



**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 consolidated 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:

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



**CONSOLIDATED 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 Consolidated Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2025, including the Interim Financial Statements of the Company and those of its subsidiaries (hereinafter collectively referred to as "the Group")

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 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 inspect construction quality; to test construction materials;
- To trade in construction equipment and mechanical machinery;
- To produce construction materials;
- To produce supplies, materials and goods for consumer production;
- To make financial investments in other domestic and foreign enterprises;
- To trade in construction materials;
- To take care of trees, flower gardens and ornamental plants;
- 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 provide real estate brokerage, valuation, trading floor, consultancy, auction, advertising and management services;
- To mine and process minerals;
- To trade in precast concrete components. To trade in supplies, materials and goods for consumer production;
- To construct railways;
- To construct roads;



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

- To construct electrical works;
- To construct water supply and drainage works;
- To construct telecommunications and information works;
- To construct other public works;
- To construct residential houses;
- To construct non-residential houses;
- To maintain, repair and operate toll stations. To operate construction investment projects under the BOT, BT method;
- To install water supply, drainage, heating and air conditioning systems;
- To grow vegetables, beans of all kinds and flowers;
- To produce concrete and products from concrete, cement and plaster;
- To lease unmanned machinery, equipment and other tangible items;
- To construct civil and industrial electricity 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
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).

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BECADEX 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 Group's Consolidated Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2025.

Responsibilities of the Board of Management

The Board of Management is responsible for the preparation of the Consolidated Interim Financial Statements to give a true and fair view of the consolidated interim financial position, the consolidated interim financial performance and the consolidated interim cash flows of the Group during the period. In order to prepare these Consolidated 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 Group are followed or not, and all the material differences from these standards are disclosed and explained in the Consolidated Interim Financial Statements;
- prepare the Consolidated Interim Financial Statements of the Group 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 Consolidated Interim Financial Statements.

The Board of Management hereby ensures that all the proper accounting books have been fully recorded and can fairly reflect the financial position of the Group 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 Group'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 Consolidated Interim Financial Statements.

Approval of the Financial Statements

The Board of Directors hereby approves the accompanying Consolidated Interim Financial Statements, which give a true and fair view of the consolidated financial position as of 30 June 2025 of the Group, its consolidated financial performance and its consolidated 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 Consolidated Interim Financial Statements.

For and on behalf of the Board of Directors,



Do Quang Ngon
Chairman

Date: 26 August 2025

No. 1.1386/25/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 Consolidated Interim Financial Statements of Becamex Infrastructure Development Joint Stock Company (hereinafter referred to as "the Company") and its subsidiaries (hereinafter collectively referred to as "the Group"), which were prepared on 26 August 2025 (from page 06 to page 54), including the Consolidated Interim Balance Sheet as of 30 June 2025, the Consolidated Interim Income Statement, the Consolidated Interim Cash Flow Statement for the first 6 months of the fiscal year ending 31 December 2025 and the Notes to the Consolidated 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 the Consolidated 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 Consolidated Interim Financial Statements; and responsible for the internal control as the Board of Management determines necessary to enable the preparation and presentation of the Consolidated Interim Financial Statements to be free from material misstatement due to fraud or error.

Responsibility of Auditors

Our responsibility is to express conclusion on these Consolidated 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 Consolidated Interim Financial Statements have not given a true and fair view, in all material respects, of the consolidated financial position as of 30 June 2025 of the Group, its consolidated financial performance and its consolidated 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 Consolidated 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

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

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

CONSOLIDATED INTERIM BALANCE SHEET

(Full form)

As of 30 June 2025

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		4.530.397.082.654	4.497.720.660.501
I. Cash and cash equivalents	110	V.1	113.527.790.992	79.913.898.794
1. Cash	111		98.527.790.992	65.913.898.794
2. Cash equivalents	112		15.000.000.000	14.000.000.000
II. Short-term financial investments	120		750.000.000	16.300.000.000
1. Trading securities	121		-	-
2. Provisions for devaluation of trading securities	122		-	-
3. Held-to-maturity investments	123	V.2a	750.000.000	16.300.000.000
III. Short-term receivables	130		624.950.459.097	636.188.773.465
1. Short-term trade receivables	131	V.3a	586.664.365.282	595.338.741.949
2. Short-term prepayments to suppliers	132	V.4	4.685.216.383	6.065.421.040
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.5a	37.646.946.985	39.371.072.979
7. Allowance for short-term doubtful debts	137	V.6	(4.046.069.553)	(4.586.462.503)
8. Deficit assets for treatment	139		-	-
IV. Inventories	140	V.7	3.724.670.967.585	3.682.760.613.520
1. Inventories	141		3.724.670.967.585	3.682.760.613.520
2. Allowance for devaluation of inventories	149		-	-
V. Other current assets	150		66.497.864.980	82.557.374.722
1. Short-term prepaid expenses	151	V.8a	3.893.272.753	5.400.815.597
2. Deductible VAT	152		60.053.422.914	77.156.559.125
3. Taxes and other receivables from the State	153	V.17	2.551.169.313	-
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

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

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

Consolidated Interim Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
B- NON-CURRENT ASSETS	200		3.378.478.254.284	3.344.949.012.176
I. Long-term receivables	210		742.980.155.581	774.179.111.768
1. Long-term trade receivables	211	V.3b	268.376.793.620	299.565.749.807
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.5b	474.603.361.961	474.613.361.961
7. Allowance for long-term doubtful debts	219		-	-
II. Fixed assets	220		535.189.244.271	547.621.737.801
1. Tangible fixed assets	221	V.9	519.796.562.359	531.904.880.087
- Historical cost	222		1.175.367.118.460	1.161.409.656.965
- Accumulated depreciation	223		(655.570.556.101)	(629.504.776.878)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.10	15.392.681.912	15.716.857.714
- Initial cost	228		30.242.951.720	29.277.951.720
- Accumulated amortization	229		(14.850.269.808)	(13.561.094.006)
III. Investment property	230	V.11	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.12	669.983.103.053	642.375.160.164
2. Construction-in-progress	242	V.13	953.770.000	184.000.000
V. Long-term financial investments	250		895.415.682.682	834.646.279.268
1. Investments in subsidiaries	251		-	-
2. Investments in joint ventures and associates	252	V.2b	868.415.682.682	807.646.279.268
3. Investments in other entities	253	V.2c	27.000.000.000	27.000.000.000
4. Provisions for devaluation of long-term financial investments	254	V.2c	-	-
5. Held-to-maturity investments	255		-	-
VI. Other non-current assets	260		24.531.420.597	31.424.608.683
1. Long-term prepaid expenses	261	V.8b	24.531.420.597	31.424.608.683
2. Deferred income tax assets	262	V.14	-	-
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
5. Goodwill	269		-	-
TOTAL ASSETS	270		7.908.875.336.938	7.842.669.672.677

BECAMEX INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY

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

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

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

Consolidated Interim Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		2.607.419.597.537	2.661.755.974.149
I. Current liabilities	310		2.020.669.927.559	2.059.749.835.849
1. Short-term trade payables	311	V.15a	713.562.266.345	696.679.853.380
2. Short-term advances from customers	312	V.16	16.056.601.814	10.808.976.400
3. Taxes and other obligations to the State Budget	313	V.17	29.222.650.707	35.744.029.250
4. Payables to employees	314	V.18	7.833.072.942	9.727.065.901
5. Short-term accrued expenses	315	V.19	250.859.122.494	245.682.158.404
6. Short-term inter-company payables	316		-	-
7. Payables according to the progress of construction contracts	317		-	-
8. Short-term unearned revenue	318		67.564.003	60.740.990
9. Other short-term payables	319	V.20a	349.010.540.178	350.137.871.332
10. Short-term borrowings and financial leases	320	V.21a	591.212.374.966	646.866.826.138
11. Provisions for short-term payables	321		-	-
12. Bonus and welfare funds	322	V.22	62.845.734.110	64.042.314.054
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		586.749.669.978	602.006.138.300
1. Long-term trade payables	331	V.15b	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.23	45.467.338.878	11.904.073.192
7. Other long-term payables	337	V.20b	12.421.047.900	24.482.362.708
8. Long-term borrowings and financial leases	338	V.21b	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

