

Số: 3007/2025/KBC-CK  
No: 3007/2025/KBC-CK

Bắc Ninh, ngày 30 tháng 07 năm 2025  
Bac Ninh, July 30, 2025

**CÔNG BỐ THÔNG TIN ĐỊNH KỲ**  
**PERIODIC INFORMATION DISCLOSURE**

Kính gửi: - Ủy ban Chứng khoán Nhà nước;  
- Sở Giao dịch Chứng khoán Thành phố Hồ Chí Minh.

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

1. Tên tổ chức: Tổng Công ty Phát triển Đô thị Kinh Bắc – CTCP

*Name of organization: Kinh Bac City Development Holding Corporation*

- Mã chứng khoán/ *Securities code:* KBC
- Địa chỉ/ *Address:* Lô B7, KCN Quế Võ, phường Phương Liễu, tỉnh Bắc Ninh, Việt Nam/  
*Lot B7, Que Vo Industrial Park, Phuong Lieu Ward, Bac Ninh Province, Vietnam*
- Điện thoại liên hệ/ *Tel:* (0222) 3634034 *Fax:* (0222) 3634035
- E-mail: [info@kinhbaccity.vn](mailto:info@kinhbaccity.vn) *Website:* <http://www.kinhbaccity.vn>

2. Nội dung thông tin công bố/ *Content of disclosure:*

Căn cứ theo Thông tư 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn về công bố thông tin trên thị trường chứng khoán, Tổng Công ty Phát triển Đô thị Kinh Bắc – CTCP (KBC) xin trân trọng công bố thông tin về **Báo cáo tài chính Quý II năm 2025** như sau:

*Pursuant to the Circular 96/2020/TT-BTC dated 16/11/2020 issued by the Ministry of Finance on guidelines for disclosure of information on the securities market, Kinh Bac City Development Holding Corporation (KBC) would like to disclosure information on **the Financial Statements of Quarter II of the year 2025** as follows:*

- Báo cáo tài chính riêng Quý II năm 2025 / *The separate financial statements of Quarter II of the year 2025;*
- Báo cáo tài chính hợp nhất Quý II năm 2025 / *The consolidated financial statements of Quarter II of the year 2025;*

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 30/07/2025 tại đường dẫn <http://www.kinhbaccity.vn> / *This information has been published on the company's website since July 30, 2025 at the link <http://www.kinhbaccity.vn>.*



Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố./ *We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

**Tài liệu đính kèm/**

**Attachments:**

Toàn văn tài liệu mục 2/

*Full document in section 2*

**TM. TỔNG CÔNG TY PHÁT TRIỂN  
ĐÔ THỊ KINH BẮC – CTCP**  
**ON BEHALF OF KINH BAC CITY DEVELOPMENT HOLDING  
CORPORATION**

**Người được ủy quyền công bố thông tin**

*Person authorized to disclose informaion*

**Phó Tổng Giám đốc**

*Deputy General Director*



**Phạm Phúc Hiếu**

*Pham Phuc Hieu*



**KinhBac City Development Holding Corporation**

**CONSOLIDATED FINANCIAL STATEMENTS FOR THE SECOND QUARTER OF 2025**



# KinhBac City Development Holding Corporation

## CONTENTS

	<i>Pages</i>
Consolidated Balance Sheet	1 - 4
Consolidated Income Statement	5 - 6
Consolidated Cash Flow Statement	7 - 8
Notes to the consolidated financial statements	9 - 50

CONSOLIDATED BALANCE SHEET  
As at June 30, 2025

Currency: VND

Code	ASSETS	Notes	June 30, 2025	December 31, 2024
<b>100</b>	<b>A. CURRENT ASSETS</b>		<b>60,877,083,505,595</b>	<b>36,075,390,688,153</b>
<b>110</b>	<b>I. Cash and cash equivalents</b>	<b>4</b>	<b>18,139,066,467,312</b>	<b>6,566,036,174,506</b>
111	1. Cash		12,015,193,834,242	532,997,405,834
112	2. Cash equivalents		6,123,872,633,070	6,033,038,768,672
<b>120</b>	<b>II. Short-term investments</b>		<b>1,879,786,007,100</b>	<b>1,857,951,615,950</b>
121	1. Held-for-trading securities	5.1	1,862,358,461,369	1,862,358,461,369
122	2. Provisions for held-for-trading securities	5.1	(6,772,454,269)	(6,756,845,419)
123	3. Held-to-maturity investments	5.2	24,200,000,000	2,350,000,000
<b>130</b>	<b>III. Current accounts receivables</b>		<b>16,604,866,586,573</b>	<b>13,308,852,766,763</b>
131	1. Short-term trade receivables	6.1	1,722,778,767,250	670,879,391,809
132	2. Short-term advances to suppliers	6.2	6,359,705,644,333	3,500,405,899,524
135	3. Short-term loan receivables	7	3,529,618,677,397	3,281,260,294,254
136	4. Other short-term receivables	8	5,099,547,865,543	5,963,091,549,126
137	5. Provision for doubtful short-term receivables	6.1,7	(106,784,367,950)	(106,784,367,950)
<b>140</b>	<b>IV. Inventories</b>	<b>9</b>	<b>23,761,065,160,225</b>	<b>13,849,673,941,868</b>
141	1. Inventories		23,761,065,160,225	13,849,673,941,868
<b>150</b>	<b>V. Other short-term assets</b>		<b>492,299,284,385</b>	<b>492,876,189,066</b>
151	1. Short-term prepaid expenses		80,511,447,807	63,331,758,024
152	2. Value-added tax deductible		342,727,999,943	347,564,373,138
153	3. Tax and other receivables from the State	10	68,947,766,635	81,928,892,904
155	4. Other current assets		112,070,000	51,165,000



