilities of segment	55.725.820.900	1.473.130.344.891	15.856.300.000	-	-	6.889.276.201	1.551.601.741.992
Unallocated liabilities							1.048.315.738.601
Total liabilities							2.599.917.480.593



Luong Thi Ngoc Trinh
Preparer



Bui Thi Thuy
Chief Accountant



Ho Chi Minh City, 26 August 2025

Trinh Thanh Hung
Chief Executive Officer