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

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

Consolidated Interim Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
D - OWNER'S EQUITY	400		5.301.455.739.401	5.180.913.698.528
I. Owner's equity	410		5.301.455.739.401	5.180.913.698.528
1. Owner's capital	411	V.24	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.24	211.326.226.000	211.326.226.000
3. Bond conversion options	413		-	-
4. Other sources of capital	414	V.24	10.801.285.907	10.801.285.907
5. Treasury stocks	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418	V.24	761.202.038.142	712.480.326.882
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-
11. Retained earnings	421	V.24	540.642.349.352	468.822.019.739
- Retained earnings accumulated to the end of the previous period	421a		397.717.191.228	468.822.019.739
- Retained earnings of the current period	421b		142.925.158.124	-
12. Construction investment fund	422		-	-
13. Benefits of non-controlling shareholders	429		-	-
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		7.908.875.336.938	7.842.669.672.677

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

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

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


CONSOLIDATED 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	351.807.251.457	531.240.138.715
2. Revenue deductions	02	VI.2	26.744.225.140	6.073.906.698
3. Net revenue	10		325.063.026.317	525.166.232.017
4. Cost of sales	11	VI.3	127.575.976.267	309.710.036.707
5. Gross profit	20		197.487.050.050	215.456.195.310
6. Financial income	21	VI.4	2.084.503.262	1.781.271.539
7. Financial expenses	22	VI.5	31.912.380.993	26.922.896.052
In which: Interest expenses	23		20.853.610.993	28.033.575.942
8. Gain or loss in joint ventures, associates	24	V.2b	50.972.092.850	2.444.319.713
9. Selling expenses	25	VI.6	17.412.923.352	18.229.001.426
10. General and administration expenses	26	VI.7	35.584.157.253	34.607.369.608
11. Net operating profit	30		165.634.184.564	139.922.519.476
12. Other income	31	VI.8	8.098.945.553	16.014.358.143
13. Other expenses	32	VI.9	9.232.691.907	14.575.531.913
14. Other profit/(loss)	40		(1.133.746.354)	1.438.826.230
15. Total accounting profit before tax	50		164.500.438.210	141.361.345.706
16. Current income tax	51	V.17	21.575.280.086	28.623.020.619
17. Deferred income tax	52		-	-
18. Profit after tax	60		<u>142.925.158.124</u>	<u>112.738.325.087</u>
19. Profit after tax of the Parent Company	61		<u>142.925.158.124</u>	<u>112.738.325.087</u>
20. Profit after tax of non-controlling shareholders	62		-	-
21. Basic earnings per share	70	VI.10	<u>367</u>	<u>338</u>
22. Diluted earnings per share	71	VI.10	<u>367</u>	<u>338</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

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

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

CONSOLIDATED 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		164.500.438.210	141.361.345.706
2. Adjustments:				
- Depreciation/(Amortization) of fixed assets and investment properties	02	V.9; V.10; V.11	32.448.191.417	33.922.286.797
- Provisions and allowances	03	V.2c, V.6	(540.392.950)	(3.400.000.000)
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	04	VI.4	(28.762.152)	-
- Gain/(loss) from investing activities	05	V.2b; VI.4; VI.8	(52.943.189.843)	(10.014.330.175)
- Interest expenses	06	VI.5	20.686.247.980	28.033.575.942
- Others	07		-	-
3. Operating profit before changes of working capital	08		164.122.532.662	189.902.878.270
- Increase/(decrease) of receivables	09		52.987.170.350	104.123.587.689
- Increase/(decrease) of inventories	10		(69.518.296.954)	(1.254.092.152.145)
- Increase/(decrease) of payables	11		35.907.599.151	874.635.556.509
- Increase/(decrease) of prepaid expenses	12		8.400.730.930	6.940.481.718
- Increase/(decrease) of trading securities	13		-	-
- Interest paid	14	V.19; VI.5	(19.373.630.563)	(29.887.666.853)
- Corporate income tax paid	15	V.17	(21.768.828.686)	(141.596.632.510)
- Other cash inflows	16		-	-
- Other cash outflows	17	V.22	(13.377.007.759)	(15.035.984.833)
Net cash flows from operating activities	20		137.380.269.131	(265.009.932.155)
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21	V.9; V.10; V.13; VII	(17.309.884.355)	(45.069.591.902)
2. Proceeds from disposals of fixed assets and other non-current assets	22		-	25.818.497.292
3. Cash outflow for lending, buying debt instruments of other entities	23	V.2a	(750.000.000)	-
4. Cash recovered from lending, selling debt instruments of other entities	24	V.2a	16.300.000.000	4.000.000.000
5. Investments in other entities	25	V.2b	(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.5; VI.4	2.218.134.342	1.782.671.232
Net cash flows from investing activities	30		(19.541.750.013)	(479.468.423.378)

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Consolidated 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		-	1.259.158.750.000
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33	V.21	209.018.304.688	520.354.969.391
4. Repayment for borrowing principal	34	V.21	(292.835.553.860)	(955.267.800.765)
5. Payments for financial lease principal	35		-	-
6. Dividends and profit paid to the owners	36	V.20,V.24	(436.139.900)	(222.165.812.200)
<i>Net cash flows from financing activities</i>	<i>40</i>		<i>(84.253.389.072)</i>	<i>602.080.106.426</i>
Net cash flows during the year	50		33.585.130.046	(142.398.249.107)
Beginning cash and cash equivalents	60	V.1	79.913.898.794	284.172.959.342
Effects of fluctuations in foreign exchange rates	61		28.762.152	-
Ending cash and cash equivalents	70	V.1	113.527.790.992	141.774.710.235


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

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NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

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I. GENERAL INFORMATION**1. Ownership form**

Becamex Infrastructure Development Joint Stock Company (hereinafter referred to as "the Company" or "the Parent 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 Group's operation during the period on the Consolidated Interim Financial Statements

The Group'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 Group

The Group includes the Parent Company and 3 subsidiaries under the control of the Parent Company. All subsidiaries are consolidated in the Consolidated Interim Financial Statements.

6a. List of subsidiaries to be consolidated

Subsidiaries	Address	Principal business activities	Benefit rate		Voting rate	
			Ending balance	Beginning balance	Ending balance	Beginning balance
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%	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%	100%

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Notes to the Consolidated Interim Financial Statements (cont.)

Subsidiaries	Address	Principal business activities	Benefit rate		Voting rate	
			Ending balance	Beginning balance	Ending balance	Beginning balance
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%	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 Parent Company and Investment and Industrial Development Joint Stock Corporation are currently carrying out procedures to complete this transfer of capital.

6b. List of associates reflected in the Consolidated Interim Financial Statements using the equity method

Associate	Address	Principal business activities	Benefit rate		Voting rate	
			Ending balance	Beginning balance	Ending balance	Beginning balance
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%	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%	-

7. Statement of information comparability on the Consolidated 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 Group's headcount is 724 (headcount at the beginning of the year: 768).

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

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

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because the Group's transactions are primarily made in VND.

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Notes to the Consolidated Interim Financial Statements (cont.)

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Group 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 guiding the Vietnamese Enterprise Accounting System, the Circular No. 53/2016/TT-BTC dated 21 March 2016, the Circular No. 202/2014/TT-BTC dated 22 December 2014 guiding the preparation and presentation of the Consolidated Financial Statements as well as other Circulars guiding implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Consolidated 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. 202/2014/TT-BTC dated 22 December 2014 as well as other Circulars guiding the implementation of the Accounting Standards of the Ministry of Finance in preparation and presentation of the Consolidated Interim Financial Statements.