CONSOLIDATED BALANCE SHEET (continued)  
As at June 30, 2025

Currency: VND

Code	ASSETS	Notes	June 30, 2025	December 31, 2024
<b>200</b>	<b>B. NON-CURRENT ASSETS</b>		<b>9,425,412,561,725</b>	<b>8,654,534,222,377</b>
<b>210</b>	<b>I. Long-term receivables</b>		<b>1,335,465,401,644</b>	<b>1,365,556,888,880</b>
215	1. Long-term loan receivables	7	742,480,865,996	757,160,865,995
216	2. Other long-term receivables	8	592,984,535,648	608,396,022,885
<b>220</b>	<b>II. Fixed assets</b>		<b>378,563,085,520</b>	<b>408,327,298,161</b>
221	1. Tangible fixed assets	11	378,402,223,873	408,144,202,512
222	Cost		892,288,065,487	886,965,494,578
223	Accumulated depreciation		(513,885,841,614)	(478,821,292,066)
227	2. Intangible fixed assets		160,861,647	183,095,649
228	Cost		634,415,500	634,415,500
229	Accumulated amortisation		(473,553,853)	(451,319,851)
<b>230</b>	<b>III. Investment properties</b>	<b>12</b>	<b>1,192,681,209,703</b>	<b>1,292,284,269,606</b>
231	1. Cost		1,500,124,633,188	1,549,022,147,988
232	2. Accumulated depreciation		(307,443,423,485)	(256,737,878,382)
<b>240</b>	<b>IV. Long-term assets in progress</b>		<b>753,912,863,300</b>	<b>731,331,293,581</b>
242	1. Construction in progress	13	753,912,863,300	731,331,293,581
<b>250</b>	<b>V. Long-term investments</b>	<b>15</b>	<b>5,708,895,690,005</b>	<b>4,817,427,030,823</b>
252	1. Investments in associates	15.1	5,303,674,264,927	4,394,274,905,745
253	2. Investments in other entities	15.2	406,569,500,000	424,500,200,000
254	3. Provision for long-term investments		(1,348,074,922)	(1,348,074,922)
<b>260</b>	<b>VI. Other long-term assets</b>		<b>55,894,311,553</b>	<b>39,607,441,326</b>
261	1. Long-term prepaid expenses		45,530,013,309	39,607,441,326
262	2. Deferred tax assets		10,364,298,244	-
<b>270</b>	<b>TOTAL ASSETS</b>		<b>70,302,496,067,320</b>	<b>44,729,924,910,530</b>

## CONSOLIDATED BALANCE SHEET (continued)

As at June 30, 2025

Currency: VND

Code	RESOURCES	Code	June 30, 2025	December 31, 2024
<b>300</b>	<b>A. LIABILITIES</b>		<b>44,605,264,677,259</b>	<b>24,085,018,776,979</b>
<b>310</b>	<b>I. Current liabilities</b>		<b>12,217,421,936,981</b>	<b>7,092,665,737,443</b>
311	1. Short-term trade payables	16	651,233,507,464	529,481,109,109
312	2. Short-term advances from customers	17	1,091,445,826,936	757,523,177,558
313	3. Statutory obligations	18	646,642,124,627	210,231,024,005
314	4. Payables to employees		803,756,682	228,123,345
315	5. Short-term accrued expenses	19	3,399,766,614,698	2,205,794,271,910
318	6. Short-term unearned revenues		4,787,819,424	5,346,030,681
319	7. Other short-term payables	20	5,451,339,839,855	3,005,527,869,435
320	8. Short-term loans	21	964,475,880,986	371,484,360,597
322	9. Bonus and welfare fund		6,926,566,309	7,049,770,803
<b>330</b>	<b>II. Non-current liabilities</b>		<b>32,387,842,740,278</b>	<b>16,992,353,039,536</b>
333	1. Long-term accrued expenses		4,071,162,425	589,879,723
336	2. Long-term unearned revenue		32,624,013,443	35,877,018,134
337	3. Other long-term payables	20	6,100,947,566,459	6,079,254,094,359
338	4. Long-term loans	21	25,109,559,453,271	9,741,096,426,831
341	5. Deferred tax liabilities	28.3	1,139,688,576,718	1,134,583,652,527
342	6. Long-term provisions		951,967,962	951,967,962
<b>400</b>	<b>B. OWNERS' EQUITY</b>		<b>25,697,231,390,061</b>	<b>20,644,906,133,551</b>
<b>410</b>	<b>I. Capital</b>	<b>22</b>	<b>25,697,231,390,061</b>	<b>20,644,906,133,551</b>
411	1. Share capital		9,417,547,590,000	7,676,047,590,000
411a	Shares with voting rights		9,417,547,590,000	7,676,047,590,000
412	2. Share premium		5,163,224,570,000	2,743,529,570,000
414	3. Other owners' capital		3,324,832,200,000	3,324,832,200,000
418	4. Investment and development fund		2,223,693,823	2,223,693,823
421	5. Undistributed earnings		5,993,505,723,639	4,811,255,659,305
421a	Undistributed earnings by the end of prior year		4,808,733,721,003	4,429,331,543,041
421b	Undistributed earnings of current period		1,184,772,002,636	381,924,116,264
429	6. Non-controlling interests		1,795,897,612,599	2,087,017,420,423
<b>440</b>	<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>		<b>70,302,496,067,320</b>	<b>44,729,924,910,530</b>



CONSOLIDATED BALANCE SHEET (continued)  
As at June 30, 2025



Luu Phuong Mai  
Preparer



Pham Phuc Hieu  
Deputy General Director cum  
Chief Accountant



Nguyen Thi Thu Huong  
General Director

July 29, 2025



# KinhBac City Development Holding Corporation

B02a-DN/HN

## CONSOLIDATED INCOME STATEMENT for the six-month period ended June 30, 2025

Currency: VND

Code	ITEMS	Notes	Quarter II, 2025	Quarter II, 2024	For the six-month period ended June 30, 2025	For the six-month period ended June 30, 2024
01	1. Revenue from sales of goods and rendering of services	23.1	578,663,967,270	891,725,408,367	3,695,525,737,934	1,044,059,040,253
02	2. Deductions		-	-	-	-
10	3. Net revenue from sales of goods and rendering of services	23.1	578,663,967,270	891,725,408,367	3,695,525,737,934	1,044,059,040,253
11	4. Cost of goods sold and services rendered	24	(9,920,227,694)	427,079,951,363	1,898,173,579,263	505,507,373,188
20	5. Gross profit from sales of goods and rendering of services		588,584,194,964	464,645,457,004	1,797,352,158,671	538,551,667,065
21	6. Finance income	23.2	164,125,895,916	109,304,402,718	299,126,113,585	177,118,086,189
22	7. Finance expenses	25	112,095,750,492	53,917,331,664	225,194,142,993	108,051,806,311
23	In which: Interest expenses		102,819,162,535	48,545,347,226	206,024,751,328	101,437,384,163
24	8. Profit/(loss) from associates	15.1	23,964,792,475	(1,840,998,541)	69,145,859,182	(8,469,055,613)
25	9. Selling expenses	26	22,590,904,033	49,020,208,440	50,583,798,270	52,562,669,843
26	10. General and administrative expenses	26	92,788,468,617	116,652,669,889	240,149,530,522	227,549,535,731
30	11. Operating profit		549,199,760,213	352,518,651,188	1,649,696,659,653	319,036,685,756
31	12. Other income	27	(17,133,183,795)	38,043,578,369	7,701,866,240	38,634,455,987
32	13. Other expenses	27	1,301,403,564	4,328,117,250	2,040,575,200	7,860,321,902
40	14. Other profit/(loss)		(18,434,587,359)	33,715,461,119	5,661,291,040	30,774,134,085
50	15. Accounting profit before tax		530,765,172,854	386,234,112,307	1,655,357,950,693	349,810,819,841
51	16. Current corporate income tax expenses	28.2	147,536,691,459	98,415,067,903	412,487,068,236	145,541,981,828
52	17. Deferred tax income/(expense)	28.3	15,800,829,372	(15,299,859,090)	5,259,374,053	(8,483,522,640)

