



**BECAMEX INFRASTRUCTURE  
DEVELOPMENT JOINT STOCK COMPANY**

**THE SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness**

*Ho Chi Minh City, April 28<sup>th</sup>, 2026*

### **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, Vietnam
  - 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 discloses the 1<sup>st</sup> quarter of 2026 Financial statements of parent company.
5. This information was published on the Company's website on April 28<sup>th</sup>, 2026, at the link [www.becamexijc.com/Quanhecodong](http://www.becamexijc.com/Quanhecodong).

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

**To:**

- As above;
- Archives: Office of BOD

**Organization representative**

Legal Representative



**TRINH THANH HUNG**  
Chief Executive Officer

**Attached documents:**

- The 1st quarter of 2026 Financial statements of parent company.



### STATEMENT OF FINANCIAL POSITION

As of 31 March 2026

Unit: VND

ITEMS	CODE	Notes	ENDING BALANCE	BEGINNING BALANCE
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>6,101,602,640,429</b>	<b>5,925,780,032,523</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>V.01</b>	<b>782,222,358,338</b>	<b>856,601,975,459</b>
1. Cash	111		261,910,589,626	14,758,108,171
2. Cash equivalents	112		520,311,768,712	841,843,867,288
<b>II. Short-term financial investments</b>	<b>120</b>	<b>V.02</b>	<b>843,189,438,000</b>	<b>754,789,438,000</b>
1. Trading securities	121		-	-
2. Provisions for devaluation of trading securities (*)	122		-	-
3. Held-to-maturity investments	123	V.02	843,189,438,000	754,789,438,000
4. Provision for held-to-maturity short-term investments (*)	124		-	-
5. Other short-term investments	125		-	-
6. Provision for losses on other short-term investments (*)	126		-	-
<b>III. Receivables</b>	<b>130</b>		<b>694,310,198,118</b>	<b>635,499,487,346</b>
1. Short-term trade receivables	131	V.03a	557,486,967,063	528,190,858,124
2. Short-term prepayments to suppliers	132	V.04	68,511,878,608	52,653,345,496
3. Short-term inter-company receivables	133		-	-
4. Receivables according to the progress of construction contract	134		-	-
5. Other short-term receivables	135	V.05a	71,935,565,902	58,279,497,181
6. Allowance for short-term doubtful debts (*)	136		(3,624,213,455)	(3,624,213,455)
7. Deficit assets for treatment	137		-	-
<b>IV. Inventories</b>	<b>140</b>		<b>3,780,977,064,732</b>	<b>3,676,902,212,365</b>
1. Inventories	141	V.07	3,780,977,064,732	3,676,902,212,365
2. Allowance for devaluation of inventories (*)	142		-	-
<b>V. Current biological assets</b>	<b>150</b>		<b>-</b>	<b>-</b>
1. Livestock for one-off long-term products	151		-	-
2. Short-term seasonal crops or crops for single-harvest	152		-	-
3. Provision for losses on current biological assets (*)	153		-	-
<b>VI. Other current assets</b>	<b>160</b>		<b>903,581,241</b>	<b>1,986,919,353</b>
1. Short-term prepaid expenses	161	V.08a	903,581,241	1,986,919,353
2. Deductible VAT	162		-	-
3. Taxes and other receivables from the State	163		-	-
4. Trading Government bonds	164		-	-
5. Other current assets	165		-	-
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>4,053,639,791,026</b>	<b>4,119,438,719,228</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>956,788,190,172</b>	<b>942,845,264,425</b>
1. Long-term trade receivables	211	V.03b	955,943,890,172	942,000,964,425
2. Long-term prepayments to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Other long-term receivables	215	V.05b	844,300,000	844,300,000
6. Allowance for long-term doubtful debts (*)	216		-	-
<b>II. Fixed assets</b>	<b>220</b>		<b>484,931,953,433</b>	<b>493,906,298,338</b>
<b>1. Tangible fixed assets</b>	<b>221</b>	<b>V.09</b>	<b>472,259,619,287</b>	<b>480,635,839,522</b>
- Historical cost	222		1,154,269,031,752	1,150,800,607,119
- Accumulated depreciation (*)	223		(682,009,412,465)	(670,164,767,597)
<b>2. Financial leased assets</b>	<b>224</b>		<b>-</b>	<b>-</b>
- Historical cost	225		-	-



ITEMS	CODE	Notes	ENDING BALANCE	BEGINNING BALANCE
- Accumulated depreciation (*)	226		-	-
<b>3. Intangible fixed assets</b>	<b>227</b>	<b>V.10</b>	<b>12,672,334,146</b>	<b>13,270,458,816</b>
- Initial cost	228		28,151,342,662	28,151,342,662
- Accumulated amortization (*)	229		(15,479,008,516)	(14,880,883,846)
<b>III. Long-term biological assets</b>	<b>230</b>		-	-
1. Livestock for periodic production of products	231		-	-
a) Livestock for periodic products not yet at maturity	232		-	-
b) Livestock for periodic production of products that have reached	233		-	-
- Historical cost	234		-	-
- Accumulated depreciation (*)	235		-	-
2. Livestock for one-off long-term products	236		-	-
3. Seasonal crops or long-term single-harvest products	237		-	-
4. Provision for losses on non-current biological assets (*)	238		-	-
<b>III. Investment property</b>	<b>240</b>	<b>V.11</b>	<b>425,664,921,834</b>	<b>493,572,390,602</b>
- Historical cost	241		458,047,577,371	529,092,086,474
- Accumulated depreciation (*)	242		(32,382,655,537)	(35,519,695,872)
<b>IV. Non-current assets in process</b>	<b>250</b>		<b>366,560,419,798</b>	<b>366,375,483,993</b>
1. Long-term work in process	251	V.12	366,560,419,798	366,375,483,993
2. Construction-in-progress	252	V.13	-	-
<b>V. Long-term financial investments</b>	<b>260</b>		<b>1,806,182,280,263</b>	<b>1,806,182,280,263</b>
1. Investments in subsidiaries	261	V.14	48,377,481,005	48,377,481,005
2. Investments in associates, joint ventures	262	V.14	1,257,146,750,000	1,257,146,750,000
3. Investments in other entities	263	V.14	500,658,049,258	500,658,049,258
4. Provision for losses on long-term investments in other entities	264		-	-
5. Held-to-maturity investments	265		-	-
6. Provision for long-term held-to-maturity investments (*)	266		-	-
<b>VI. Other non-current assets</b>	<b>270</b>		<b>13,512,025,526</b>	<b>16,557,001,607</b>
1. Long-term prepaid expenses	271	V.08b	13,512,025,526	16,557,001,607
2. Deferred income tax assets	272		-	-
3. Long-term components and spare parts	273		-	-
4. Other non-current assets	274		-	-
<b>TOTAL ASSETS (270 = 100 + 200)</b>	<b>280</b>		<b>10,155,242,431,455</b>	<b>10,045,218,751,751</b>
<b>C. LIABILITIES</b>	<b>300</b>		<b>2,246,878,205,344</b>	<b>2,219,681,389,069</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>1,077,020,563,168</b>	<b>903,863,951,844</b>
1. Short-term trade payables	311	V.15a	53,306,086,899	75,067,499,107
2. Short-term advances from customers	312	V.16	5,442,362,029	4,639,140,322
3. Payable for Dividends, Profits	313	V.17	262,844,131,445	262,867,811,245
4. Short-term taxes and other obligations to the State Budget	314	V.18	27,247,898,485	80,394,251,099
5. Payables to employees	315	V.19	2,596,868,070	2,120,616,177
6. Short-term accrued expenses	316	V.20	275,970,762,524	267,003,000,208
7. Short-term inter-company payables	317		-	-
8. Payables under short-term construction contracts	318		-	-
9. Short-term unearned revenue	319		-	-
10. Other short-term payables	320	V.22a	83,087,545,963	82,032,573,866
11. Short-term borrowings and financial leases	321	V.23a,V.23b	330,537,047,420	85,866,074,487
12. Provisions for short-term payables	322		-	-
13. Bonus and welfare funds	323	V.24	35,987,860,333	43,872,985,333
14. Price stabilization fund	324		-	-
15. Trading Government bonds	325		-	-
<b>II. Non-current liabilities</b>	<b>330</b>		<b>1,169,857,642,176</b>	<b>1,315,817,437,225</b>
1. Long-term trade payables	331	V.15b	-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and other obligations to the State Budget	333		-	-