IV. ACCOUNTING POLICIES

1. Accounting convention

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

2. Consolidation bases

The Consolidated Interim Financial Statements include the Interim Financial Statements of the Parent Company and those of its subsidiaries. A subsidiary is an enterprise that is controlled by the Parent Company. The control exists when the Parent Company has the power to directly or indirectly govern the financial and operating policies of the subsidiary to obtain economic benefits from its activities. In determining the control power, the potential voting right arising from options or debt and capital instruments that can be converted into common shares as of the balance sheet date should also be taken into consideration.

The financial performance of subsidiaries, which are acquired or disposed during the period, is included in the Consolidated Interim Income Statement from the date of acquisition or disposal of investments in those subsidiaries.

The Interim Financial Statements of the Parent Company and those of subsidiaries used for consolidation are prepared in the same fiscal year and apply consistently accounting policies to the same types of transactions and events in similar circumstances. In the case that the accounting policy of a subsidiary is different from the accounting policy applied consistently in the Group, the Financial Statements of that subsidiary will be properly adjusted before being used for the preparation of the Consolidated Interim Financial Statements.

Intra-group balances in the Balance Sheet and intra-group transactions and unrealized profits resulting from these transactions must be completely eliminated. Unrealized losses resulting from intra-group transactions are also eliminated unless costs cannot be recovered.

3. Foreign currency transactions

Transactions in foreign currencies are converted at the actual exchange rates ruling as of the transaction dates. The ending balances of monetary items in foreign currencies are converted at the actual exchange rates ruling as of the balance sheet date.

Foreign exchange differences arisen from foreign currency transactions during the period shall be included into financial income or financial expenses. Foreign exchange differences due to the revaluation of ending balances of the monetary items in foreign currencies after offsetting their positive differences against negative differences shall be included into financial income or financial expenses.

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Notes to the Consolidated Interim Financial Statements (cont.)

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

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

The exchange rate used to re-evaluate the ending balances of monetary items in foreign currencies which only include cash in foreign currencies is the buying rate of Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) where the Group frequently conducts transactions.

4. 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.

5. Financial investments

Held-to-maturity investments

Investments are classified as held-to-maturity investments that the Group intends and is able to hold to maturity. The Group's held-to-maturity investments only include term deposits for the purpose of receiving periodical interest.

Held-to-maturity investments are initially recognized at costs including the acquisition costs and other transaction costs. After initial recognition, these investments are recorded at recoverable value. Interest from these held-to-maturity investments after acquisition date is recognized in the profit or loss on the basis of the interest income to be received. Interest arising prior to the Group's acquisition of held-to-maturity investments is deducted into the costs at the acquisition time.

When there is reliable evidence proving that a part or the whole investment cannot be recovered and the loss is reliably measured, the loss is recognized as financial expenses during the year and directly deducted into the investment costs.

Investments in associates

An associate is an entity which the Group 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.

Investments in associates are recorded as in the owner's equity method. Accordingly, the investment in the associate is initially recorded at costs on the Consolidated Interim Financial Statements and then adjusted for the post acquisition change in the Group's share of net assets of the associate. If the Group's share of loss of an associate exceeds or equals the carrying amount of an investment, the investment is then reported at nil (0) value on the Consolidated Interim Financial Statements, except when the Group has obligations to pay on behalf of the associate to satisfy obligations of the associate.

The Financial Statements of the associates are prepared for the accounting period that is the same with the Consolidated Interim Financial Statements of the Group. In the case that the accounting policy of an associate is different from the accounting policy applied consistently in the Group, the Financial Statements of that associate will be properly adjusted before being used for the preparation of the Consolidated Interim Financial Statements.

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Notes to the Consolidated Interim Financial Statements (cont.)

Unrealized profit/(losses) arising from transactions with the associates are eliminated in proportion to the amount under the Group's ownership in the preparation of the Consolidated Interim Financial Statements.

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

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 Group'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.

6. 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 Group and customers who are independent to the Group.
- 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.

7. 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.

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Notes to the Consolidated Interim Financial Statements (cont.)

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.

8. Prepaid expenses

Prepaid expenses comprise actual expenses incurred and relevant to financial performance in several fiscal years. Prepaid expenses of the Group 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.

9. 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 Group's operation costs in accordance with the straight-line method over the lease term and do not depend on the method of lease payment.

10. 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 Group 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

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Notes to the Consolidated Interim Financial Statements (cont.)

11. Intangible fixed assets

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

Initial costs of intangible fixed assets include all the costs paid by the Group to bring the asset to its working condition for its intended use. Other costs relevant to intangible fixed assets arising subsequent to initial recognition are included into operation costs during the period only if these costs are associated with a specific intangible fixed asset and result in future economic benefits expected to be obtained from the use of these assets.

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.

The Group's intangible fixed assets include:

Land use right

The land use right includes all the actual expenses paid by the Group directly related to the land being used. The land use right is amortized in accordance with the straight-line method in 50 years.

Research and development costs

Research costs which are spent for the purpose of obtaining new scientific or technical knowledge and understandings are included into the Group's expenses when these costs are incurred.

Development costs related to the application of research findings to a plan or design for the production of new or substantially renovated products prior to the commencement of commercial production or use are capitalized if, and only if, the Group can demonstrate all of the followings:

- the technical feasibility of completing the intangible asset so that it will be available for intended use or sale.
- the Group's intention to complete the intangible asset and use or sell it.
- the Group's ability to use or sell that intangible asset.
- the intangible asset will generate probable future economic benefits.
- the availability of adequate technical, financial and other resources to complete the development and to use or sell the intangible asset.
- the Group's ability to measure reliably the expenditure attributable to the intangible asset during its development.

Development costs capitalized include material costs, direct labor costs, directly attributable costs to generate intangible asset, and part of general expenses which are reasonably and consistently allocated. Other development costs are included into expenses as actually incurred.

Development costs capitalized are amortized in accordance with the straight-line method in 10 years.

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 Group until the date the software is put into use. The computer software is amortized in accordance with the straight-line method for the period from 5 years to 20 years.

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Notes to the Consolidated Interim Financial Statements (cont.)

12. Investment properties

Investment property is property which is land use right, a building or part of a building, infrastructure held by the Group or by the lessee under a finance lease to earn rentals. Investment properties are measured at their historical costs less accumulated depreciation. Historical cost includes all the expenses paid by the Group 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 Group.

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.

13. Construction-in-progress

Construction-in-progress reflects the expenses (including relevant interest expenses following the accounting policies of the Group) 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.

14. Business combination and goodwill

The business combination is accounted by applying acquisition method. The costs of business combination include the fair values as at the acquisition date of the exchanged assets, the incurred or assumed liabilities as well as the equity instruments issued by the Group in exchange for control of the acquiree, plus any cost directly attributable to the business combination. The acquired assets, the identifiable and contingent liabilities assumed from the business combination are recognized at their fair values as at the acquisition date.

If the business combination covers some accounting periods, the cost of business combination equals the total investment made at the date of obtaining the control of subsidiaries plus the amount of previous investments which are re-evaluated at fair value as at the date of obtaining the control of subsidiaries. The difference between the re-evaluated amount and the cost of investment shall be recorded in the financial performance provided that the Group does not have any significant influence on subsidiaries prior the date of obtaining the control and the investment in subsidiaries is presented in line with the cost method. In case where the Group has significant influence on the subsidiaries prior the date of obtaining the control the investment in subsidiaries is presented in line with the equity method, the difference between the re-evaluated amount and the cost of investment determined in line with the equity method shall be recorded in the financial performance; and the difference between the investment determined in line with the equity method and the cost of investment shall be directly recorded in "Retained earnings" of the Consolidated Interim Balance Sheet.

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The excess of the cost of business combination over the ownership share of the Group in the net fair value of the assets, the identifiable and contingent liabilities of acquiree which are recognized at the date obtaining the control of subsidiaries is recognized as goodwill. If the ownership share of the Group in the net fair value of the assets, the identifiable and contingent liabilities of acquiree which are recognized at the date of obtaining the control of subsidiaries exceeds the cost of business combination, the difference will be included in the financial performance.