# KinhBac City Development Holding Corporation

B02a-DN/HN

CONSOLIDATED INCOME STATEMENT (continued)  
for the six-month period ended June 30, 2025

Currency: VND

Code	ITEMS	Notes	Quarter II, 2025	Quarter II, 2024	For the six-month period ended June 30, 2025	For the six-month period ended June 30, 2024
60	18. Net profit after corporate income tax (60=50-51+52)					
61	18.1. Net profit after tax attributable to shareholders of the parent	22.1	399,029,310,767	272,519,185,314	1,248,130,256,510	195,785,315,373
62	18.2. Profit after tax attributable to non-controlling interests	22.1	402,059,698,194	241,061,935,666	1,184,772,002,636	155,363,935,627
70	19. Earnings per share - Basis earnings - Diluted earnings	22.1	(3,030,387,427)	31,457,249,648	63,358,253,874	40,421,379,746
			510	314	1,530	202
			510	314	1,530	202

*[Signature]*



Luu Phuong Mai  
Preparer

Pham Phuc Hieu  
Deputy General Director cum  
Chief Accountant

Nguyen Thi Thu Huong  
General Director

July 29, 2025



CONSOLIDATED CASH FLOW STATEMENT  
for the six-month period ended June 30, 2025


Currency: VND

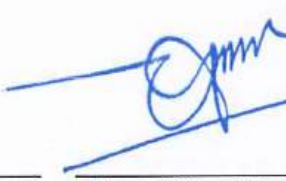
Code	ITEMS	Notes	For the six-month period ended June 30, 2025	For the six-month period ended June 30, 2024
	<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>			
01	Profit before tax		1,655,357,950,693	349,810,819,841
	Adjustments for			
02	Depreciation of tangible fixed assets, investment properties and amortisation of intangible fixed assets		85,792,328,653	79,443,850,511
03	Provisions		15,608,850	383,977,710
05	Profit from investing activities		(341,683,355,478)	(165,312,994,655)
06	Interest expenses	25	206,024,751,328	101,437,384,163
08	Operating profit before changes in working capital		1,605,507,284,046	365,763,037,570
09	Increase in receivables		(2,875,794,103,149)	(382,036,821,244)
10	Increase in inventories		(9,911,391,218,357)	(556,094,792,220)
11	Increase in payables		4,451,379,606,294	6,084,269,893,175
12	Increase in prepaid expenses		(23,102,261,767)	(15,700,027,346)
14	Interest paid		(227,138,778,761)	(61,677,687,934)
15	Corporate income tax paid	28.2	(193,281,482,008)	(389,036,941,385)
20	Net cash flows (used in)/from operating activities		(7,173,820,953,702)	5,045,486,660,616
	<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
21	Purchase and construction of fixed assets and other long-term assets		(114,803,876,457)	(227,123,216,314)
22	Proceeds from disposals of fixed assets and other long-term assets		25,430,946,025	-
23	Loans to other entities and payments for purchase of debt instruments of other entities		(630,941,809,397)	(5,980,340,029,758)
24	Collections from borrowers and proceeds from sale of debt instruments from other entities		319,851,616,857	290,497,890,000
25	Payments for investments in other entities		(1,197,134,773,243)	(12,788,537,087)
26	Proceeds from sale of investments in other entities		17,400,000,000	-
27	Interest, dividends and profits received		213,284,595,894	12,566,755,195
30	Net cash flows used in investing activities		(1,366,913,300,321)	(5,917,187,137,964)

CONSOLIDATED CASH FLOW STATEMENT (continued)  
for the six-month period ended June 30, 2025

Currency: VND

Code	ITEMS	Notes	For the six-month period ended June 30, 2025	For the six-month period ended June 30, 2024
	<b>III. CASH FLOW FROM FINANCING ACTIVITIES</b>			
31	Capital contribution and issuance of shares		4,162,185,000,000	-
33	Drawdown of borrowings		16,350,843,579,357	1,682,814,284,132
34	Repayment of borrowings		(399,264,032,528)	(442,143,557,379)
40	<b>Net cash flows from financing activities</b>		<b>20,113,764,546,829</b>	<b>1,240,670,726,753</b>
50	<b>Net cash flows for the period</b>		<b>11,573,030,292,806</b>	<b>368,970,249,405</b>
60	<b>Cash and cash equivalents at the beginning of the period</b>		<b>6,566,036,174,506</b>	<b>841,304,457,657</b>
70	<b>Cash and cash equivalents at the end of the period</b>	4	<b>18,139,066,467,312</b>	<b>1,210,274,707,062</b>

  
Luu Phuong Mai  
Preparer

  
Pham Phuc Hieu  
Deputy General Director cum  
Chief Accountant

  
Nguyen Thi Thu Huong  
General Director



July 29, 2025



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

As at and for the six-month period ended June 30, 2025

**1, CORPORATE INFORMATION****CORPORATE**

KinhBac City Development Holding Corporation ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificate No. 2103000012 issued by the Department of Planning and Investment of Bac Ninh Province on March 27, 2002, and the subsequent amendments, with the latest is the 23rd amendment No. 2300233993 being granted by the Department of Finance of Bac Ninh Province on July 15, 2025.

The Company has the following subsidiaries:

- ▶ Saigon – Bac Giang Industrial Park Corporation;
- ▶ Saigon – Hai Phong Industrial Park Corporation;
- ▶ Northwest Saigon City Development Corporation;
- ▶ Trang Cat Urban Development One Member Company Limited;
- ▶ NGD Invest Sole Member Company Limited;
- ▶ Kinh Bac Office and Factory Business One Member Company Limited;
- ▶ Tien Duong Development Holding Joint Stock Company;
- ▶ Hung Yen Investment and Development Corporation;
- ▶ Tan Phu Trung – Long An Industrial Park One Member Company Limited;
- ▶ Bac Giang – Long An Industrial Park One Member Company Limited;
- ▶ Tan Tap Industrial Infrastructure Development Limited Company;
- ▶ Long An Development Invest Joint Stock Company;
- ▶ Vung Tau Investment Group Joint Stock Company;
- ▶ Bao Lac Spiritual Park Joint Stock Company;
- ▶ Quang Yen Electronics Company Limited;
- ▶ Quang Yen Manufacturing Industry Company Limited;
- ▶ Hung Yen Hospitality Services Joint Stock Company; and
- ▶ Tan Phu Trung – Tay Ninh Industrial Park One Member Company Limited.