ITEMS	CODE	Notes	ENDING BALANCE	BEGINNING BALANCE
4. Long-term accrued expenses	334		-	-
5. Inter-company payables for working capital	335		-	-
6. Long-term inter-company payables	336		-	-
7. Long-term unearned revenue	337	V.21	105,252,426,209	113,175,511,721
8. Other long-term payables	338	V.22b	248,000,000	12,248,000,000
9. Long-term borrowings and financial leases	339	V.23c	1,064,357,215,967	1,190,393,925,504
10. Convertible bonds	340		-	-
11. Preferred shares	341		-	-
12. Deferred income tax liability	342		-	-
13. Provisions for long-term payables	343		-	-
14. Science and technology development fund	344		-	-
<b>D. OWNER'S EQUITY</b>	<b>400</b>	<b>V.25</b>	<b>7,908,364,226,111</b>	<b>7,825,537,362,682</b>
<b>1. Owner's capital</b>	<b>411</b>		<b>6,295,806,400,000</b>	<b>6,295,806,400,000</b>
- Ordinary shares carrying voting rights	411A		6,295,806,400,000	6,295,806,400,000
- Preferred shares	411B		-	-
2. Share premiums	412		211,326,226,000	211,326,226,000
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasury shares	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		753,300,181,462	753,300,181,462
9. Other funds belonging to equity capital	419		-	-
10. Retained earnings	420		647,931,418,649	565,104,555,220
- Retained earnings accumulated to the end of the previous period	420A		565,104,555,220	565,104,555,220
- Retained earnings of the current period	420B		82,826,863,429	-
<b>TOTAL OWNER'S EQUITY AND LIABILITIES (440 = 300 + 400)</b>	<b>440</b>		<b>10,155,242,431,455</b>	<b>10,045,218,751,751</b>

Preparer



Luong Thi Ngoc Trinh

Chief Accountant



Bui Thi Thuy

Date: 24 April 2026  
 Chief Executive Officer  
 CÔNG TY CỔ PHẦN  
 PHÁT TRIỂN HÀ TẶNG  
 KỸ THUẬT  
 P. PHỤ CỤC 1/2026  
 TRINH THANH HUNG



## INCOME STATEMENT

For the 1st quarter of 2026

Unit: VND

Items	Code	Note	1st quarter of 2026	1st quarter of 2025	Accumulated to 2026	Accumulated to 2025
1. Revenue from sales of goods and provisions of services	01	VI.1	222,039,527,415	96,422,251,707	222,039,527,415	96,422,251,707
2. Revenue deductions	02	VI.2	26,011,705,084	6,055,724,880	26,011,705,084	6,055,724,880
3. Net revenue (10=01-02)	10		196,027,822,331	90,366,526,827	196,027,822,331	90,366,526,827
4. Cost of sales	11	VI.3	78,275,917,032	25,298,071,204	78,275,917,032	25,298,071,204
5. Gross profit (20=10-11)	20		117,751,905,299	65,068,455,623	117,751,905,299	65,068,455,623
6. Profit/loss on the sale or disposal of investment property	21		-	-	-	-
7. Financial income	22	VI.4	21,838,971,884	77,155,471	21,838,971,884	77,155,471
8. Financial expenses	23	VI.5	16,934,913,863	9,255,891,517	16,934,913,863	9,255,891,517
- In which: Loan interest expenses	24		11,366,780,762	9,255,891,517	11,366,780,762	9,255,891,517
9. Selling expenses	25	VI.6	11,360,268,637	6,749,360,031	11,360,268,637	6,749,360,031
10. General and administration expenses	26	VI.7	9,453,200,389	9,637,668,939	9,453,200,389	9,637,668,939
11. Net operating profit {30=20+(21-22)-(24+25)}	30		101,842,494,294	39,502,690,607	101,842,494,294	39,502,690,607
12. Other income	31	VI.8	3,245,739,474	4,047,535,871	3,245,739,474	4,047,535,871
13. Other expenses	32	VI.9	1,475,904,481	3,894,660,965	1,475,904,481	3,894,660,965
14. Other profit/(loss) (40=31-32)	40		1,769,834,993	152,874,906	1,769,834,993	152,874,906
15. Total accounting profit before tax (50=30+40)	50		103,612,329,287	39,655,565,513	103,612,329,287	39,655,565,513
16. Current income tax	51	V.16	20,785,465,858	8,106,762,703	20,785,465,858	8,106,762,703
17. Deferred income tax	52		-	-	-	-
18. Profit after tax (60=50-51-52)	60		82,826,863,429	31,548,802,810	82,826,863,429	31,548,802,810
19. Basic earnings per share	70					
20. Diluted earnings per share	71					

Profit after tax for the 1st quarter of 2026 increase by 163% as compared to that of the same period of the previous year. The reason is as follows:

*In the 1st quarter of 2026, the total operating revenue increased by 134% (mainly because sales of real estate increased by 3,418%) total costs increased by 114%. against those of the same period of the previous year, leading to a 163% increase in profit after tax as compared to that of the 1st quarter of 2025.*

Preparer



Luong Thi Ngoc Trinh

Chief Accountant



Bui Thi Thuy

Date: 24 April 2026  
 Chief Executive Officer



Trinh Thanh Hung



## CASH FLOW STATEMENT

(Indirect method)

For the 1th quarter of 2026

Unit: VND

ITEMS	Code	Notes	Accumulated to 2026	Accumulated to 2025
<b>I. Cash flows from operating activities</b>				
1. Profit before tax	01		103,612,329,287	39,655,565,513
2. Adjustments:				
- Depreciation and amortization of fixed assets and investment	02	V.8,9,10	15,582,102,569	15,489,018,309
- Provisions and allowances	03	V.13	-	-
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	04		-	-
- Gain/(loss) from investing activities, finance	05	VI.4,8	(21,888,083,398)	(66,465,754)
- Loan interest expenses	06	VI.5	11,366,780,762	9,255,891,517
- Others	07		-	-
3. Operating profit before changes of working capital	08		108,673,129,220	64,334,009,585
- Increase/(decrease) of receivables	09		(61,202,911,450)	14,150,054,384
- Increase/(decrease) of inventories	10		(38,770,845,708)	(18,700,940,494)
- Increases and decreases in payables (excluding interest payable and corporation tax payable)	11		(61,213,104,705)	5,704,209,336
- Increase/(decrease) of prepaid expenses	12		4,128,314,193	1,444,994,976
- Increase/(decrease) of trading securities	13		-	-
- Interest paid	14	V.18, VI.5	(11,181,998,927)	(10,691,002,403)
- Corporate income tax paid	15	V.16	(43,285,785,309)	(17,007,849,203)
- Other cash inflows	16		-	-
- Other cash outflows	17	V.22	(7,885,125,000)	(5,042,670,834)
<b>Net cash flows from operating activities</b>	20		<b>(110,738,327,686)</b>	<b>34,190,805,347</b>
<b>II. Cash flows from investing activities</b>				
1. Purchases and construction of fixed assets and other non-current assets	21	V.8,9,12	(4,189,231,360)	(4,588,029,892)
2. Proceeds from disposals of fixed assets and other non-current assets	22	V.8, VI.8	102,481,818	-
3. Cash outflow for lending, buying debt instruments of other entities	23		(88,400,000,000)	-
4. Cash recovered from lending, selling debt instruments of other entities	24		-	-
5. Investments in other entities	25	V.13	-	(5,000,000,000)
6. Withdrawals of investments in other entities	26	V.13	-	-
7. Interest earned, dividends and profits received	27	V.4, VI.4	10,234,876,511	18,597,948,568
<b>Net cash flows from investing activities</b>	30		<b>(82,251,873,031)</b>	<b>9,009,918,676</b>
<b>III. Cash flows from financing activities</b>				
1. Proceeds from issuing stocks and capital contributions				



ITEMS	Code	Notes	Accumulated to 2026	Accumulated to 2025
from owners	31		-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33	V.21	155,704,614,987	54,111,044,862
4. Repayment for loan principal	34	V.21	(37,070,351,591)	(82,869,081,901)
5. Payments for financial lease principal	35		-	-
6. Dividends and profit paid to the owners	36	V.23	(23,679,800)	(408,989,000)
<b>Net cash flows from financing activities</b>	<b>40</b>		<b>118,610,583,596</b>	<b>(29,167,026,039)</b>
<b>Net cash flows during the period</b>	<b>50</b>		<b>(74,379,617,121)</b>	<b>14,033,697,984</b>
<b>Beginning cash and cash equivalents</b>	<b>60</b>	<b>V.1</b>	<b>856,601,975,459</b>	<b>22,924,106,582</b>
Effects of fluctuations in foreign exchange rates	61		-	-
<b>Ending cash and cash equivalents</b>	<b>70</b>	<b>V.1</b>	<b>782,222,358,338</b>	<b>36,957,804,566</b>

Preparer



Luong Thi Ngoc Trinh

Chief Accountant



Bui Thi Thuy

Date: 24 April 2026

Chief Executive Officer



Trinh Thanh Hung



**BECAMEX INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY**

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

**FINANCIAL STATEMENTS**For the 1<sup>st</sup> quarter of 2026**NOTES TO THE FINANCIAL STATEMENTS**For the 1<sup>st</sup> quarter of 2026**I. GENERAL INFORMATION****1. Ownership form**

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

**2. Operating field**

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

**3. Principal business activities**

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

**4. Normal operating cycle**

Normal operating cycle of the Company is within 12 months.