The goodwill is allocated according to the straight-line method in 10 years. When there is evidence that goodwill loss is more than the allocated amount, the allocated amount during the period is the loss incurred.

The benefit of non-controlling shareholders as at the date of business combination is initially measured on the basis of the ownership share of non-controlling shareholders in the fair values of the assets, the liabilities and the inherent liabilities recognized.

15. Contractual arrangement

Jointly controlled operations

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

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

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

17. 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.

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Notes to the Consolidated Interim Financial Statements (cont.)

18. Owner's equity

Owner's capital

The owner's capital is recorded according to the actual amounts invested by the shareholders of the Parent Company.

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.

19. 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.

20. Recognition of revenue and income

Revenue from sales of merchandise

Revenue from sales of merchandise shall be recognized when all of the following conditions are satisfied:

- The Group transfers most of risks and benefits incident to the ownership of merchandise to customers.
- The Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the merchandise sold.
- The amount of revenue can be measured reliably. When the contracts stipulate that buyers have the right to return merchandise purchased under specific conditions, the revenue is recorded only when those specific conditions are no longer exist and buyers retains no right to return merchandise (except for the case that such returns are in exchange for other goods or services).
- The Group received or shall probably receive the economic benefits associated with sale transactions.
- The cost incurred or to be incurred in respect of the sale transaction can be measured reliably.

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 Group 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.

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.

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Revenue from sales of real estate

Revenue from sales of real estate that invested by the Group 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 Group transfers most of risks and benefits incident to the ownership of real estate to the buyer.
- The Group 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 Group 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 Group 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

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

21. 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 Group 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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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.

22. Revenue deductions

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

In case of products, merchandise, services 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 Consolidated Interim Financial Statements, revenues are derecognized on the Consolidated Interim Financial Statements of the current period.
- If sales returns incur after the release of the Consolidated Interim Financial Statements, revenues are derecognized on the Consolidated Interim Financial Statements of the following period.

23. Borrowing costs

Borrowing costs are interest and other costs that the Group 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.

24. 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.

25. 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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Deferred income tax

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

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

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

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

- The Group 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 Group 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.

26. Related parties

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

27. Segment reporting

A business segment is a distinguishable component of the Group 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 Group 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 Consolidated Interim Financial Statements of the Group.

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V. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED INTERIM BALANCE SHEET

1. Cash and cash equivalents

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	2.552.911.138	2.020.401.804
Bank deposits	95.835.053.113	63.806.425.753
Cash in transit	139.826.741	87.071.237
Cash equivalents (bank deposits of which the principal maturity is from or under 3 months)	15.000.000.000	14.000.000.000
Total	113.527.790.992	79.913.898.794

2. Financial investments

The financial investments of the Group include held-to-maturity investments and investments in other entities. The Group's financial investments are as follows:

2a. Held-to-maturity investments

This item reflects the bank deposits of which the principal maturity is from more than 3 months to 12 months.

2b. Investments in associates

	<u>Original amount</u>	<u>Ending balance Profit incurred after the investment date</u>	<u>Total</u>	<u>Original amount</u>	<u>Beginning balance Profit incurred after the investment date</u>	<u>Total</u>
Becamex Binh Phuoc Infrastructure Development Joint Stock Company ⁽ⁱ⁾	684.165.000.000	164.250.682.682	848.415.682.682	684.165.000.000	123.481.279.268	807.646.279.268
Ho Chi Minh City - Thu Dau Mot - Chon Thanh Expressway Joint Stock Company ⁽ⁱⁱ⁾	20.000.000.000	-	20.000.000.000	-	-	-
Total	704.165.000.000	164.250.682.682	868.415.682.682	684.165.000.000	123.481.279.268	807.646.279.268

(i) The Group invested an amount of VND 684.165.000.000 in Becamex Binh Phuoc Infrastructure Development Joint Stock Company and held 57.138.750 shares, equivalent to 31,77% of charter capital.

(ii) The Group invested an amount of VND 20.000.000.000 in Ho Chi Minh City - Thu Dau Mot - Chon Thanh Expressway Joint Stock Company and held 2.000.000 shares, equivalent to 20% of charter capital.

Operation of the associates

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

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The value of the Group's ownership in the associates is as follows:

	Beginning balance of ownership value	Capital contribution during the period	Profit/(loss) during the period	Appropriation for bonus and welfare funds during the period	Other decreases	Ending balance of ownership value
Becamex Binh Phuoc Infrastructure Development Joint Stock Company	807.646.279.268	-	50.972.092.850	(10.199.328.067)	(3.361.369)	848.415.682.682
Ho Chi Minh City - Thu Dau Mot - Chon Thanh Expressway Joint Stock Company	-	20.000.000.000	-	-	-	20.000.000.000
Total	807.646.279.268	20.000.000.000	50.972.092.850	(10.199.328.067)	(3.361.369)	868.415.682.682

Transactions with the associates

Significant transactions between the Group and its joint ventures and associates are as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
<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	-

2c. Investments in other entities

	Ending balance		Beginning balance	
	Original amount	Provision	Original amount	Provision
Vietnam Technology & Telecommunication Joint Stock Company ⁽ⁱ⁾	17.000.000.000	-	17.000.000.000	-
Becamex International General Hospital Joint Stock Company ⁽ⁱⁱ⁾	10.000.000.000	-	10.000.000.000	-
Total	27.000.000.000	-	27.000.000.000	-

- ⁽ⁱ⁾ On 25 February 2022, the Board of Directors of the Parent Company approved the Resolution No. 02/NQ-HĐQT on acquiring 1.700.000 shares of Vietnam Technology & Telecommunication Joint Stock Company at the total acquisition price of VND 17.000.000.000.

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- (ii) The Group invested an amount of VND 10.000.000.000 in Becamex International General Hospital Joint Stock Company and held 1.000.000 shares, equivalent to 10% of charter capital.

Fair value

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

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	-	-

3. Trade receivables**3a. Short-term trade receivables**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Receivables from related parties</i>	54.144.638.244	58.422.551.833
Investment and Industrial Development Joint Stock Corporation	43.076.802.171	46.150.890.558
My Phuoc Hospital Joint Stock Company	8.493.397.500	8.493.397.500
Binh Duong Trade and Development Joint-Stock Company	2.313.085.107	2.336.829.107
Becamex Binh Phuoc Infrastructure Development Joint Stock Company	-	828.820.200
Eastern International University	75.454.735	267.029.061
Vietnam Technology & Telecommunication Joint Stock Company	10.304.000	250.871.516
Becamex Tokyu Co., Ltd.	175.594.731	86.586.831
Vietnam – Singapore Industrial Park Joint Venture Co., Ltd.	-	6.437.400
Becamex Binh Dinh Joint Stock Company	-	1.689.660
<i>Receivables from other customers</i>	532.519.727.038	536.916.190.116
Total	586.664.365.282	595.338.741.949

3b. Long-term trade receivables

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Receivables from related parties</i>	12.966.583.500	12.966.583.500
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
<i>Receivables from other customers</i>	255.410.210.120	286.599.166.307
Total	268.376.793.620	299.565.749.807

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	<u>Ending balance</u>	<u>Beginning balance</u>
<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>4.579.216.383</i>	<i>5.959.421.040</i>
Sac Mau Trading Service Production Company Limited	1.494.288.170	1.494.288.170
Innovative Technology Development Corporation	-	891.340.380
A.A.P Planning Architecture Consulting Company Limited	313.200.000	739.886.020
Binh Duong Power Company	493.218.856	493.218.856
Other suppliers	2.278.509.357	2.340.687.614
Total	<u>4.685.216.383</u>	<u>6.065.421.040</u>