The current principal activities of the Company are to invest, construct and trade infrastructure inside and outside the industrial parks; to lease and sell factory plants constructed by the Company in the industrial parks, residential – urban areas, financial investment; and other activities in accordance with the Enterprise Registration Certificate.

The business cycle of the Company starts from the acquisition of investment license, land clearance, infrastructure development of industrial parks and urban areas until the time of completion and land is handed over to customers. As a result, the business cycle of the Company may extend over 12 months.

The Company's head office is located at Lot B7, Que Vo Industrial Park, Phuong Lieu Ward, Bac Ninh Province, Vietnam and its Ho Chi Minh branch is located at No. 20 Phung Khac Khoan Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam.

The Company's shares were listed on Ho Chi Minh City Stock Exchange in accordance with Decision No. 153/QĐ-SGDHCM issued by Ho Chi Minh City Stock Exchange on 7 December 2009.

The number of the Company's employees as at June 30, 2025 is 237 (December 31, 2024: 226).



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

1. **CORPORATE INFORMATION** (continued)

**BOARD OF DIRECTORS**

Members of the Board of Directors during the period and as at date of the report are as follows:

Mr. Dang Thanh Tam	Chairman
Ms. Nguyen Thi Thu Huong	Member
Ms. Dang Nguyen Quynh Anh	Member
Mr. Huynh Phat	Member
Mr. Le Hoang Lan	Independent Member

**BOARD OF SUPERVISION**

Member of the Board of supervision during the period and at the date of this report are:

Ms. Nguyen Bich Ngoc	Head of the Board
Ms. The Thi Minh Hong	Member
Mr. Tran Tien Thanh	Member

**BOARD OF MANAGEMENT**

Member of the Board of Management during the period and at the date of this report are:

Ms. Nguyen Thi Thu Huong	General Director
Mr. Phan Anh Dung	Deputy General Director
Mr. Pham Phuc Hieu	Deputy General Director cum Chief Accountant
Ms. Nguyen My Ngoc	Deputy General Director
Mr. Dang Nguyen Nam Anh	Deputy General Director

**LEGAL REPRESENTATIVE**

The legal representative of the Company during the period and at the date of this report is Mr. Dang Thanh Tam – Chairman. Ms. Nguyen Thi Thu Huong – General Director has been authorized by Mr. Dang Thanh Tam to sign the accompanying consolidated financial statements for the six-month period ended June 30, 2025 in accordance with the Authorisation Letter No. 0310.2/2024/KBC/UQ dated October 03, 2024.

**COPORATE STRUCTURE**

As at June 30, 2025, the Company has the following subsidiaries:

No.	Company's name	Voting right (%)	Effective interest rate (%)	Head office	Main activities
1	Saigon – Bac Giang Industrial Park Corporation	100	96.45	Lot CC, Quang Chau Industrial Park, Nenh Ward, Bac Ninh Province	Real estate investment, construction and trading
2	Saigon – Hai Phong Industrial Park Corporation	89.26	89.26	Trang Due Industrial Park, An Phong Ward, Hai Phong City	Real estate investment, construction and trading
3	Northwest Saigon City Development Corporation	74.3	72.82	Tram Bom Hamlet, National Road No. 22, Cu Chi Commune, Ho Chi Minh City	Real estate investment, construction and trading
4	Trang Cat One Member Urban Development Company Limited	100	100	Bai Trieu Area, Dinh Vu - Cat Hai Economical Zone, Hai An Ward, Hai Phong City	Real estate investment, construction and trading

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

1. CORPORATE INFORMATION (continued)

COPORATE STRUCTURE (continued)

<i>No.</i>	<i>Company's name</i>	<i>Voting right (%)</i>	<i>Effective interest rate (%)</i>	<i>Head office</i>	<i>Main activities</i>
5	NGD Investment One Member Company Limited	100	100	No. 10 Hang Bot Lane, O Cho Dua Ward, Hanoi	Real estate investment, construction and trading
6	Kinh Bac Office and Factory Business One Member Company Limited	100	100	Lot B7, Que Vo Industrial Park, Phuong Lieu Ward, Bac Ninh Province	Real estate investment, construction and trading
7	Tien Duong Development Holding Joint Stock Company	51	51	No. 100 An Trach, Giang Vo Ward, Hanoi	Real estate investment, construction and trading
8	Tan Phu Trung – Long An Industrial Park One Member Company Limited	100	72.82	No. 133, Road 835, Can Giuoc Commune, Tay Ninh Province	Architectural activities and related technical consultancy
9	Bac Giang – Long An Industrial Park One Member Company Limited	100	96.45	No. 133, Road 835, Can Giuoc Commune, Tay Ninh Province	Architectural activities and related technical consultancy
10	Tan Tap Industrial Infrastructure Development Limited Company	100	89.26	No. 133, Road 835, Can Giuoc Commune, Tay Ninh Province	Architectural activities and related technical consultancy
11	Hung Yen Investment and Development Corporation	98.69	96.28	No. 210 Nguyen Van Linh Street, Son Nam Ward, Hung Yen Province	Real estate construction and trading
12	Long An Development Invest Joint Stock Company	60	57.42	Tan Dong Hamlet, Tan Tap Commune, Tay Ninh Province	Real estate construction and trading
13	Vung Tau Investment Group Joint Stock Company	74.52	74.52	LK 28 Hang Dieu 1 Street, Rach Dua Ward, Ho Chi Minh City	Real estate construction and trading
14	Bao Lac Spiritual Park Joint Stock Company	65	58.02	Ngo Xa Village, Yen Phong Commune, Bac Ninh Province	Funeral service activities
15	Quang Yen Electronics Company Limited	100	89.26	Lot NA8-2, High-class factory complex project at Dam Nha Mac Area, Lien Hoa Ward, Quang Ninh Province	Manufactures of electronic components
16	Quang Yen Manufacturing Industry Company Limited	100	89.26	Lot NA8-1, High-class factory complex project at Dam Nha Mac Area, Lien Hoa Ward, Quang Ninh Province	Manufactures of nozzles for agricultural machinery engines
17	Hung Yen Hospitality Services Joint Stock Company	98	94.35	2nd floor, No. 210 Nguyen Van Linh street, Son Nam Ward, Hung Yen Province	Real estate investment
18	Tan Phu Trung – Tay Ninh Industrial Park One Member Company Limited	100	72.82	No. 348 Group 13, Bac Ben Soi Hamlet, Tay Ninh Province	Architectural activities and related technical consultancy