**5. Structure of the Company*****Subsidiaries***

Subsidiary	Address	Principal business activities	Capital contribution rate	Benefit rate	Voting rate
Becamex Hospitality Company Limited	Becamex Hotel, No. 230 Binh Duong Avenue, Phu Loi Ward, Ho Chi Minh City, Viet Nam.	Operating restaurants and providing catering, event organization, hotel services, acting as an airline and train ticket agent.	100%	100%	100%
IJC Construction One Member Limited Company	Becamex Tower, No. 230 Binh Duong Avenue, Phu Loi Ward, Ho Chi Minh City, Viet Nam.	Business activities include construction, building management, and real estate operation.	100%	100%	100%
WTC Binh Duong One Member Company Limited	B11, Hung Vuong Street, Binh Duong Ward, Ho Chi Minh City, Viet Nam.	Providing management consultancy, advertising, organizing trade introduction and promotion.	100%	100%	100%

<i>Associate</i> Subsidiary	Address	Principal business activities	Capital contribution rate	Benefit rate	Voting rate
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## BECAMEX INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY

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

### FINANCIAL STATEMENTS

For the 1<sup>st</sup> quarter of 2026

Notes to the Financial Statements (cont.)

Becamex Binh Phuoc Infrastructure Development Joint Stock Company	National Highway 14, Group 8, Quarter 3, Chon Thanh Town, Dong Nai Province.	Real estate investment and trading	40.33%	40.33%	40.33%
Ho Chi Minh City – Thu Dau Mot – Chon Thanh Expressway Joint Stock Company	WTC Tower, No 01, Hung Vuong Street, Binh Duong, Ho Chi Minh City, Viet Nam.	Road construction	20%	20%	20%
Ho Chi Minh City Ring road 4 Joint stock company	WTC Tower, No 01, Hung Vuong Street, Binh Duong, Ho Chi Minh City, Viet Nam.	Road construction	36%	36%	36%

#### 6. Statement of information comparability on the Financial Statements

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

#### 7. Headcount

As of the balance sheet date, the Company's headcount is 158 (headcount at the beginning of the year: 159).

### II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

#### 1. Accounting period

The accounting period of the Company is from 01 January to 31 December annually.

#### 2. Accounting currency unit

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

### III. ACCOUNTING STANDARDS AND SYSTEM

#### 1. Accounting System

The Company applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 99/2025/TT-BTC dated 27 November 2025 and other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Financial Statements.

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

The Board of Directors ensures to follow all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 99/2025/TT-BTC dated 27 November 2025 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Financial Statements.

### IV. ACCOUNTING POLICIES

#### 1. Accounting convention

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

#### 2. Cash and cash equivalents

These notes form an integral part of and should be read in conjunction with the Financial Statements



## BECAMEX INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY

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

FINANCIAL STATEMENTS

For the 1<sup>st</sup> quarter of 2026

Notes to the Financial Statements (cont.)

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Cash includes cash on hand and demand deposits. Cash equivalents are short-term investments of which the due dates cannot exceed 3 months from the dates of the investments and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash as of the balance sheet date.

### 3. Investments in subsidiaries, associate

#### *Subsidiaries*

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

#### *Associate*

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

#### *Initial recognition*

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

Dividends and profits of the periods prior to the purchase of investments are recorded as a decrease in value of such investments. Dividends and profit of the periods after the purchase of investments are recorded into the Company's revenues.

#### *Provisions for impairment of investments in subsidiaries*

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

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

### 4. Receivables

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

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

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

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

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



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### **5. Inventories**

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

Cost of inventories is determined as follows:

- For materials and merchandises: Costs comprise costs of purchases and other directly relevant costs incurred in bringing the inventories to their present location and conditions.
- Work-in-process: Costs comprise costs for land use right, construction costs, direct costs and general costs arising for the property investment and construction.
- For real estate: Costs comprise all costs directly relevant to the investment and construction of real estate to make the real estate ready for sale.

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

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

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

### **6. Prepaid expenses**

Prepaid expenses comprise actual expenses incurred and relevant to financial performance in several accounting periods. Prepaid expenses of the Company mainly include tools, payments incurred for National Highway 13 maintenance and repair, and automatic toll collection devices. These prepaid expenses are allocated over the prepayment period or period of corresponding economic benefits generated from these expenses.

#### ***Tools***

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

#### ***Payments incurred for National Highway 13 maintenance and repair***

Payments incurred for National Highway 13 maintenance and repair are allocated into expenses over the estimated useful lives.

#### ***Automatic toll collection devices***

Automatic toll collection devices are allocated into expenses for the maximum period of 3 years.

### **7. Operating leased assets**

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

### **8. Tangible fixed assets**

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated



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that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into operation costs during the period.

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

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

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	05 - 50
Machinery and equipment	05 - 10
Vehicles	06 - 10
Office equipment	05 - 10

### 9. Intangible fixed assets

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

Initial costs of intangible fixed assets include all the costs paid by the Company 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 Company's intangible fixed asset only includes computer software.

Expenses attributable to computer software, which is not a part associated with the relevant hardware, will be capitalized. Costs of computer software include all the expenses paid by the Company until the date the software is put into use. Computer software is amortized in accordance with the straight-line method in 5 years.

### 10. Investment properties

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

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



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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 net book value of investment property at the date of transfer.

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

### 11. Construction-in-progress

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

### 12. Contractual arrangement

#### *Jointly controlled operations*

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

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

### 13. Payables and accrued expenses

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

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

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

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



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### **14. Ordinary bonds**

Ordinary bonds are bonds that cannot be converted into shares.

The carrying value of ordinary bonds is reflected on the net value of the face value minus discount and plus bond premium.

Bond issuance costs are gradually allocated in alignment with the term of bonds using either the straight-line method or the effective interest rate and recognized into financial expenses or capitalized.

### **15. Owner's equity**

#### ***Owner's capital***

Capital is recorded according to the actual amounts invested by shareholders.

#### ***Share premiums***

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

### **16. Profit distribution**

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

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

Dividends are recorded as payables upon approval of the General Meeting of Shareholders.

### **17. Recognition of revenue and income**

#### ***Sales of service provision***

Revenue of service provision shall be recognized when all of the following conditions are satisfied:

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

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

#### ***Sales of real estates***



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Sales of real estates that invested by the Company shall be recognized when all of the following conditions are satisfied:

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

In case the customer has the right to complete the property interiors and the Company completes the property interiors correctly 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.

### *Income from leasing operating assets*

Income from leasing operating assets 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 on the basis of the term and the effective interest rate applied in each particular period.

### *Royalties*

Royalties are recognized on the accrual basis in accordance with the substance of the relevant agreement.

### *Dividends and profit shared*

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

## 18. Construction contract

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

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

- For construction contracts in which the contractor is entitled to pay according to construction progress: sales and expenses relevant to the contracts are recognized to corresponding completed assignment determined by the Company as of the balance sheet date.
- For construction contract in which the contractor is entitled to pay according to volume of work done: sales 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 sales when these are mutually agreed with the customer.

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



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- Sales are 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.

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

### **19. Revenue deductions**

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

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

### **20. Borrowing costs**

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

Borrowing costs are recorded as an expense when it is 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 loans are recognized as a decrease in the costs of relevant assets.

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

### **21. Expenses**

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

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

### **22. Corporate income tax**

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



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### ***Current income tax***

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

### ***Deferred income tax***

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of taxable 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 taxable 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 taxable 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 Company shall offset deferred tax assets and deferred tax liabilities if:

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

### **23. Related parties**

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

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

### **24. Segment reporting**

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



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

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

**V. ADDITIONAL INFORMATION ON THE ITEMS OF THE BALANCE SHEET****1. Cash and cash equivalents**

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	578,312,559	587,191,428
Demand deposits in banks	261,332,277,067	14,170,916,743
Cash equivalents (bank deposits of which the principal maturity is within 3 months)	520,311,768,712	841,843,867,288
<b>Total</b>	<b><u>782,222,358,338</u></b>	<b><u>856,601,975,459</u></b>

(\*) Of which, the deposit of VND 371,338,892,000 drawn from the account for charter capital increase in 2025 has been temporarily unused for the intended purpose of capital utilization under the issuance plan.

**2. Held-to-maturity investments**

This item reflects bank deposits of which the principal maturity is 6 months. Of which, the deposit of VND 554,789,438,000 drawn from the account for charter capital increase in 2025 has been temporarily unused for the intended purpose of capital utilization under the issuance plan.