5. Other receivables**5a. Other short-term receivables**

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Value</u>	<u>Allowance</u>	<u>Value</u>	<u>Allowance</u>
<i>Receivables from related parties</i>	<i>27.708.542.339</i>	<i>-</i>	<i>29.284.538.871</i>	<i>-</i>
Investment and Industrial Development Joint Stock Corporation				
- Profit receivable for Becamex City Center project	27.708.542.339	-	27.703.478.871	-
Investment and Industrial Development Joint Stock Corporation				
- Management fees receivable	-	-	1.581.060.000	-
<i>Receivables from other organizations and individuals</i>	<i>9.938.404.646</i>	<i>-</i>	<i>10.086.534.108</i>	<i>-</i>
Corporate income tax provisionally paid for the amount received in advance from the transfer of property	454.673.389	-	119.040.732	-
Bank deposit interest to be received	42.071.233	-	294.172.050	-
Advance to employees	594.532.047	-	818.226.927	-
Short-term deposits and mortgages	2.458.650.000	-	440.000.000	-
Other short-term receivables	6.388.477.977	-	8.415.094.399	-
Total	<u>37.646.946.985</u>	<u>-</u>	<u>39.371.072.979</u>	<u>-</u>

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5b. Other long-term receivables

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
<i>Receivables from related parties</i>	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	-
<i>Receivables from other organizations and individuals</i>	275.000.000	-	285.000.000	-
Deposits and mortgages	275.000.000	-	285.000.000	-
Total	474.603.361.961	-	474.613.361.961	-

^(*) 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.

6. Overdue debts

	Ending balance		Beginning balance	
	Overdue period	Recoverable amount	Overdue period	Recoverable amount
<i>Receivables from other organizations and individuals</i>				
	Original amount		Original amount	
	7.730.304.462	3.684.234.909	9.015.278.650	4.428.816.147
From 6 months to 1 year	181.889.040	127.322.328	From 6 months to 1 year	905.695.864
From 1 year to 2 years	6.411.013.068	3.216.125.534	From 1 year to 2 years	8.007.158.386
From 2 years to 3 years	1.135.956.822	340.787.047	From 2 years to 3 years	102.424.400
More than 3 years	1.445.532	-	More than 3 years	-
<i>Receivables for sales of real estate</i>				
	459.210.030.392	459.210.030.392	462.250.057.035	462.250.057.035
Less than 6 months	17.762.320.784	17.762.320.784	Less than 6 months	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
From 1 year to 2 years	46.738.959.423	46.738.959.423	From 1 year to 2 years	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
More than 3 years	285.667.712.055	285.667.712.055	More than 3 years	281.938.459.505
Total	466.940.334.854	462.894.265.301	471.265.335.685	466.678.873.182

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Changes in allowances for doubtful debts are as follows:

	<u>Current period</u>	<u>Previous period</u>
Beginning balance	4.586.462.503	337.260.706
Reversal of allowances	(540.392.950)	-
Ending balance	<u>4.046.069.553</u>	<u>337.260.706</u>

7. Inventories

	Ending balance		Beginning balance	
	Original costs	Allowance	Original costs	Allowance
Materials and supplies	3.318.866.756		3.131.660.735	-
Tools	2.001.236.794		1.807.036.335	-
Work-in-process (*)	3.707.278.179.112		3.665.323.498.011	-
Real estate	10.344.348.331		11.057.252.817	-
Merchandise	1.728.336.592		1.441.165.622	-
Total	<u>3.724.670.967.585</u>		<u>3.682.760.613.520</u>	-

- (*) 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, Prince Town and expanded parts 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, capitalized borrowing interest, etc.

Some work-in-process with a carrying amount of VND 430.501.541.738 have been mortgaged to secure the borrowings from BIDV - Binh Duong Branch, Vietcombank - Binh Duong Branch, VIB and MB - Binh Duong Branch (see Note No. V.21).

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

8. Prepaid expenses**8a. Short-term prepaid expenses**

	<u>Ending balance</u>	<u>Beginning balance</u>
Expenses of tools	1.694.244.717	2.295.861.121
Other short-term prepaid expenses	2.199.028.036	3.104.954.476
Total	<u>3.893.272.753</u>	<u>5.400.815.597</u>

8b. Long-term prepaid expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
Expenses of tools	3.182.229.062	4.165.824.297
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
Other long-term prepaid expenses	136.651.101	269.949.339
Total	<u>24.531.420.597</u>	<u>31.424.608.683</u>

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9. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Other tangible fixed assets	Total
Historical costs						
Beginning balance	1.018.230.732.052	18.656.433.622	14.841.364.178	109.636.127.113	45.000.000	1.161.409.656.965
Acquisition during the period	241.000.000	2.355.415.727	1.861.511.820	9.499.533.948	-	13.957.461.495
Ending balance	1.018.471.732.052	21.011.849.349	16.702.875.998	119.135.661.061	45.000.000	1.175.367.118.460
<i>In which:</i>						
Assets fully depreciated but still in use	24.420.342.127	3.651.821.383	5.121.486.592	28.076.951.637	-	61.270.601.739
Assets waiting for liquidation	-	490.900.000	-	225.585.454	-	716.485.454
Depreciation						
Beginning balance	561.365.923.051	8.064.612.853	8.770.524.835	51.280.278.639	23.437.500	629.504.776.878
Depreciation during the period	20.525.128.498	1.021.284.710	589.107.368	3.924.633.647	5.625.000	26.065.779.223
Ending balance	581.891.051.549	9.085.897.563	9.359.632.203	55.204.912.286	29.062.500	655.570.556.101
Carrying values						
Beginning balance	456.864.809.001	10.591.820.769	6.070.839.343	58.355.848.474	21.562.500	531.904.880.087
Ending balance	436.580.680.503	11.925.951.786	7.343.243.795	63.930.748.775	15.937.500	519.796.562.359
<i>In which:</i>						
Assets temporarily not in use	-	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-	-

10. Intangible fixed assets

	Land use right	Computer software	Research and development costs	Total
Initial costs				
Beginning balance	3.913.993.558	24.951.458.162	412.500.000	29.277.951.720
Acquisition during the period	-	965.000.000	-	965.000.000
Ending balance	3.913.993.558	25.916.458.162	412.500.000	30.242.951.720
<i>In which:</i>				
Assets fully amortized but still in use	-	4.736.562.331	412.500.000	5.149.062.331
Amortization				
Beginning balance	215.269.659	12.933.324.347	412.500.000	13.561.094.006
Amortization during the period	39.139.938	1.250.035.864	-	1.289.175.802
Ending balance	254.409.597	14.183.360.211	412.500.000	14.850.269.808
Carrying values				
Beginning balance	3.698.723.899	12.018.133.815	-	15.716.857.714
Ending balance	3.659.583.961	11.733.097.951	-	15.392.681.912
<i>In which:</i>				
Assets temporarily not in use	-	-	-	-
Assets waiting for liquidation	-	-	-	-

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11. Investment property*Investment property for lease*

	<u>Historical costs</u>	<u>Accumulated depreciation</u>	<u>Carrying values</u>
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:

	<u>Historical costs</u>	<u>Accumulated depreciation</u>	<u>Carrying values</u>
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 (see Note No. V.21).

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 Group has not had conditions to measure fair value of investment property.

12. Long-term work-in-process

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

13. Construction-in-progress

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

14. Deferred income tax assets

The Group has not recognized deferred income tax assets for the taxable losses of totally VND 12.731.437.254 of Becamex Hospitality Company Limited. Details of unrecognized taxable losses are as follows:

	<u>Losses incurred</u>	<u>Loss carried forward from the previous years</u>	<u>Losses carried forward as determined by tax authorities</u>	<u>Loss carried forward in the current period</u>	<u>Remaining loss carried forward</u>
2020	21.202.068.301	(11.987.948.043)	(344.300.572)	(5.562.510.934)	3.307.308.752
2021	9.437.121.549		(12.993.047)	-	9.424.128.502
2023	921.625		(921.625)	-	-
Total	30.640.111.475	(11.987.948.043)	(358.215.244)	(5.562.510.934)	12.731.437.254

According to the current Law on Corporate Income Tax, the loss of any tax year is brought forward to offset against the profit of the following years for the maximum period of 5 years from year after the loss incurring year. Deferred income tax assets are not recognized for these accounts since there is little possibility on the availability of taxable income in the future against which these accounts can be used.