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

**2. BASIS OF PREPARATION**

**2.1 Accounting standards and system**

The consolidated financial statements of the Company are expressed in Vietnam dong ("VND"), in accordance with the Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- ▶ Decision No, 149/2001/QĐ-BTC dated December 31, 2001 on the Issuance and Promulgation of Four Vietnamese Standards on Accounting (Series 1);
- ▶ Decision No, 165/2002/QĐ-BTC dated December 31, 2002 on the Issuance and Promulgation of Six Vietnamese Standards on Accounting (Series 2);
- ▶ Decision No, 234/2003/QĐ-BTC dated December 30, 2003 on the Issuance and Promulgation of Six Vietnamese Standards on Accounting (Series 3);
- ▶ Decision No, 12/2005/QĐ-BTC dated February 15, 2005 on the Issuance and Promulgation of Six Vietnamese Standards on Accounting (Series 4); and
- ▶ Decision No, 100/2005/QĐ-BTC dated December 28, 2005 on the Issuance and Promulgation of Four Vietnamese Standards on Accounting (Series 5).

Accordingly, the consolidated financial statements and notes to the consolidated financial statements and their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the financial position, and results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam,

**2.2 Applied accounting documentation system**

The Company's applied accounting documentation system is the General Journal system.

**2.3 Fiscal year**

The Company's fiscal year applicable for the preparation of its financial statements starts on January 1 and ends on December 31.

**2.4 Accounting currency**

The consolidated financial statements are prepared in VND which is also the Company's accounting currency.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

**2. BASIS OF PREPARATION (continued)**

**2.5 Basis of consolidation**

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries for the six-month period ended June 30, 2025.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The financial statements of the Parent company and its subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies.

All intra-company balances, income and expenses and unrealised gains or losses resulting from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the interim consolidated income statement and within equity in the interim consolidated balance sheet.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**3.1 Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

**3.2 Inventories**

Industrial and residential real estate properties which have been developed for sale in the normal course of operations of the Group, not held for lease or capital appreciation, are recorded as inventory at the lower of cost incurred in bringing each product to its present location and condition, and net realisable value.

The cost of real estate properties for sale comprises expenses on land use fees, land rentals, land compensation and clearance costs, construction of road and drainage system, factories and other infrastructure costs, construction costs, capitalized borrowing cost, consultancy cost, design cost and other related costs.

Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

*Provision for obsolete inventories*

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Group, based on appropriate evidence of impairment available at the consolidated balance sheet date.

Increases and decreases to the provision balance are recorded into the cost of goods sold account in the consolidated income statement.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.3 Receivables**

Receivables are presented in the consolidated financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful debts represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases and decreases to the provision balance are recorded as general and administrative expense in the consolidated income statements.

**3.4 Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises of its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use. Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the consolidated income statement as incurred. When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal is included in the consolidated income statement.

**3.5 Intangible fixed assets**

Intangible assets are stated at cost less accumulated amortisation.

The cost of an intangible asset comprises of its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use. Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the consolidated income statement as incurred. When intangible assets are sold or retired, any gain or loss resulting from their disposal is included in the consolidated income statement.

**3.6 Depreciation and amortisation**

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures (including land and infrastructure development cost)	5 - 45 years
Machinery and equipment	3 - 10 years
Means of transportation	4 - 10 years
Office equipment	3 - 8 years
Software	3 - 10 years
Other assets	3 - 8 years

**3.7 Investment properties**

Investment properties are stated at cost including transaction costs less accumulated depreciation.

Subsequent expenditure relating to an investment property that has already been recognized is added to the net book value 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.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.7 Investment properties (continued)**

Depreciation and amortisation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Factories	6 - 10 years
Land and infrastructure development cost	30 - 44 years

Investment properties are derecognised in the consolidated balance sheet when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the consolidated income statement in the period of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

**3.8 Borrowing costs**

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the period in which they are incurred, except to the extent that they are capitalized as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset.

**3.9 Prepaid expenses**

Prepaid expenses are reported as short-term or long-term prepaid expenses on the consolidated balance sheet and amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

The following types of expenses are recognized as prepaid long term expenses to amortize into the consolidated income statement:

- ▶ Prepaid rental expenses that are amortized over the prepaid lease term;
- ▶ Prepaid long term expenses that are amortized over the period from 1 to 3 years.

**3.10 Business combinations and goodwill**

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.10 Business combinations and goodwill (continued)**

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognized directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortization. Goodwill is amortized over 10-year period on a straight-line basis.

**3.11 Investments**

*Investments in associates*

The Group's investment in its associate is accounted for using the equity method of accounting. An associate is an entity in which the Group has significant influence that is neither subsidiaries nor joint ventures. The Group generally deems they have significant influence if they have over 20% of the voting rights.

Under the equity method, the investment is carried in the consolidated balance sheet at cost plus post acquisition changes in the Group's share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortised and subject to annual review for impairment. The consolidated income statement reflects the share of the post-acquisition results of operation of the associate.

The share of post-acquisition profit/(loss) of the associates is presented on face of the consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend/profit sharing received or receivable from associates reduces the carrying amount of the investment.

The financial statements of the associates are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

*Held-for-trading securities and investments in other entities*

Held-for-trading securities and investments in other entities are stated at their acquisition costs.

*Provision for diminution in value of trading securities and contribution investments*

Provision for diminution in value of trading securities and contribution investments at the balance sheet date are in accordance with Circular No. 228/2009/TT-BTC issued by Ministry of Finance, dated December 7, 2009 and Circular No. 89/2013/TT-BTC issued by Ministry of Finance, dated June 26, 2013. Increase or decrease in the provision balance is charged to financial expense in the consolidated income statement.

*Held-to-maturity investments*

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognised as finance expense in the consolidated income statement and deducted against the value of such investments.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.12 Payables and accruals**

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Group.

**3.13 Accrual for severance pay**

The severance pay to employee is accrued at the end of each reporting period for all employees who have been in service for more than 12 months up to balance sheet date at the rate of one-half of the average monthly salary for each year of service up to December 31, 2008 in accordance with the Labour Code, the Law on Social Insurance and related implementing guidance. The average monthly salary used in this calculation will be revised at the end of each reporting period following the average monthly salary of the 6-month period up to the reporting date. Increase or decrease to the accrued amount other than actual payment to employee will be taken to the consolidated income statement.