**3. Short-term/long-term trade receivables****3a. Short-term trade receivables**

	<u>Ending balance</u>		<u>Beginning balance</u>	
	Carrying amount	Allowance	Carrying amount	Allowance
<b>Receivables from related parties</b>	<b>12,076,422,088</b>	-	<b>13,686,022,088</b>	-
Becamex Investment and Industrial Development Group	2,872,513,582	-	2,872,513,582	-
Becamex Hospitality Company Limited	192,000,000	-	192,000,000	-
IJC Construction One Member Limited Company	518,511,006	-	2,128,111,006	-
My Phuoc Hospital Joint Stock Company	8,493,397,500	-	8,493,397,500	-
<b>Receivables from other customers</b>	<b>545,410,544,975</b>	<b>3,624,213,455</b>	<b>514,504,836,036</b>	<b>3,624,213,455</b>
<b>Total</b>	<b><u>557,486,967,063</u></b>	<b><u>3,624,213,455</u></b>	<b><u>528,190,858,124</u></b>	<b><u>3,624,213,455</u></b>

**3b. Long-term trade receivables**

	<u>Ending balance</u>		<u>Beginning balance</u>	
	Carrying amount	Allowance	Carrying amount	Allowance
<b>Receivables from related parties</b>	<b>12,966,583,500</b>	-	<b>12,966,583,500</b>	-



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	Ending balance		Beginning balance	
	Carrying amount	Allowance	Carrying amount	Allowance
Becamex Investment and Industrial Development Group	529,212,000	-	529,212,000	-
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	-
<b>Receivables from other customers</b>	<b>942,977,306,672</b>	<b>-</b>	<b>929,034,380,925</b>	<b>-</b>
Ms. Nguyen Hoang Anh	182,012,090,000	-	196,013,020,000	-
Mr. Huynh Van Lieu	152,231,029,600	-	163,941,108,800	-
Other customer	608,734,187,072	-	569,080,252,125	-
<b>Total</b>	<b>955,943,890,172</b>	<b>-</b>	<b>942,000,964,425</b>	<b>-</b>

#### 4. Short-term prepayments to suppliers

	Ending balance	Beginning balance
<b>Prepayments to related party</b>	<b>17,348,066,717</b>	<b>18,334,100,382</b>
Becamex Investment and Industrial Development Group	106,000,000	106,000,000
Binh Duong Construction and Civil Engineering Joint Stock Company	15,411,155,221	15,411,155,221
Tan Hao Phat Services and Construction Company Limited	1,830,911,496	2,816,945,161
<b>Prepayments to other suppliers</b>	<b>55,700,000,691</b>	<b>34,319,245,114</b>
Viettel Construction Joint Stock Corporation	15,588,574,980	19,313,770,793
Bach Cuong Construction and Trading Company Limited	3,887,193,620	5,618,489,773
Binh Duong Power Company	493,218,856	493,218,856
Prepayments to other suppliers	31,194,824,435	8,893,765,692
<b>Total</b>	<b>68,511,878,608</b>	<b>52,653,345,496</b>

#### 5. Other short-term/long-term receivables

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

	Ending balance		Beginning balance	
	Carrying amount	Recoverable amount	Carrying amount	Recoverable amount
<b>Receivables from related parties</b>	<b>46,836,903,309</b>	<b>46,836,903,309</b>	<b>46,350,986,114</b>	<b>46,350,986,114</b>
Becamex Investment and Industrial Development Group - Profit received for Becamex City Center project	27,652,555,042	27,652,555,042	27,652,555,042	27,652,555,042
Becamex Investment and Industrial Development Group - Land and house registration fees must be collected	485,917,195	485,917,195	-	-
Becamex Hospitality Company Limited - Dividends receivable	12,787,345,704	12,787,345,704	12,787,345,704	12,787,345,704
IJC Construction One Member Limited Company - Dividends receivable	1,612,090,292	1,612,090,292	1,612,090,292	1,612,090,292
WTC Binh Duong One Member	4,298,995,076	4,298,995,076	4,298,995,076	4,298,995,076

These notes form an integral part of and should be read in conjunction with the Financial Statements



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	Ending balance		Beginning balance	
	Carrying amount	Recoverable amount	Carrying amount	Recoverable amount
Company Limited - Dividends receivable				
<b>Receivables from other organizations and individuals</b>	<b>25,098,662,593</b>	<b>25,098,662,593</b>	<b>11,928,511,067</b>	<b>11,928,511,067</b>
Receivables for payments made on behalf of customers for application for land use right certificates	1,731,042,823	1,731,042,823	605,957,041	605,957,041
Corporate income tax provisionally paid for the amount received in advance from the transfer of property	1,032,903,812	1,032,903,812	1,112,952,849	1,112,952,849
Interest to be received	18,008,440,068	18,008,440,068	6,457,714,999	6,457,714,999
Advance for business trips	302,886,216	302,886,216	313,191,946	313,191,946
Short-term deposits and mortgages	540,000,000	540,000,000	40,000,000	40,000,000
Other short-term receivables	3,483,389,674	3,483,389,674	3,398,694,232	3,398,694,232
<b>Total</b>	<b>71,935,565,902</b>	<b>71,935,565,902</b>	<b>58,279,497,181</b>	<b>58,279,497,181</b>

**5b. Other long-term receivables**

	Ending balance		Beginning balance	
	Carrying amount	Recoverable amount	Carrying amount	Recoverable amount
<b>Receivables from related parties</b>	<b>726,300,000</b>	<b>726,300,000</b>	<b>726,300,000</b>	<b>726,300,000</b>
Becamex Investment and Industrial Development Group- Deposit for project management and construction	210,100,000	210,100,000	210,100,000	210,100,000
Becamex Binh Phuoc Infrastructure Development Joint Stock Company – deposit for leasing houses	516,200,000	516,200,000	516,200,000	516,200,000
<b>Receivables from other organizations and individuals</b>	<b>118,000,000</b>	<b>118,000,000</b>	<b>118,000,000</b>	<b>118,000,000</b>
Long-term deposits and mortgages	118,000,000	118,000,000	118,000,000	118,000,000
<b>Total</b>	<b>844,300,000</b>	<b>844,300,000</b>	<b>844,300,000</b>	<b>844,300,000</b>

**6. Overdue debts**

	Overdue period	Ending balance		Overdue period	Beginning balance	
		Original amount	Recoverable amount		Original amount	Recoverable amount
<b>Other organizations and individuals</b>						
Receivables for sales of real estate	Less than 6 months	29,574,063,692	29,574,063,692	Less than 6 months	33,075,340,538	33,075,340,538
	From 6 months to 1 year	1,803,100,000	1,803,100,000	From 6 months to 1 year	10,545,703,273	10,545,703,273

These notes form an integral part of and should be read in conjunction with the Financial Statements



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	Ending balance		Beginning balance			
	Overdue period	Original amount	Recoverable amount	Overdue period	Original amount	Recoverable amount
	<i>From 1 year</i>			<i>From 1 year</i>		
	<i>to 2 years</i>	18,692,778,673	18,692,778,673	<i>to 2 years</i>	18,012,547,000	18,012,547,000
	<i>From 2 years</i>			<i>From 2 years</i>		
	<i>to 3 years</i>	40,112,536,250	40,112,536,250	<i>to 3 years</i>	53,901,222,173	53,901,222,173
	<i>More than 3 years</i>	307,524,062,513	307,524,062,513	<i>More than 3 years</i>	304,372,881,940	304,372,881,940
<i>Long Duong Group Investment Management And Real Estate Exploitation Joint Stock Company</i>	<i>From 2 years to 3 years</i>	5,177,447,792	1,553,234,337	<i>From 2 years to 3 years</i>	5,177,447,792	1,553,234,337
<b>Total</b>		<b><u>402,883,988,920</u></b>	<b><u>399,259,775,465</u></b>		<b><u>425,085,142,716</u></b>	<b><u>421,460,929,261</u></b>

### 7. Inventories

	Ending balance		Beginning balance	
	Original costs	Allowance	Original costs	Allowance
Materials and supplies	18,690,000		18,690,000	-
Tools	1,496,575,690	-	1,210,135,690	-
Work-in-process (*)	3,771,315,952,852	-	3,666,945,077,277	-
Real estate	8,145,846,190	-	8,728,309,398	-
<b>Total</b>	<b><u>3,780,977,064,732</u></b>	<b><u>-</u></b>	<b><u>3,676,902,212,365</u></b>	<b><u>-</u></b>

(\*) Work-in-process mainly includes costs of construction works such as townhouses, commercial areas, villas, apartments, etc. These projects are under construction, so this item mostly reflects costs of land use right transfer. Additionally, there are some other costs such as costs for geological survey, construction of rough houses, construction of traffic, drainage systems, capital costs, etc.

Some work-in-process with a carrying amount of VND 1,953,463,192,914 have been mortgaged to secure loans from BIDV - Binh Duong Branch, VIB and MB - Binh Duong Branch (see Note No. V.23).