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15. Trade payables**15a. Short-term trade payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related parties</i>	695.207.422.394	671.138.977.907
Investment and Industrial Development Joint Stock Corporation	692.076.425.800	667.726.443.671
Vietnam Technology & Telecommunication Joint Stock Company	2.414.161.803	2.742.783.845
Binh Duong Trade and Development Joint-Stock Company	541.635.391	541.635.391
Eastern International University	128.115.000	128.115.000
My Phuoc Hospital Joint Stock Company	47.084.400	-
<i>Payables to other suppliers</i>	18.354.843.951	25.540.875.473
ACC Binh Duong Investment and Construction Joint Stock Company	-	4.339.419.295
Other suppliers	18.354.843.951	21.201.456.178
Total	<u>713.562.266.345</u>	<u>696.679.853.380</u>

15b. 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).

15c. Overdue debts

The Group has no overdue trade payables.

16. Short-term advances from customers

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Advances from related party</i>	-	6.229.566
Eastern International University	-	6.229.566
<i>Advances from other customers</i>	16.056.601.814	10.802.746.834
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	-
Other customers	7.889.385.964	9.615.169.834
Total	<u>16.056.601.814</u>	<u>10.808.976.400</u>

17. Taxes and other obligations to the State Budget

	Beginning balance		Increase during the period			Ending balance	
	Payables	Receivables	Amount payable	Tax refund after finalization/ overpayment	Amount paid	Payables	Receivables
VAT on local sales	2.670.430.450	-	3.239.610.913	-	(7.003.801.088)	1.320.240.179	2.413.999.904
Corporate income tax (*)	27.664.190.985	-	21.910.912.743	-	(21.768.828.686)	27.806.275.042	-
Personal income tax	5.408.621.110	-	1.936.849.377	(552.905.855)	(6.833.843.486)	95.890.555	137.169.409
Other taxes	786.705	-	96.464.487	-	(97.006.261)	244.931	-
Total	35.744.029.250	-	27.183.837.520	(552.905.855)	(35.703.479.521)	29.222.650.707	2.551.169.313

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- Current corporate income tax	21.575.280.086
- 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	21.910.912.743

Value added tax (VAT)

The Group companies have 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 Group 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 Group companies have to pay corporate income tax on their assessable income at the rate of 20%.

Corporate income tax payable during the period of the Group companies are as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Becamex Infrastructure Development Joint Stock Company	18.164.646.728	24.257.683.773
Becamex Hospitality Company Limited	2.445.328.179	2.707.914.190
Becamex Trade Company Limited	183.717.326	896.811.812
WTC Binh Duong One Member Company Limited	781.587.853	760.610.844
Corporate income tax payable	21.575.280.086	28.623.020.619

Determination of corporate income tax liability of the Group companies 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 Consolidated 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 Group 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 Group will finalize the accounts of corporate income tax payable for this activity upon handing-over of property.

Other taxes

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

18. Payables to employees

This item reflects the salaries to be paid to employees.

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19. Short-term accrued expenses

	Ending balance	Beginning balance
<i>Payables to related parties</i>	128.552.210.242	123.759.449.583
Investment and Industrial Development Joint Stock Corporation:	126.128.514.363	121.335.707.473
- Accrual for transfer of land use right at IJC2 Commercial Town	6.457.153.249	6.457.153.249
- Accrual for transfer of land use right at IJC Urban Area	-	6.405.327.458
- Interest on late dividend payment	119.671.361.114	108.473.226.766
Vietnam – Singapore Industrial Park Joint Venture Co., Ltd.	2.423.343.359	2.423.343.359
- Accrual for transfer of land use right at Hamlet 1, Hamlet 5 Vinh Tan	2.423.343.359	2.423.343.359
Vietnam Technology & Telecommunication Joint Stock Company – Telephone charges	352.520	398.751
<i>Payables to other organizations and individuals</i>	122.306.912.252	121.922.708.821
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	5.334.452.866	5.262.890.349
Total	250.859.122.494	245.682.158.404

20. Other payables**20a. Other short-term payables**

	Ending balance	Beginning balance
<i>Payables to related parties</i>	311.704.903.569	311.704.903.569
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
<i>Payables to other entities and individuals</i>	37.305.636.609	38.432.967.763
Trade Union's expenditure, social insurance premiums	933.824.149	1.205.021.183
Remuneration to the Board of Directors, the Supervisory Board and the Secretary	-	1.218.000.000
Dividends 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	25.676.321.383	24.504.527.814
Other short-term payables	9.749.022.925	10.122.810.714
Total	349.010.540.178	350.137.871.332

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20b. Other long-term payables

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

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related party</i>	<i>61.047.900</i>	<i>61.047.900</i>
Eastern International University	61.047.900	61.047.900
<i>Payables to other organizations and individuals</i>	<i>12.360.000.000</i>	<i>24.421.314.808</i>
Receipt of long-term deposits and mortgages	12.360.000.000	24.421.314.808
Total	<u>12.421.047.900</u>	<u>24.482.362.708</u>

20c. Overdue debts

The Group has no other overdue payables.

21. Borrowings**21a. Short-term borrowings**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Short-term borrowings from banks</i>	<i>409.697.076.966</i>	<i>493.514.326.138</i>
Borrowing from BIDV – Binh Duong Branch ⁽ⁱ⁾	176.498.237.132	121.483.960.345
Borrowing from Vietcombank – Binh Duong Branch ⁽ⁱⁱ⁾	53.632.494.514	199.999.552.523
SeABank – Binh Duong Branch ⁽ⁱⁱⁱ⁾	-	45.746.388.500
VIB ^(iv)	179.566.345.320	126.284.424.770
<i>Short-term borrowings from other individuals ^(v)</i>	<i>2.000.000.000</i>	<i>2.000.000.000</i>
<i>Current portions of long-term borrowings (see Note No. V.21b)</i>	<i>27.339.048.000</i>	-
<i>Current portions of long-term ordinary bonds ^(vi)</i>	<i>152.176.250.000</i>	<i>151.352.500.000</i>
Total	<u>591.212.374.966</u>	<u>646.866.826.138</u>

(i) 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.

(ii) 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.

(iii) 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.

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- (iv) 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.
- (v) These are borrowings from individuals at interest rates as announced from time to time.
- (vi) 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 Group 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 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	646.866.826.138	209.018.304.688	27.339.048.000	(292.835.553.860)	823.750.000	591.212.374.966

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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 Group is solvent over long-term borrowings.

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

	Total debts	1 year or less	More than 1 year to 5 years
Ending balance			
Long-term borrowings from banks	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 borrowings from banks	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 borrowings during the period are as follows:

	Beginning balance	Amount repaid during the period	Transfer to short-term borrowings	Ending balance
Long-term borrowings from banks	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

21c. Overdue borrowings

The Group has no overdue borrowings.

22. Bonus and welfare funds

	Beginning balance	Increase due to appropriation from profit	Disbursement during the period	Ending balance
Bonus and welfare funds	63.852.114.054	12.180.427.815	(13.377.007.759)	62.655.534.110
Bonus fund for the Executive Board	190.200.000	-	-	190.200.000
Total	64.042.314.054	12.180.427.815	(13.377.007.759)	62.845.734.110

23. Long-term unearned revenues

This item reflects the payment according to contract progress of customers, who have not received the real estate handover.

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24. Owner's equity**24a. Statement of changes in owner's equity**

Information on changes in owner's equity is presented in the attached Appendix 01.

24b. Details of owner's capital

	<u>Ending balance</u>	<u>Beginning balance</u>
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	<u>3.777.483.840.000</u>	<u>3.777.483.840.000</u>

24c. Shares

	<u>Ending balance</u>	<u>Beginning balance</u>
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.