This accrued severance pay is used to settle the termination allowance to be paid to employee upon termination of their labour contract following Article 48 of the Labour Code.

**3.14 Foreign currency transactions**

Transactions in currencies other than the Group's reporting currency (VND) are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- ▶ Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment;
- ▶ Capital contributions are recorded at the buying exchange rates of the commercial banks designated for capital contribution; and
- ▶ Payments for assets or expenses without liabilities initially being recognised is recorded at the buying exchange rates of the commercial banks that process these payments.

At the end of accounting year, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rates at the consolidated balance sheet dates which are determined as follows:

- ▶ Monetary assets are translated at buying exchange rate of the commercial bank where the Group conducts transactions regularly; and
- ▶ Monetary liabilities are translated at selling exchange rate of the commercial bank where the Group conducts transactions regularly.

All foreign exchange differences incurred are taken to the consolidated income statement.

**3.15 Treasury shares**

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit or loss upon purchase, sale, issue or cancellation of the Group's own equity instruments.

**3.16 Appropriation of net profits**

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders after approval in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnamese regulatory requirements.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.16 Appropriation of net profits (continued)**

The Group maintains the following reserve funds which are appropriated from the Group's net profit as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting.

*Investment and development fund*

This fund is set aside for use in the Group's expansion of its operation or of in-depth investment.

*Bonus and welfare fund*

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability on the consolidated balance sheet.

**3.17 Revenue recognition**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

*Long-term lease of land and infrastructure*

Revenue is recognised when the Group has transferred significant risks and rewards associated with the land to the buyer and revenue can be reliably measured.

*Real estate transfer*

Revenue is recognised when the Group has transferred significant risks and rewards associated with the real estates' ownership to the buyer.

*Sale of factories*

Revenue is recognised when the Group has transferred significant risks and rewards associated with the factories to the buyer and revenue can be reliably measured.

*Lease of factories*

Revenue under operating lease of factories is recognised in the consolidated income statement on a straight-line basis over the lease term.

*Rendering of services*

Revenue is recognised when services have been provided to the customers and are determined by the net value after deducting discounts, value-added tax, and other deductions.

*Gain from transfer of investment, trading of securities and capital*

Gain from transfer of investment, trading of securities and capital is determined by the difference between the sale proceeds and cost of the securities and/or investment held by the Company. Gain is recorded on the trading date, which is when the contract becomes effective.

*Interest*

Revenue is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

*Dividends*

Income is recognised when the Group's entitlement as an investor to receive the dividend is established.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**3.18 Cost of long-term lease of land and infrastructure**

Cost of sale related to long-term lease of land and infrastructure includes all direct costs that are attributable to the development of land and infrastructure and other overhead costs allocated on a reasonable basis to such activities including:

- ▶ All costs incurred for land and land development activities;
- ▶ All costs incurred for construction and construction related activities; and
- ▶ Mandatory and non-saleable costs associated to development activities that would be incurred on existing and future land and infrastructure of the projects such as common infrastructure, mandatory land reserve for public facilities, etc.

**3.19 Taxation**

*Current income tax*

Current income tax assets and liabilities for the current and prior period are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the consolidated balance sheet date.

Current income tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Group to off-set current tax assets against current tax liabilities and when the Group intends to settle its current tax assets and liabilities on a net basis.

*Deferred tax*

Deferred tax is provided using the liability method on temporary differences at the consolidated balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 *Taxation* (continued)

*Deferred tax* (continued)

The carrying amount of deferred tax assets is reviewed at each consolidated balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at each consolidated balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset realised or the liability is settled based on tax rates and tax laws that have been enacted at the consolidated balance sheet date.

Deferred tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ when the Group intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.20 *Segment information*

A segment is a component which can be separately identified in which the Group takes part in providing the sale of relevant goods or services (segment divided by business operation activities), or providing the sale of goods or services within a particular economic environment (segment divided by geographic regions), each of which is subject to risks and returns that are different from those of other segments. Real estate trading activities in Vietnam territory is the major activity to generate the revenue and profit for the Group. Thus, the Group's management assesses that the Group operates in only one business segment which is real estate business and in one geographic region which is Vietnam.

3.21 *Related parties*

Parties are considered to be related parties of the Group if one party has the ability to, directly or indirectly, control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Group and other party are under common control or under common significant influence. Related parties can be enterprises or individuals, including close members of their families.

4. CASH AND CASH EQUIVALENTS

Currency: VND

	June 30, 2025	December 31, 2024
Cash	120,303,785,235	31,403,093,659
Cash at banks	11,894,890,049,007	501,594,312,175
Cash equivalents (*)	6,123,872,633,070	6,033,038,768,672
<b>TOTAL</b>	<b>18,139,066,467,312</b>	<b>6,566,036,174,506</b>

(\*) Cash equivalents as at June 30, 2025 mainly include short-term deposits in VND at banks which earn interest ranging from 1.6% to 4.5% per year with maturity term from 1 month to 3 months perspectively.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

**5. SHORT-TERM INVESTMENTS**

**5.1 Held-for-trading securities**

	June 30, 2025		December 31, 2024	
	Number of Shares	Cost (VND)	Number of Shares	Cost(VND)
Short-term investment in Lotus Hotel Development Sole Member Company Limited		1,854,868,000,000		1,854,868,000,000
Investment in listed shares (*)	312,177	7,490,461,369	312,177	7,490,461,369
<b>TOTAL</b>		<b>1,862,358,461,369</b>		<b>1,862,358,461,369</b>
Provisions for held-for-trading securities		(6,772,454,269)		(6,756,845,419)

(\*) As at June 30, 2025, the Company holds 312,177 shares of Tan Tao Investment and Industrial Joint Stock Company.