### 8. Short-term/long-term prepaid expenses

#### 8a. Short-term prepaid expenses

	Ending balance	Beginning balance
Other short-term prepaid expenses	903,581,241	1,986,919,353
<b>Total</b>	<b><u>903,581,241</u></b>	<b><u>1,986,919,353</u></b>

#### 8b. Long-term prepaid expenses

	Ending balance	Beginning balance
Tools	2,111,188,475	1,110,151,031
Expenses of National Highway 13 maintenance and repair	11,400,837,051	15,446,850,576
<b>Total</b>	<b><u>13,512,025,526</u></b>	<b><u>16,557,001,607</u></b>



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### 9. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Total
<b>Historical costs</b>					
Beginning balance	1,014,523,722,971	2,028,130,125	16,642,665,326	117,606,088,697	1,150,800,607,119
Acquisition during the period	2,973,888,889	339,040,000	876,302,471	-	4,189,231,360
Liquidation	-	-	(720,806,727)	-	(720,806,727)
<b>Ending balance</b>	<b>1,017,497,611,860</b>	<b>2,367,170,125</b>	<b>16,798,161,070</b>	<b>117,606,088,697</b>	<b>1,154,269,031,752</b>
In which:					
Assets fully depreciated but still in use	23.903.295.036	1.506.365.440	4.611.956.001	31.190.632.431	61.212.248.908
<b>Depreciation</b>					
Beginning balance	600,781,208,566	1,787,543,784	9,723,209,072	57,872,806,175	670,164,767,597
Depreciation during the period	10,220,266,050	25,205,100	324,981,148	1,994,999,297	12,565,451,595
Liquidation	-	-	(720,806,727)	-	(720,806,727)
<b>Ending balance</b>	<b>611,001,474,616</b>	<b>1,812,748,884</b>	<b>9,327,383,493</b>	<b>59,867,805,472</b>	<b>682,009,412,465</b>
<b>Net book values</b>					
Beginning balance	413,742,514,405	240,586,341	6,919,456,254	59,733,282,522	480,635,839,522
<b>Ending balance</b>	<b>406,496,137,244</b>	<b>554,421,241</b>	<b>7,470,777,577</b>	<b>57,738,283,225</b>	<b>472,259,619,287</b>

### 10. Intangible fixed assets

	Initial costs	Accumulated amortization	Net book values
Beginning balance	28,151,342,662	14,880,883,846	13,270,458,816
Acquisition during the period	-	-	-
Depreciation during the period	-	598,124,670	-
<b>Ending balance</b>	<b>28,151,342,662</b>	<b>15,479,008,516</b>	<b>12,672,334,146</b>
<i>In which:</i>			
Assets fully amortized but still in use		6,759,789,604	

### 11. Investment property

#### *Investment property for lease*

Costs of constructing commercial floor area of Aroma project, workers' houses in Hoa Loi residence area and Sunflower villas for lease. During the period, the Company transferred 4 floors of Becamex Tower to Becamex Investment and Industrial Development Group.

	Historical costs	Accumulated depreciation	Net book values
Beginning balance	529,092,086,474	35,519,695,872	493,572,390,602
Transfer to inventory	(71,044,509,103)	(5,555,566,639)	
Depreciation during the period		2,418,526,304	
<b>Ending balance</b>	<b>458,047,577,371</b>	<b>32,382,655,537</b>	<b>425,664,921,834</b>



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

### 12. Long-term work-in-process

	Ending balance		Beginning balance	
	Original costs	Recoverable value	Original costs	Recoverable value
Residence Area Project at Hamlet 5C, Lai Uyen	366,560,419,798	366,560,419,798	366,375,483,993	366,375,483,993
<b>Total</b>	<b>366,560,419,798</b>	<b>366,560,419,798</b>	<b>366,375,483,993</b>	<b>366,375,483,993</b>

### 13. Construction-in-progress

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

### 14. Long-term financial investments

Information on investments in other entities is as follows:

	Ending balance			Beginning balance		
	Original amount	Recoverable amount	Provision	Original amount	Recoverable amount	Provision
<b>Investments in subsidiaries</b>	<b>48,377,481,005</b>	<b>48,377,481,005</b>	<b>-</b>	<b>48,377,481,005</b>	<b>48,377,481,005</b>	<b>-</b>
Becamex Hospitality Company Limited <sup>(i)</sup>	23,377,481,005	23,377,481,005	-	23,377,481,005	23,377,481,005	-
IJC Construction One Member Limited Company <sup>(ii)</sup>	20,000,000,000	20,000,000,000	-	20,000,000,000	20,000,000,000	-
WTC Binh Duong One Member Company Limited <sup>(iii)</sup>	5,000,000,000	5,000,000,000	-	5,000,000,000	5,000,000,000	-
<b>Investments in associate</b>	<b>1,257,146,750,000</b>	<b>1,257,146,750,000</b>	<b>-</b>	<b>1,257,146,750,000</b>	<b>1,257,146,750,000</b>	<b>-</b>
Becamex Binh Phuoc Infrastructure Development Joint Stock Company <sup>(iv)</sup>	1,201,146,750,000	1,201,146,750,000	-	1,201,146,750,000	1,201,146,750,000	-
Ho Chi Minh City – Thu Dau Mot – Chon Thanh Expressway Joint Stock Company <sup>(v)</sup>	20,000,000,000	20,000,000,000	-	20,000,000,000	20,000,000,000	-
Ho Chi Minh City Ring road 4 Joint stock company <sup>(vi)</sup>	36,000,000,000	36,000,000,000	-	36,000,000,000	36,000,000,000	-
<b>Investments in other entities</b>	<b>500,658,049,258</b>	<b>500,658,049,258</b>	<b>-</b>	<b>500,658,049,258</b>	<b>500,658,049,258</b>	<b>-</b>



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	Ending balance			Beginning balance		
	Original amount	Recoverable amount	Provision	Original amount	Recoverable amount	Provision
Becamex Investment and Industrial Development Group– Investment in Becamex City Center project <sup>(vii)</sup>	473,658,049,258	473,658,049,258	-	473,658,049,258	473,658,049,258	-
Vietnam Technology & Telecommunication Joint Stock Company <sup>(viii)</sup>	17,000,000,000	17,000,000,000	-	17,000,000,000	17,000,000,000	-
Becamex International General Hospital Joint Stock Company <sup>(ix)</sup>	10,000,000,000	10,000,000,000	-	10,000,000,000	10,000,000,000	-
<b>Total</b>	<b>1,806,182,280,263</b>	<b>1,806,182,280,263</b>	<b>-</b>	<b>1,806,182,280,263</b>	<b>1,806,182,280,263</b>	<b>-</b>

- (i) According to the Business Registration Certificate No. 3701906616, amended for the 9<sup>th</sup> time on 08 November 2025, granted by Ho Chi Minh City Department of Finance, the Company invests an amount of VND 24,000,000,000 in Becamex Hospitality Company Limited (formerly known as IJC Company Limited), equivalent to 100% of charter capital.
- (ii) According to the Business Registration Certificate No. 3702280392, amended for the 6<sup>th</sup> time on 10 March 2026, granted by Binh Duong Province Department of Planning and Investment (currently known as Ho Chi Minh City Department of Finance), the Company invests an amount of VND 6,000,000,000 in IJC Construction One Member Limited Company, equivalent to 100% of charter capital. On 16 January 2018, Becamex Trade Company Limited registered for increase its charter capital to VND 20,000,000,000.
- (iii) According to the Business Registration Certificate No. 3702918734, granted by Binh Duong Province Department of Planning and Investment (currently known as Ho Chi Minh City Department of Finance), the Company invests an amount of VND 5,000,000,000 in WTC Binh Duong One Member Company Limited, equivalent to 100% of charter capital. On 18 February 2022, the Board of Management approved the Resolution No. 01/NQ-HDQT on transferring the entire capital at WTC Binh Duong One Member Company Limited to Becamex Investment and Industrial Development Group at the transfer price of VND 5,000,000,000. The Company and Becamex Investment and Industrial Development Group are currently carrying out procedures for completing the transfer of capital.
- (iv) According to the Business Registration Certificate No. 3800405138, 13<sup>th</sup> amended on 27 January 2026, granted by Dong Nai Province Department of Finance, the Company invests an amount of VND 1,201,146,750,000 in Becamex Binh Phuoc Infrastructure Development Joint Stock Company, equivalent to 40.33% of charter capital.
- (v) According to the Business Registration Certificate No. 3703287760, initially registered on 25 January 2025, granted by Binh Duong Province Department of Planning and Investment (currently known as Ho Chi Minh City Department of Finance), the Company invests an amount of VND 20,000,000,000 in Ho Chi Minh City - Thu Dau Mot - Chon Thanh Expressway Joint Stock Company, equivalent to 20% of charter capital.



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- (vi) According to the Business Registration Certificate No. 3703341136, 1th amended on 31 August 2025, granted by Ho Chi Minh City Department of Finance, the Company invests an amount of VND 36,000,000,000 in Ho Chi Minh City Ring road 4 Joint stock company, equivalent to 36% of charter capital.
- (vii) This is a business project cooperated with Becamex Investment and Industrial Development Group to construct Becamex City Center with a total area of over 61,000m<sup>2</sup>. 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.
- (viii) On 25 February 2022, the Board of Management 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.
- (ix) On 26 December 2022, the Board of Management approved the Resolution No. 18/NQ-HĐQT on acquiring 2,000,000 shares of Becamex International General Hospital Joint Stock Company at the total acquisition price of VND 20,000,000,000. On 20 October 2023, the Board of Management approved the Resolution No. 37/NQ-HĐQT on transferring 1,000,000 shares of Becamex International General Hospital Joint Stock Company at the total transfer price of VND 10,000,000,000.