24d. Profit distribution

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

	<u>Amount approved for appropriation</u>	<u>Amount appropriated in the current period</u>
• 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	<u>249.776.331.075</u>	<u>60.902.139.075</u>

(*) The General Meeting of Shareholders of the Parent Company 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-ĐHĐCĐ dated 09 April 2025 of 2025 Annual General Meeting of Shareholders. This amount of dividend payable has not been recorded in the Consolidated Interim Financial Statements because the Board of Directors has not issued the official Dividend Payment Notice.

24e. Share offering

According to the Resolution No. 01/NQ-ĐHĐCĐ dated 09 April 2025 of 2025 Annual General Meeting of Shareholders, the Parent 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

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- 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 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 Parent 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.

25. Off-Consolidated interim balance sheet items**25a. External leased assets**

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

	<u>Ending balance</u>	<u>Beginning balance</u>
1 year or less	12.560.022.727	11.611.922.727
More than 1 year to 5 years	28.061.272.727	8.618.975.758
Total	40.621.295.454	20.230.898.485

The Group leases the business premises under the form of operating lease. The terms of the leasing contracts are from 1 year to 10 years and can be extended. The leasing rates are annually increased in line with market prices.

25b. Foreign currencies

	<u>Ending balance</u>	<u>Beginning balance</u>
US Dollar (USD)	51.169,00	55.429,98
Singapore Dollar (SGD)	2,00	-
Japanese Yen (¥)	30.000,00	-
Korean Won (KRW)	50.000,00	-

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

	Accumulated from the beginning of the year	
	<u>Current year</u>	<u>Previous year</u>
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	19.710.056.981	12.967.985.180
Revenue from business cooperation contracts	-	1.852.200.000
Revenue from operation of restaurants and hotels	106.445.536.905	99.789.949.263
Revenue from sales of goods in supermarkets	-	125.045.431
Revenue from provisions of services	20.026.736.602	57.200.446.878
Total	351.807.251.457	531.240.138.715

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Notes to the Consolidated Interim Financial Statements (cont.)

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

Sales of goods and service provisions to other related parties are as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Investment and Industrial Development Joint Stock Corporation		
Revenue from transfer of investment properties	-	202.923.200.000
Service provision	8.333.893.660	15.582.262.902
Revenue from business cooperation contracts	-	1.852.200.000
Revenue from sales of airline tickets	599.839.656	458.398.932
Binh Duong Trade and Development Joint-Stock Company		
Service provision	54.800.000	21.800.000
Becamex Tokyu Co., Ltd.		
Service provision	702.490.994	668.496.287
Becamex Binh Dinh Joint Stock Company		
Service provision	4.301.500	33.505.250
Vietnam – Singapore Industrial Park Joint Venture Co., Ltd.		
Service provision	1.277.620.682	1.513.852.038
Eastern International University		
Service provision	462.009.490	1.480.619.687
Vietnam Technology & Telecommunication Joint Stock Company		
Service provision	6.140.431	328.803.585
Revenue from sales of airline tickets	123.262.263	46.435.631
Vietnam - Singapore Smart Energy Solutions Joint Stock Company		
Service provision	-	11.931.150
Becamex - Vsip Power Investment and Development Joint Stock Company		
Service provision	-	2.785.650

2. Revenue deductions

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

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Notes to the Consolidated Interim Financial Statements (cont.)**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	(2.680.837.419)	150.244.853.381
Costs of investment properties	9.539.404.065	4.724.988.773
Costs shared from business cooperation contracts	-	4.647.853.934
Costs for operation of restaurants and hotels	69.411.282.103	68.524.216.825
Costs of goods in supermarkets	779.011.911	743.460.623
Costs of other services	9.575.044.769	41.764.030.422
Total	127.575.976.267	309.710.036.707

4. Financial income

	Accumulated from the beginning of the year	
	Current year	Previous year
Term deposit interest	471.096.993	316.552.326
Demand deposit interest	58.109.130	225.405.150
Exchange gain arising	26.534.987	42.809.227
Exchange gain due to the revaluation of monetary items in foreign currencies	28.762.152	-
Dividends, profit received	1.500.000.000	1.190.000.000
Other financial income	-	6.504.836
Total	2.084.503.262	1.781.271.539

5. Financial expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Interest expenses	19.862.497.980	27.209.825.942
Cash discount given to customers	-	35.550.000
Allocation of bond issuance costs	823.750.000	823.750.000
Interest on late dividend payment	11.198.134.348	-
Reversal of provision for impairment of investments in other entities	-	(3.400.000.000)
Exchange loss arising	10.812.390	3.220.110
Other expenses	17.186.275	2.250.550.000
Total	31.912.380.993	26.922.896.052

6. Selling expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	9.941.386.143	10.586.990.915
Tools and supplies	308.708.960	526.501.241
Depreciation/(amortization) of fixed assets	3.772.484.353	3.846.130.804
Brokerage commission expenses	54.545.455	490.909.091
Expenses for external services	2.593.615.915	1.704.447.928
Other expenses	742.182.526	1.074.021.447
Total	17.412.923.352	18.229.001.426

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Notes to the Consolidated Interim Financial Statements (cont.)**7. General and administration expenses**

	Accumulated from the beginning of the year	
	Current year	Previous year
Expenses for employees	24.879.696.513	23.072.513.541
Office stationery	433.336.202	471.448.835
Depreciation/(amortization) of fixed assets	1.527.352.212	1.612.559.842
Reversal of allowance for doubtful debts	(540.392.950)	-
Expenses for external services	6.040.471.486	6.037.444.751
Other expenses	3.243.693.790	3.413.402.639
Total	35.584.157.253	34.607.369.608

8. Other income

	Accumulated from the beginning of the year	
	Current year	Previous year
Income from liquidation and disposal of fixed assets	-	6.063.458.136
Income from fines for violations of contracts by customers	1.502.259.831	1.654.776.516
Collection of power, water and internet charges	4.367.133.408	4.236.480.728
Income from construction and connection of infrastructure to sewerage system of Highway 13	60.540.000	4.629.630
Other income	2.169.012.314	4.055.013.133
Total	8.098.945.553	16.014.358.143

9. Other expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Fines for administrative violations	3.500.000	5.025.797.226
Power, water and internet charges	8.513.656.164	7.771.768.122
Other expenses	715.535.743	1.777.966.565
Total	9.232.691.907	14.575.531.913

10. Earnings per share**10a. Basic/diluted earnings per share**

	Accumulated from the beginning of the year	
	Current year	Previous year
Accounting profit after corporate income tax of the Parent Company's shareholders	142.925.158.124	112.738.325.087
Appropriation for bonus and welfare funds	(3.657.266.946)	(5.015.701.401)
Appropriation for bonus fund for the Executive Board	(731.500.000)	(501.600.000)
Profit used to calculate basic/diluted earnings per share	138.536.391.178	107.221.023.686
The weighted average number of ordinary shares outstanding during the period	377.748.384	317.389.552
Basic/diluted earnings per share	367	338

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Notes to the Consolidated Interim Financial Statements (cont.)**10b. Other information**

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

11. Operating costs by factors

	Accumulated from the beginning of the year	
	Current year	Previous year
Materials and supplies	31.978.888.020	26.642.974.865
Labor costs	67.484.089.634	64.581.667.209
Depreciation/(amortization) of fixed assets	32.448.191.417	33.922.286.797
Expenses for external services	52.284.855.344	71.728.497.569
Other expenses	11.095.099.149	7.217.925.863
Total	195.291.123.564	204.093.352.303

VII. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED INTERIM CASH FLOW STATEMENT

As of the balance sheet date, the payables for acquisition of fixed assets are as follows:

	Ending balance	Beginning balance
Payables for acquisition of fixed assets	813.405.150	2.431.058.010
Prepayments for acquisition of fixed assets	1.494.288.170	1.494.288.170

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

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

	Ending balance	Beginning balance
1 year or less	1.415.928.215	1.388.843.288
More than 1 year to 5 years	1.710.106.406	1.090.909.091
Total	3.126.034.621	2.479.752.379

2. Transactions and balances with related parties

The Group'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 Group'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 Group 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 Consolidated Interim Financial Statements (cont.)*Receivables from and payables to the key managers and their related individuals*

The Group 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 Group include:

Other related parties	Relationship
Investment and Industrial Development Joint Stock Corporation	Shareholder with significant influence
Becamex Binh Phuoc Infrastructure Development Joint Associate Stock Company	
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

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Notes to the Consolidated Interim Financial Statements (cont.)