**5.2 Held-to-maturity investments**

	Currency: VND	
	June 30, 2025	December 31, 2024
Short-term deposits at banks	24,200,000,000	2,350,000,000
<b>TOTAL</b>	<b>24,200,000,000</b>	<b>2,350,000,000</b>

**6. SHORT-TERM RECEIVABLES AND ADVANCES TO SUPPLIERS**

**6.1 Short-term receivables from customers**

	Currency: VND	
	June 30, 2025	December 31, 2024
Trade receivables from other customers	1,722,725,087,250	664,647,181,809
Trade receivables from related parties (Note 29)	53,680,000	6,232,210,000
<b>TOTAL</b>	<b>1,722,778,767,250</b>	<b>670,879,391,809</b>
Provision for doubtful receivables	(106,284,367,950)	(106,284,367,950)
<b>TOTAL</b>	<b>1,616,494,399,300</b>	<b>564,595,023,859</b>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

6. **SHORT-TERM RECEIVABLES AND ADVANCES TO SUPPLIERS** (continued)

6.2 **Short-term advances to suppliers**

Currency: VND

June 30, 2025 December 31, 2024

Kinh Bac Investment and Consultant Corporation	1,776,609,751,813	1,601,218,426,610
Kinh Bac Services Corporation	2,110,128,861,120	1,387,456,605,939
Other advances to suppliers	2,472,967,031,400	471,344,266,975
Advances to related parties (Note 29)	-	40,386,600,000
<b>TOTAL</b>	<b>6,359,705,644,333</b>	<b>3,500,405,899,524</b>

7. **LOAN RECEIVABLES**

Currency: VND

June 30, 2025 December 31, 2024

**Short-term**

Loan receivables from related parties (Note 29)	1,306,730,688,285	1,709,366,640,991
Other loan receivables	2,222,887,989,112	1,571,893,653,263

**TOTAL**

**3,529,618,677,397** **3,281,260,294,254**

Provision for doubtful loan receivables	(500,000,000)	(500,000,000)
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**Long-term**

Loan receivables from related parties (Note 29)	85,000,000,000	-
Other loan receivables	657,480,865,996	757,160,865,995

**TOTAL**

**742,480,865,996** **757,160,865,995**



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

## 8. OTHER RECEIVABLES

Currency: VND

	June 30, 2025		December 31, 2024	
	Cost	Provision	Cost	Provision
<b>Short-term</b>				
Construction Investment				
Project Management Board of				
Duc Hoa District	34,885,547,235	-	999,211,187,724	-
Kinh Bac Services				
Corporation	344,679,613,471	-	482,337,760,000	-
Interest receivables	323,300,178,386	-	317,518,083,152	-
Receivable under business				
cooperation contracts	247,792,036,016	-	312,653,373,257	-
Department of Finance of				
Long An (formerly the				
Department of Planning and				
Investment)	32,093,100,000	-	32,093,100,000	-
Advances to employees	2,551,685,482,841	-	1,690,196,245,616	-
Others	1,296,864,869,925	-	1,394,760,986,407	-
Other receivables from related				
parties (Note 29)	268,247,037,669	-	734,320,812,970	-
<b>TOTAL</b>	<b>5,099,547,865,543</b>	<b>-</b>	<b>5,963,091,549,126</b>	<b>-</b>
<b>Long-term</b>				
Lang Ha Investment				
Corporation	412,407,864,125	-	412,407,864,125	-
Others	147,933,178,373	-	132,274,734,103	-
Receivables from related				
parties (Note 29)	32,643,493,150	-	63,713,424,657	-
<b>TOTAL</b>	<b>592,984,535,648</b>	<b>-</b>	<b>608,396,022,885</b>	<b>-</b>

## 9. INVENTORIES

Currency: VND

	June 30, 2025	December 31, 2024
<b>Expenses for construction in progress</b>		
Trang Cat Urban and Service Area Project	15,829,093,722,343	8,442,637,722,173
Phuc Ninh Urban Area Project	1,123,078,517,427	1,119,329,422,009
Tan Phu Trung Industrial and Residential Park		
Project	973,274,492,793	984,142,101,887
Social Housing Project in Nenh town	1,003,982,653,020	773,332,297,639
Nam Son – Hap Linh Industrial Park Project	741,095,484,802	674,702,179,625
Kim Dong – Dang Le – Chinh Nghia Industrial		
Cluster Project	571,438,338,491	774,334,404,141
Trang Due Social Housing Project	514,098,117,202	332,221,286,628
Trang Due Urban Area Project	279,305,803,692	285,119,288,646
Tan Tap Industrial Cluster Resettlement Area		
Project	138,725,087,408	134,627,943,133
Tan Tap Industrial Park Project	87,837,660,833	87,837,660,833
Loc Giang Industrial Park Project	1,426,191,059,594	58,385,285,024
Quang Chau Industrial Park Project	33,463,486,423	23,054,501,078
Trang Due Industrial Park Project	638,680,870,541	19,850,819,979
Hotel and golf course complex Project	128,662,061,007	-
Others	272,137,804,649	140,099,029,073
<b>TOTAL</b>	<b>23,761,065,160,225</b>	<b>13,849,673,941,868</b>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

10. TAX AND OTHER RECEIVABLES FROM THE STATE

Currency: VND

	June 30, 2025	December 31, 2024
Corporate income tax (Note 28.2)	67,497,113,737	80,477,240,006
Value added tax	1,449,594,898	-
Others	1,058,000	1,451,652,898
<b>TOTAL</b>	<b>68,947,766,635</b>	<b>81,928,892,904</b>



# KinhBac City Development Holding Corporation

B03a-DN/HN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

## 11. TANGIBLE FIXED ASSETS

Currency: VND

	Buildings and structures (including land and infrastructure development cost)	Machinery and equipment	Means of transportation	Office equipment	Others	Total
<b>Cost:</b>						
At the beginning of the period	573,322,715,564	90,592,958,301	182,836,411,709	38,890,299,914	1,323,109,090	886,965,494,578
- New purchase	-	342,020,000	4,979,650,909	40,900,000	-	5,362,570,909
- Decrease in the period	-	-	(40,000,000)	-	-	(40,000,000)
At the end of the period	573,322,715,564	90,934,978,301	187,776,062,618	38,931,199,914	1,323,109,090	892,288,065,487
In which:						
Fully depreciated	127,726,143,817	6,606,497,919	36,546,657,414	7,079,833,852	1,323,109,090	179,282,242,092
<b>Accumulated depreciation:</b>						
At the beginning of the period	299,050,019,979	61,822,706,043	90,103,571,682	26,521,885,272	1,323,109,090	478,821,292,066
- Depreciation for the period	18,714,635,956	4,868,434,703	8,708,730,573	2,772,748,316	-	35,064,549,548
At the end of the period	317,764,655,935	66,691,140,746	98,812,302,255	29,294,633,588	1,323,109,090	513,885,841,614
<b>Net carrying amount:</b>						
At the beginning of the period	274,272,695,585	28,770,252,258	92,732,840,027	12,368,414,642	-	408,144,202,512
At the end of the period	255,558,059,629	24,243,837,555	88,963,760,363	9,636,566,326	-	378,402,223,873

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

**12. INVESTMENT PROPERTIES**

Currency: VND

Factories (includes land  
and infrastructure  
investment cost)**Cost:**

At the beginning of the period	1,549,022,147,988
- Disposal in the period	(48,897,514,800)
At the end of the period	<u>1,500,124,633,188</u>

**Accumulated depreciation**

At the beginning of the period	256,737,878,382
- Addition in the period	57,364,228,128
- Disposal in the period	(6,658,683,025)
At the end of the period	<u>307,443,423,485</u>