### *Fair value*

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

### *Transactions with subsidiaries*

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

	<u>Current period</u>	<u>Previous period</u>
<b><i>Becamex Hospitality Company Limited</i></b>		
Leasing premises, equipment	450,000,000	600,000,000
Leasing basement of Sunrise Apartment	81,818,184	81,818,184
Purchase of merchandises, services	102,718,811	84,059,684
<b><i>Becamex Trade Company Limited</i></b>		
Leasing investment properties	4,292,727,272	3,933,818,181
Collection of power charges at construction sites	2,065,000	1,064,539,076
Collection of water charges at construction sites	-	392,478,900
Construction	9,572,115,390	-
Purchase of services, merchandises	1,274,947,605	689,911,926
Purchase of fixed assets	45,454,545	-
Office and project management fees	2,389,906,593	30,000,000
<b><i>Becamex Binh Phuoc Infrastructure Development Joint Stock Company</i></b>		
Costs for leasing, managing and operating workers' houses	1,407,818,181	1,407,818,181

## 15. Short-term/long-term trade payables



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### 15a. Short-term trade payables

	<u>Ending balance</u>	<u>Beginning balance</u>
<b>Payables to related parties</b>	<b>17,214,929,285</b>	<b>40,253,020,404</b>
Binh Duong Construction and Civil Engineering Joint Stock Company	3,805,698,586	21,987,334,216
Becamex Trade Company Limited	4,851,671,370	10,376,922,591
Becamex Investment and Industrial Development Group	4,017,225,000	4,017,225,000
Vietnam Technology & Telecommunication Joint Stock Company	2,413,824,547	2,533,855,747
Tan Hao Phat Services and Construction Company Limited	1,994,762,202	1,205,935,270
Eastern International University	128,115,000	128,115,000
WTC Binh Duong One Member Company Limited	3,632,580	3,632,580
<b>Payables to other suppliers</b>	<b>36,091,157,614</b>	<b>34,814,478,703</b>
Viettel Construction Joint Stock Corporation	10,269,352,310	454,472,254
An Homes Binh Duong Real Estate Exchange Joint Stock Company	8,113,972,413	22,567,289,256
Other suppliers	17,707,832,891	11,792,717,193
<b>Total</b>	<b><u>53,306,086,899</u></b>	<b><u>75,067,499,107</u></b>

The Company has no overdue trade payables.

### 16. Short-term advances from customers

	<u>Ending balance</u>	<u>Beginning balance</u>
Mr. Dam Van Khanh	1,187,577,000	1,187,577,000
Bà Mai Thanh Huong	615,855,850	615,855,850
Other customers	3,638,929,179	2,835,707,472
<b>Total</b>	<b><u>5,442,362,029</u></b>	<b><u>4,639,140,322</u></b>

### 17. Payable for Dividends, Profits

	<u>Ending balance</u>	<u>Beginning balance</u>
Becamex Investment and Industrial Development Group	262,029,793,000	262,029,793,000
Other shareholders	814,338,445	838,018,245
<b>Total</b>	<b><u>262,844,131,445</u></b>	<b><u>262,867,811,245</u></b>

### 18. Taxes and other obligations to the State Budget

	Beginning balance	Increase during the period		Ending balance
	Payables	Amount payable	Amount paid	Payables
VAT on local sales	36,732,372,276	10,502,024,676	(40,635,077,351)	6,599,319,601
Corporate income tax <sup>(*)</sup>	43,178,851,351	20,705,416,821	(43,285,785,309)	20,598,482,863
Personal income tax	483,027,472	926,380,412	(1,359,311,863)	50,096,021
Other taxes	-	-	-	-
<b>Total</b>	<b><u>80,394,251,099</u></b>	<b><u>32,133,821,909</u></b>	<b><u>(85,280,174,523)</u></b>	<b><u>27,247,898,485</u></b>



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### Value added tax (VAT)

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

- Transfer of land use right	Not subject to tax
- Collection of water charges	5%
- Other activities	
• During the period, the Company applied a VAT rate of 08% to certain merchandise and services in accordance with Decree No. 174/2025/NĐ-CP dated 30 June 2025 of the Government guiding Resolution No. 204/2025/QH15 dated 17 June 2025 of the Standing Committee of the National Assembly..	08% or 10%

### Corporate income tax

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

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

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

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

### Property tax

Property tax is paid according to the notices of the tax department.

### Other taxes

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

### 19. Payables to employees

This item reflects salary to be paid to employees.

### 20. Short-term accrued expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related parties</i>	<i>144,828,542,072</i>	<i>139,935,596,508</i>
Becamex Investment and Industrial Development Group:		
- Accrual for transfer of land use right at IJC2 Commercial Town	143,080,386,250	137,512,253,149
- Interests on late dividend payment Vietnam – Singapore Industrial Park Joint Venture Co., Ltd.	6,457,153,249	6,457,153,249
- Accrual for transfer of land use right at Hamlet 1, Hamlet 5 Vinh Tan	131,055,099,900	131,055,099,900
	1,748,155,822	2,423,343,359
	1,748,155,822	2,423,343,359



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	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to other organizations and individuals</i>	131,142,220,452	127,067,403,700
Accrual of costs of infrastructure of Sunflower 2 Villa Area	13,718,647,607	13,538,764,882
Accrual of costs of infrastructure of Hoa Loi Resettlement Area	294,694,505	294,694,505
Accrual of costs of infrastructure of IJC Urban Area	108,674,169,675	108,674,169,675
Loan interest expenses	2,054,232,329	1,869,450,494
Other short-term accrued expenses	6,400,476,336	2,690,324,144
<b>Total</b>	<u><b>275,970,762,524</b></u>	<u><b>267,003,000,208</b></u>

**21. Short-term/long-term unearned revenues**

This item reflects the payment on the basis of contract progress of customers who have not received real estate handover.

**22. Other short-term/long-term payables****22a. Other short-term payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related parties</i>	49,827,123,769	49,827,123,769
Becamex Investment and Industrial Development Group:	48,472,723,769	48,472,723,769
- Payables for collection of Sunrise apartment-related amounts on this corporation's behalf	41,974,356,216	41,974,356,216
- 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	1,902,806,595	1,902,806,595
Becamex Trade Company Limited – Receipt of short-term deposits and mortgages	1,354,400,000	1,354,400,000
<i>Payables to other organizations and individuals</i>	33,260,422,194	32,205,450,097
Social insurance premiums, Trade Union's expenditure	769,869,410	784,955,410
Remuneration to the Board of Management	4,593,600,000	4,593,600,000
Payables for sales from stalls at Becamex Trade Center	136,215,907	136,215,907
Receipt of short-term deposits, mortgages	19,384,209,481	18,329,479,281
Other short-term payables	8,376,527,396	8,361,199,499
<b>Total</b>	<u><b>83,087,545,963</b></u>	<u><b>82,032,573,866</b></u>

**22b. Other long-term payables**

This item reflects the deposits of lessees of investment properties.

**22c. Overdue debts**

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The Company has no other overdue payables.

**23. Short-term/long-term borrowings and financial leases****23a. Short-term borrowings**

	<u>Ending balance</u>	<u>Beginning balance</u>
Short-term loans from banks	204,216,795,811	85,582,532,415
<i>BIDV – Binh Duong Branch<sup>(i)</sup></i>	<i>30,907,500,415</i>	<i>20,089,716,920</i>
<i>VIB<sup>(ii)</sup></i>	<i>173,309,295,396</i>	<i>65,492,815,495</i>
Current portions of long-term loans (see Note No. V.23b)	126,320,251,609	283,542,072
<b>Total</b>	<b><u>330,537,047,420</u></b>	<b><u>85,866,074,487</u></b>

(i) The loan from BIDV – Binh Duong Branch is to supplement the working capital. This loan 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. 01/2025/1728454/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 loan from VIB is to supplement the working capital. This loan is secured by mortgaging the land use rights, ownership of houses and land-attached assets at 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. 1116731.25.882 dated 26 October 2025.

The Company is solvent over short-term loans.

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

	<u>Beginning balance</u>	<u>Increase during the period</u>	<u>Amount repaid during the period</u>	<u>Transfer from long-term borrowings</u>	<u>Ending balance</u>
Short-term loans from banks	85,582,532,415	155,704,614,987	(37,070,351,591)	-	204,216,795,811
Current portions of long-term loans	283,542,072	-	-	126,036,709,537	126,320,251,609
<b>Total</b>	<b><u>85,866,074,487</u></b>	<b><u>155,704,614,987</u></b>	<b><u>(37,070,351,591)</u></b>	<b><u>126,036,709,537</u></b>	<b><u>330,537,047,420</u></b>

**23b. Long-term borrowings**

	<u>Ending balance</u>	<u>Beginning balance</u>
Long-term loans from banks	1,064,357,215,967	1,190,393,925,504
<i>MBBank – Binh Duong Branch<sup>(i)</sup></i>	<i>1,064,357,215,967</i>	<i>1,190,393,925,504</i>
<b>Total</b>	<b><u>1,064,357,215,967</u></b>	<b><u>1,190,393,925,504</u></b>

(i) The loan from MBBank – Binh Duong Branch is used for:

- + 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 loan is secured by mortgaging



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590 certificates of land use right, ownership of house and other land-attached assets in Binh Duong Ward, Ho Chi Minh City according to the Mortgage Contract No. 370291.26.140.579294.BD dated 11 February 2026.

- + Financing and compensating for the Sunflower II Housing Project and the Prince Town II Housing Project in Hoa Phu Ward, Thu Dau Mot City, Binh Duong (currently known as Binh Duong Ward, Ho Chi Minh City) under credit contract No. 316332.25.140.579294.TD dated August 22, 2025. This loan is secured by mortgaging 30 land use rights, house ownership rights and other assets attached to land in Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province (currently known as Binh Duong Ward, Ho Chi Minh City) under mortgage contract No. 316481.25.140.579294.BD dated August 22, 2025.