Other related parties	Relationship
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 Tokyo 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 - Vspip Power Investment and Development 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 Consolidated Interim Financial Statements (cont.)*Transactions with other related parties*

Apart from sales of goods and service provisions to other related parties presented in Note No. VI.1b, the Group 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>		
Dividend distribution in cash	-	131.584.196.800
Purchase of merchandise, services	2.312.327.366	-
Premises rental	4.233.000.000	18.396.172.000
Expenses for business cooperation contracts	-	4.647.853.934
Receipt of land use right transfer	25.338.444.604	1.242.684.000.000
Collection of operation management service charges	1.154.795.456	446.295.455
Collection of insurance premiums	4.603.153	-
Other service charges	543.000.834	-
Receivables for payment made on this corporation's behalf	2.601.299.340	-
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
Service charges	325.805.048	367.299.639
Purchase of tools	24.624.000	40.417.000
<i>Becamex International General Hospital Joint Stock Company</i>		
Service charges - medical examination	-	1.167.000
Dividends received	1.500.000.000	-
<i>Binh Duong Trade and Development Joint-Stock Company</i>		
Purchase of merchandise, services	-	7.465.135.424
<i>My Phuoc Hospital Joint Stock Company</i>		
Receipt of service provision	157.982.400	156.070.800
<i>Branch of Binh Duong Trade and Development Joint - Stock Company - My Phuoc Ready-Mixed Concrete Enterprise</i>		
Purchase of materials and supplies	810.690.690	-
<i>Becamex Construction Material Joint Stock Company</i>		
Purchase of materials and supplies	57.719.710	-

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Notes to the Consolidated Interim Financial Statements (cont.)

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.3, V.4, V.5, V.15, V.16, 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 Group.

3a. Information on business segment

The Group 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 Group 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 Parent Company and Investment and Industrial Development Joint Stock Corporation, the Parent 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 Group retroactively recognized these amounts in the Consolidated 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
Consolidated Balance Sheet (beginning balances)				
Taxes and other obligations to the State Budget	313	28.374.546.566	7.369.482.684	35.744.029.250
Short-term accrued expenses	315	282.529.571.822	(36.847.413.418)	245.682.158.404
Retained earnings	421	439.344.089.005	29.477.930.734	468.822.019.739

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

Notes to the Consolidated Interim Financial Statements (cont.)

5. Subsequent events

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

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

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CONSOLIDATED INTERIM FINANCIAL STATEMENTS

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Appendix 01: Statement of changes in owner's equity

Unit: VND

	Owner's capital	Share premiums	Other sources of capital	Investment and development fund	Retained earnings	Total
Beginning balance of the previous year	2.518.325.090.000	211.326.226.000	10.801.285.907	616.310.109.226	466.824.126.039	3.823.586.837.172
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	10.801.285.907	616.310.109.226	496.302.056.773	3.853.064.767.906
Increase in charter capital from share issuance	1.259.158.750.000	-	-	-	-	1.259.158.750.000
Profit in the previous period	-	-	-	-	112.738.325.087	112.738.325.087
Appropriation for funds in the previous period	-	-	-	111.553.717.543	(130.146.003.800)	(18.592.286.257)
Effects due to changes in ownership rate at the associates in the previous period	-	-	-	-	19.370.260.541	19.370.260.541
Ending balance of the previous period	3.777.483.840.000	211.326.226.000	10.801.285.907	727.863.826.769	498.264.638.601	5.225.739.817.277
Beginning balance of the current year	3.777.483.840.000	211.326.226.000	10.801.285.907	712.480.326.882	439.344.089.005	5.151.435.767.794
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	10.801.285.907	712.480.326.882	468.822.019.739	5.180.913.698.528
Profit in the current period	-	-	-	-	142.925.158.124	142.925.158.124
Appropriation for funds in the current period	-	-	-	48.721.711.260	(71.101.467.142)	(22.379.755.882)
Effects due to adjustments of the profit of the associates in the previous period	-	-	-	-	(3.361.369)	(3.361.369)
Ending balance of the current period	3.777.483.840.000	211.326.226.000	10.801.285.907	761.202.038.142	540.642.349.352	5.301.455.739.401


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

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CONSOLIDATED INTERIM FINANCIAL STATEMENTS

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

Appendix 02: Segment information according to the business segments

Unit: VND

Information on the Group'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	19.710.056.981	-	-	126.472.273.507	325.063.026.317
Net inter-segment revenue	-	-	-	-	-	-	-
Total net revenue	159.237.012.153	19.643.683.676	19.710.056.981	-	-	126.472.273.507	325.063.026.317
Segment financial performance	92.576.652.328	17.390.469.234	8.678.521.570	-	-	25.844.326.313	144.489.969.445
Expenses not attributable to segments							-
Operating profit							144.489.969.445
Financial income							2.084.503.262
Financial expenses							(31.912.380.993)
Other income							50.972.092.850
Other expenses							8.098.945.553
Current income tax							(9.232.691.907)
Deferred income tax							(21.575.280.086)
Profit after tax							142.925.158.124
Total expenses on acquisition of fixed assets and other non-current assets	15.537.467.518	1.240.557.225	1.382.015.917	-	-	3.328.281.161	21.488.321.821
Total depreciation/(amortization) and allocation of long-term prepayments	34.611.527.038	337.938.742	9.664.931.619	5.392.991.566	-	2.285.102.334	52.292.491.299
Total remarkable non-cash expenses (except for depreciation/(amortization) and allocation of long-term prepayments)	-	-	-	-	-	-	-

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

Appendix 02: 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	12.967.985.180	-	1.852.200.000	157.115.441.572	525.166.232.017
Net inter-segment revenue	-	-	-	-	-	-	-
Total net revenue	149.694.149.310	203.536.455.955	12.967.985.180	-	1.852.200.000	157.115.441.572	525.166.232.017
Segment financial performance	99.275.439.037	31.704.454.860	7.050.409.113	-	(2.795.653.934)	27.385.175.199	162.619.824.276
Expenses not attributable to segments							-
Operating profit							162.619.824.276
Financial income							1.781.271.539
Financial expenses							(26.922.896.052)
Other income							2.444.319.713
Other expenses							16.014.358.143
Current income tax							(14.575.531.913)
Deferred income tax							(28.623.020.619)
Profit after tax							112.738.325.087
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	-	-	3.962.314.061	1.277.210.430.840
Total depreciation/(amortization) and allocation of long-term prepayments	31.476.611.059	1.004.508.227	7.500.145.637	-	-	2.218.576.598	42.199.841.522
Total remarkable non-cash expenses (except for depreciation/(amortization) and allocation of long-term prepayments)	-	-	-	-	-	-	-

BECAMEX INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY

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

CONSOLIDATED INTERIM FINANCIAL STATEMENTS

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

Appendix 02: Segment information according to the business segments (cont.)

The Group'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	55.749.952.757	6.771.222.744.663
Unallocated assets							1.137.652.592.275
Total assets							7.908.875.336.938
Direct liabilities of segment	53.407.345.679	1.489.277.174.371	13.568.000.000	-	-	31.104.778.771	1.587.357.298.821
Unallocated liabilities							1.020.062.298.716
Total liabilities							2.607.419.597.537
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							1.163.174.313.097
Total assets							7.842.669.672.677
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							1.110.154.232.157
Total liabilities							2.661.755.974.149



Luong Thi Ngoc Trinh
Preparer



Bui Thi Thuy
Chief Accountant



Ho Chi Minh City, 26 August 2025

Trinh Thanh Hung
Chief Executive Officer