The Company is solvent over long-term loans.

Details of long-term loans during the period are as follows:

	<u>Beginning balance</u>	<u>Increase</u>	<u>Amount paid during the period</u>	<u>Transfer to short-term borrowings</u>	<u>Ending balance</u>
Long-term loans	1,190,393,925,504	-	-	(126,036,709,537)	1,064,357,215,967
<b>Total</b>	<b>1,190,393,925,504</b>	<b>-</b>	<b>-</b>	<b>(126,036,709,537)</b>	<b>1,064,357,215,967</b>

Repayment schedule of long-term borrowings is as follows:

	<u>Total debts</u>	<u>1 year or less</u>	<u>More than 1 year to 5 years</u>	<u>More than 5 years</u>
<b>Ending balance</b>				
Long-term loans from banks	1,190,677,467,576	126,320,251,609	1,064,357,215,967	-
<b>Total</b>	<b>1,190,677,467,576</b>	<b>126,320,251,609</b>	<b>1,064,357,215,967</b>	<b>-</b>
<b>Beginning balance</b>				
Long-term loans from banks	1,190,677,467,576	283,542,072	1,190,393,925,504	-
<b>Total</b>	<b>1,190,677,467,576</b>	<b>283,542,072</b>	<b>1,190,393,925,504</b>	<b>-</b>

**23c. Overdue borrowings**

The Company has no overdue loans.

**24. Bonus and welfare funds**

	<u>Beginning balance</u>	<u>Increase due to appropriation from profit</u>	<u>Disbursement during the period</u>	<u>Ending balance</u>
Bonus and welfare funds	43,682,785,333	-	(7,885,125,000)	35,797,660,333
Bonus fund for the Executive Officers	190,200,000	-	-	190,200,000
<b>Total</b>	<b>43,872,985,333</b>	<b>-</b>	<b>(7,885,125,000)</b>	<b>35,987,860,333</b>

**25. Owner's equity****25a. Statement of changes in owner's equity**

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	Capital	Share premiums	Investment and development fund	Retained earnings	Total
Beginning balance of the previous period	3,777,483,840,000	211,326,226,000	704,578,470,202	326,041,576,649	5,019,430,112,851
Retroactive adjustments	-	-	-	29,477,930,734	29,477,930,734
Beginning balance of the previous year after retroactive adjustments	3,777,483,840,000	211,326,226,000	704,578,470,202	355,519,507,383	5,048,908,043,585
Profit during the period				31,548,802,810	31,548,802,810
<b>Ending balance of the previous period</b>	<b>3,777,483,840,000</b>	<b>211,326,226,000</b>	<b>704,578,470,202</b>	<b>387,068,310,193</b>	<b>5,080,456,846,395</b>
Beginning balance of the current period	6,295,806,400,000	211,326,226,000	753,300,181,462	565,104,555,220	7,825,537,362,682
Profit during the period				82,826,863,429	82,826,863,429
<b>Ending balance of the current period</b>	<b>6,295,806,400,000</b>	<b>211,326,226,000</b>	<b>753,300,181,462</b>	<b>647,931,418,649</b>	<b>7,908,364,226,111</b>

### 25b. Details of capital contribution of the owners

	Ending balance	Beginning balance
Becamex Investment and Industrial Development Group	3,132,957,060,000	3,132,957,060,000
Other shareholders	3,162,849,340,000	3,162,849,340,000
<b>Total</b>	<b>6,295,806,400,000</b>	<b>6,295,806,400,000</b>

### 25c. Shares

	Ending balance	Beginning balance
Number of shares registered to be issued	629,580,640	629,580,640
Number of shares sold to the public	629,580,640	629,580,640
- Common shares	629,580,640	629,580,640
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	629,580,640	629,580,640
- Common shares	629,580,640	629,580,640
- Preferred shares	-	-

Face value of outstanding shares: VND 10,000.

## VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT

### 1. Revenue

#### 1a. Gross revenue

	Current period	Previous period
Sales of toll tickets	83,294,996,488	77,266,759,203
Sales of real estate	135,024,803,653	9,154,492,501
Sales of investment properties	271,636,362	6,522,909,092

These notes form an integral part of and should be read in conjunction with the Financial Statements



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	<u>Current period</u>	<u>Previous period</u>
Sales of other services	3,448,090,912	3,478,090,911
<b>Total</b>	<b><u>222,039,527,415</u></b>	<b><u>96,422,251,707</u></b>
<b>2. Revenue deductions</b>		
This item reflects value of real estate returned during the period.		
<b>3. Costs of sales</b>		
	<u>Current period</u>	<u>Previous period</u>
Costs of toll tickets	19,828,126,519	20,189,346,839
Costs of real estate trading	57,208,468,673	563,854,019
Costs of investment properties	(775,931,593)	2,553,512,198
Costs of other services	2,015,253,433	1,991,358,148
<b>Total</b>	<b><u>78,275,917,032</u></b>	<b><u>25,298,071,204</u></b>
<b>4. Financial income</b>		
	<u>Current period</u>	<u>Previous period</u>
Term deposit interest	21,785,601,580	66,465,754
Demand deposit interest	52,370,304	10,689,717
<b>Total</b>	<b><u>21,838,971,884</u></b>	<b><u>77,155,471</u></b>
<b>5. Financial expenses</b>		
	<u>Current period</u>	<u>Previous period</u>
Loan interest expenses	11,366,780,762	8,844,016,517
Bond issuance expenses	-	411,875,000
Interest on late dividend payment	5,568,133,101	-
<b>Total</b>	<b><u>16,934,913,863</u></b>	<b><u>9,255,891,517</u></b>
<b>6. Selling expenses</b>		
	<u>Current period</u>	<u>Previous period</u>
Expenses for employees	3,246,978,775	4,196,272,452
Tools	29,798,469	44,046,415
Depreciation/(amortization) of fixed assets	1,794,428,092	1,805,694,675
External services expenses	3,438,565,651	671,445,293
Brokerage commission expenses	2,826,014,149	-
Other expenses	24,483,501	31,901,196
<b>Total</b>	<b><u>11,360,268,637</u></b>	<b><u>6,749,360,031</u></b>
<b>7. General and administration expenses</b>		
	<u>Current period</u>	<u>Previous period</u>
Staff costs	5,541,012,826	5,822,911,501
Tools and supplies	113,999,755	98,164,714
Depreciation/(amortization) of fixed assets	388,669,116	355,575,822
External services expenses	2,460,111,665	2,213,036,544
Other expenses	949,407,027	1,147,980,358
<b>Total</b>	<b><u>9,453,200,389</u></b>	<b><u>9,637,668,939</u></b>



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<b>8. Other income</b>		
	<b>Current period</b>	<b>Previous period</b>
Income from fines for contract violations	1,807,329,000	188,851,220
Proceeds from disposal of fixed assets	102,481,818	-
Income from power and water charges at construction sites and other income	1,335,928,656	3,858,684,651
<b>Total</b>	<b>3,245,739,474</b>	<b>4,047,535,871</b>
<b>9. Other expenses</b>		
	<b>Current period</b>	<b>Previous period</b>
Costs for power and water charges at construction sites and other costs	1,475,904,481	3,894,660,965
<b>Total</b>	<b>1,475,904,481</b>	<b>3,894,660,965</b>
<b>10. Earnings per share</b>		
Information on earnings per share is presented in the Consolidated Financial Statements.		
<b>11. Operating costs</b>		
	<b>Current period</b>	<b>Previous period</b>
Materials and supplies	4,613,145,204	5,007,388,041
Labor costs	10,300,991,328	11,531,492,753
Depreciation/(amortization) of fixed assets	15,516,014,036	15,476,707,608
External services rendered	12,151,863,607	6,022,075,464
Other expenses	1,011,453,132	1,615,251,963
<b>Total</b>	<b>43,593,467,307</b>	<b>39,652,915,829</b>

**VII. 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 as follows:

	<b>Ending balance</b>	<b>Beginning balance</b>
1 year or less	1,513,636,363	2,318,181,818
<b>Total</b>	<b>1,513,636,363</b>	<b>2,318,181,818</b>

**2. Transactions and balances with related parties**

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

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

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

*Transactions with the key managers and their related individuals*

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

*Receivables from and payables to the key managers and their related individuals*

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Notes to the Financial Statements (cont.)

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

### *Income of the key managers*

The income of the key managers during the period is VND 2,790,000.000 (Previous period: VND 1,825,000.000)

### **2b. Transactions and balances with other related parties**

Other related parties of the Company include:

<b>Other related parties</b>	<b>Relationship</b>
Becamex Investment and Industrial Development Group	Major shareholder
Becamex Hospitality Company Limited	Subsidiary
IJC Construction One Member Limited Company	Subsidiary
WTC Binh Duong One Member Company Limited	Subsidiary
Becamex Binh Phuoc Infrastructure Development Joint Stock Company	Associate
Ho Chi Minh City – Thu Dau Mot – Chon Thanh Expressway Joint Stock Company	Associate
Ho Chi Minh City Ring road 4 Joint stock company	Associate
Binh Duong Trade and Development Joint-Stock Company	Associate of Becamex Investment and Industrial Development Group
Becamex Urban Development Joint Stock Company	Subsidiary of Becamex Investment and Industrial Development Group
Binh Duong Rubber Joint Stock Company	Subsidiary of Becamex Investment and Industrial Development Group
Becamex International General Hospital Joint Stock Company	Subsidiary of Becamex Investment and Industrial Development Group
My Phuoc Hospital Joint Stock Company	Subsidiary of Becamex Investment and Industrial Development Group
Eastern International University	Subsidiary of Becamex Investment and Industrial Development Group
Vietnam – Singapore Industrial Park Joint Venture Co., Ltd.	Associate of Becamex Investment and Industrial Development Group
Vietnam Technology & Telecommunication Joint Stock Company	Associate of Becamex Investment and Industrial Development Group
Becamex Tokyu Co., Ltd.	Associate of Becamex Investment and Industrial Development Group
Becamex - Vsp Power Investment and Development Joint Stock Company	Associate of Becamex Investment and Industrial Development Group
Binh Duong Construction and Civil Engineering Joint Stock Company	Associate of Becamex Investment and Industrial Development Group
WTC Becamex One Member Company Limited	Subsidiary of Becamex Investment and Industrial Development Group
Tan Hao Phat Services and Construction Company Limited	Company related tp Mr. Do Quang Ngon

Apart from transactions with subsidiaries presented in Note No. V.13 as well as sales of goods and service provisions to other related parties which are not subsidiaries, joint ventures and associates



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Notes to the Financial Statements (cont.)

presented in Note No. VI.1b, the Company also has other transactions with other related parties as follows:

	<u>Current period</u>	<u>Previous period</u>
<b><i>Becamex Investment and Industrial Development Group</i></b>		
Interest on late dividend payment	5,568,133,101	-
Receipt of land use right transfer	-	90,304
Power charges	-	41,984,602
<b><i>Vietnam Technology &amp; Telecommunication Joint Stock Company</i></b>		
Purchase of merchandises, services	278,599,387	943,988,372
<b><i>Vietnam – Singapore Industrial Park Joint Venture Co., Ltd.</i></b>		
Receipt of land use right transfer	769,906,620	-
<b><i>Tan Hao Phat Services and Construction Company Limited</i></b>		
Construction	7,303,953,079	-
Purchase of merchandises, services	380,373,236	-
Power charges	4,689,630	-

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

***Receivables from and payables to other related parties***

Receivables from and payables to other related parties are presented in Notes No. V.2, V.3, V.4, V.14, V.18, V.19, V.20, V.21 and V.22.

The receivables from other related parties are unsecured and will be paid in cash. No allowances have been made for the receivables from other related parties.

**3. Segment information**

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

**3a. Information on business segment**

The Company has the following main business segments:

- Sales of toll tickets: sales of toll tickets for National Highway 13.
- Trading real estate: investment in construction and operation of technical infrastructure of industrial parks, residential areas and urban areas.
- Trading investment properties: leasing premises in Becamex Tower, Hoa Loi Residential Area, Sunflower Villas.
- Construction: construction of social houses, public works.



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Notes to the Financial Statements (cont.)

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- Business cooperation contract: cooperation in implementing Becamex City Center Project with Becamex Investment and Industrial Development Group.
- Others: leasing equipment and furniture.

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

### 3b. Information on geographical segment

All of the Company's operations take place in the territory of Vietnam, mainly in Binh Duong Province.

### 4. Subsequent events

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

Ho Chi Minh City, 24 April 2026

**Luong Thi Ngoc Trinh**  
Preparer

**Bui Thi Thuy**  
Chief Accountant



**Trinh Thanh Hung**  
Chief Executive Officer



**Appendix 1: Segment information according to the business segments**

Unit: VND

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


	<u>Sales of toll tickets</u>	<u>Trading real estate</u>	<u>Trading investment properties</u>	<u>Others</u>	<u>Deducti ons</u>	<u>Total</u>
<b>Current period</b>						
Net external sales						
	83,294,996,488	109,013,098,569	271,636,362	3,448,090,912	-	196,027,822,331
Net inter-segment sales	-	-	-	-	-	-
<b>Total net sales</b>	<b>83,294,996,488</b>	<b>109,013,098,569</b>	<b>271,636,362</b>	<b>3,448,090,912</b>	<b>-</b>	<b>196,027,822,331</b>
Segment financial performance	50,250,236,501	27,646,974,094	1,036,003,199	1,070,308,616	-	80,003,522,410
Expenses not attributable to segments						-
Operating profit						80,003,522,410
Profit/loss on the sale or disposal of investment property						
Financial income						21,838,971,884
Financial expenses						-
Other income						3,245,739,474
Other expenses						(1,475,904,481)
Current income tax						(20,785,465,858)
Deferred income tax						-
<b>Profit after tax</b>						<b>82,826,863,429</b>
<b>Total expenses on acquisition of fixed assets and other non-current assets</b>	<b>2,582,861,533</b>	<b>2,345,838,112</b>	<b>5,845,306</b>	<b>74,199,002</b>	<b>-</b>	<b>5,008,743,953</b>
<b>Total depreciation/(amortization) and allocation of long-term prepayments</b>	<b>16,589,620,578</b>	<b>364,434,400</b>	<b>2,419,229,268</b>	<b>20,775,042</b>	<b>-</b>	<b>19,394,059,287</b>
<b>Total remarkable non-cash expenses (except for depreciation/(amortization) and allocation of long-term prepayments)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

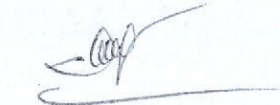


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**Appendix 1: Segment information according to the business segments**

	Sales of toll tickets	Trading real estate	Trading investment properties	Others	Deducti ons	Total
<b>Previous period</b>						
Net external sales	77,266,759,203	3,098,767,621	6,522,909,092	3,478,090,911	-	90,366,526,827
Net inter-segment sales	-	-	-	-	-	-
<b>Total net sales</b>	<b>77,266,759,203</b>	<b>3,098,767,621</b>	<b>6,522,909,092</b>	<b>3,478,090,911</b>	<b>-</b>	<b>90,366,526,827</b>
Segment financial performance	38,578,016,694	(3,329,922,646)	3,273,722,948	903,718,140	-	39,425,535,136
Expenses not attributable to segments						-
Operating profit						39,425,535,136
Profit/loss on the sale or disposal of investment property						-
Financial income						77,155,471
Financial expenses						-
Other income						4,047,535,871
Other expenses						(3,894,660,965)
Current income tax						(8,106,762,703)
Deferred income tax						-
<b>Profit after tax</b>						<b>31,548,802,810</b>
<b>Total expenses on acquisition of fixed assets and other non-current assets</b>	<b>8,868,238,864</b>	<b>139,374,084</b>	<b>809,582,593</b>	<b>156,435,007</b>	<b>-</b>	<b>9,973,630,549</b>
<b>Total depreciation/(amortization) and allocation of long-term prepayments</b>	<b>17,130,202,843</b>	<b>91,973,617</b>	<b>2,582,066,703</b>	<b>31,977,926</b>	<b>-</b>	<b>19,836,221,089</b>
<b>Total remarkable non-cash expenses (except for depreciation/(amortization) and allocation of long-term prepayments)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

  
 Luong Thi Ngoc Trinh  
 Preparer

  
 Bui Thi Thuy  
 Chief Accountant

Date: 24 April 2026  
  
 Trinh Thanh Hung  
 Chief Executive Officer

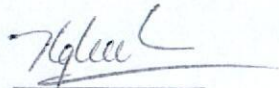


**Appendix 1: Segment information according to the business segments**

Unit: VND

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

	Sales of toll tickets	Trading real estate	Trading investment properties	Others	Total
<b>Ending balance</b>					
Direct assets of segment	489,322,937,286	5,638,851,872,679	428,534,840,938	3,716,474,144	6,560,426,125,047
Unallocated assets					3,594,816,306,408
<b>Total assets</b>					<b>10,155,242,431,455</b>
Direct liabilities of segment	24,440,765,200	1,140,495,291,862	2,413,900,000	1,810,572,491	1,169,160,529,553
Unallocated liabilities					1,077,717,675,791
<b>Total liabilities</b>					<b>2,246,878,205,344</b>
<b>Beginning balance</b>					
Direct assets of segment	499,070,169,591	5,489,411,741,109	496,107,689,656	5,618,247,792	6,490,207,848,148
Unallocated assets					3,555,010,903,603
<b>Total assets</b>					<b>10,045,218,751,751</b>
Direct liabilities of segment	33,880,815,173	1,092,922,020,216	14,413,900,000	1,829,269,554	1,143,046,004,943
Unallocated liabilities					1,076,635,384,126
<b>Total liabilities</b>					<b>2,219,681,389,069</b>



Luong Thi Ngoc Trinh  
Preparer



Bui Thi Thuy  
Chief Accountant



Trinh Thanh Hung  
Chief Executive Officer