**Net carrying amount**

At the beginning of the period	<u>1,292,284,269,606</u>
At the end of the period	<u>1,192,681,209,703</u>

**13. CONSTRUCTION IN PROGRESS**

Currency: VND

June 30, 2025 December 31, 2024

Diplomatic Complex in Hanoi	246,866,924,174	246,966,924,174
Water supply and wastewater treatment system in Nam Son - Hap Linh Industrial Park	173,314,474,628	166,218,656,815
Hung Yen Conventional Center	72,958,596,048	72,799,076,048
Quang Yen Manufacturing Factory	41,559,184,000	41,559,184,000
Quang Yen Electronics Factory	27,618,137,023	27,618,137,023
Water supply factory in Quang Chau Industrial Park	57,387,106,837	56,145,380,357
Wastewater treatment plant in Quang Chau Industrial park	77,666,795,902	63,529,340,738
Bac Song Cam Project, Thuy Nguyen, Hai Phong City	17,451,111,389	13,132,995,389
Wastewater treatment plant phase 3 of Expanded Que Vo Industrial Park	20,153,411,805	19,596,705,905
Others	18,937,121,494	23,764,893,132
<b>TOTAL</b>	<u>753,912,863,300</u>	<u>731,331,293,581</u>

**14. CAPITALIZED BORROWING EXPENSES**

During the period, the Group capitalized borrowing costs, amounting to VND 561.68 billion. These borrowing costs relate to loans to invest in the construction and development of industrial parks and other real estate projects of the Group.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

**15. LONG-TERM INVESTMENTS**

		Currency: VND	
	Notes	June 30, 2025	December 31, 2024
Investments in associates	15.1	5,303,674,264,927	4,394,274,905,745
Other long-term investments	15.2	406,569,500,000	424,500,200,000
Provision for long-term investments		(1,348,074,922)	(1,348,074,922)
<b>TOTAL</b>		<b>5,708,895,690,005</b>	<b>4,817,427,030,823</b>

**15.1 Investments in associates**

			Currency: VND			
	Note	Ownership interest	June 30, 2025		December 31, 2024	
			Number of shares	Net book value(VND)	Number of shares	Net book value(VND)
Le Minh Xuan 2 Industrial Park Investment Corporation	(i)	22.72%	32,985,000	581,879,773,366	32,985,000	582,027,940,635
Saigon – Nhon Hoi Industrial Park Corporation	(ii)	35.49%	54,000,000	944,009,318,836	54,000,000	948,978,802,208
Saigontel Long An Company Limited	(iii)	22.32%	-	167,779,075,030	-	169,735,073,368
Saigon Telecommunication & Technologies Corporation	(iv)	21.48%	31,793,846	539,340,952,892	31,793,846	463,010,381,744
Saigon – Da Nang Investment Corporation	(v)	49.75%	9,950,000	2,344,932,775,430	9,600,000	2,225,925,111,659
Scanviwood Corporation	(vi)	34%	1,077,528	4,597,596,131	1,077,528	4,597,596,131
Saigon - Hue Investment Corporation	(vii)	37.47%	13,113,700	721,134,773,242	-	-
<b>TOTAL</b>				<b>5,303,674,264,927</b>		<b>4,394,274,905,745</b>

**(i) Le Minh Xuan 2 Industrial Park Investment Corporation**

Le Minh Xuan 2 Industrial Park Investment Corporation was established under the Business Registration Certificate No. 0311757628 issued by the Department of Planning and Investment of Ho Chi Minh City. The main business of this company is to develop real estate projects, trading/leasing of land use rights.

Its head office is at 20 Phung Khac Khoan, Tan Dinh ward, Ho Chi Minh city, Vietnam.

**(ii) Saigon – Nhon Hoi Industrial Park Corporation**

Saigon - Nhon Hoi Industrial Park Corporation is established and operated under the Business Registration Certificate No. 4100579765 issued by the Department of Planning and Investment of Binh Dinh province, with a registered charter capital of VND 1,200 billion. The main activity according to the Business Registration Certificate of this company is to trade in real estate, industrial park infrastructure, land use rights of the owner, the user or the lessee.

Its head office is at Lot A2-01, N3 street, Nhon Hoi Industrial Park - Zone A, Quy Nhon Dong Ward, Gia Lai province, Vietnam.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

**15. LONG-TERM INVESTMENTS (continued)**

**15.1 Investments in associates (continued)**

*(iii) Saigontel Long An Company Limited*

Saigontel Long An Company Limited is registered under the Business Registration Certificate No. 1101977241 issued by the Department of Planning and Investment of Long An Province, with a registered charter capital of VND 450 billion. The main activity according to the Business Registration Certificate of this company is to trade in real estate, land use rights of the owner, the user or the lessee.

Its head office is at Tan Dong hamlet, Tan Tap commune, Tay Ninh province, Vietnam.

*(iv) Saigon Telecommunication & Technologies Corporation*

Saigon Telecommunication & Technologies Corporation (stock symbol: SGT) was established under the Business Registration Certificate No. 0302615063 issued by the Department of Planning and Investment of Ho Chi Minh city, with a registered charter capital of VND 1,480 billion. The main activities according to the company's Business Registration Certificate include wholesale of computers, electronic equipment, and components; trading, installing transmission equipment, connectors, security equipment for information industry; technical consulting in the IT sector; designing and installing computer systems; constructing and trading industrial park infrastructure, and leasing warehouses and factories.

Its head office is at Lot 46 Quang Trung Software park, Trung My Tay ward, Ho Chi Minh city, Vietnam.

*(v) Saigon - Da Nang Investment Corporation*

Saigon - Da Nang Investment Corporation is established and operated under the Enterprise Registration Certificate No. 0400503777 issued by the Department of Planning and Investment of Da Nang City, with a registered charter capital of 200 billion VND. The main activity according to the Business Registration Certificate of this company is to trade in real estate, industrial park infrastructure, land use rights of the owner, the user or the lessee.

Its head office is at 61A Nguyen Van Cu, Hai Van ward, Da Nang city, Vietnam.

*(vi) Scanviwood Corporation*

Scanviwood Corporation was established pursuant to the Business Registration Certificate No. 0301213033 issued by the Department of Planning and Investment of Ho Chi Minh City, with a registered charter capital of VND 31.69 billion. The main activity according to the Business Registration Certificate of this company is manufacturing of household products for export.

Its head office is at 565 An Duong Vuong street, An Lac ward, Ho Chi Minh city, Vietnam.

*(vii) Saigon - Hue Investment Corporation*

Saigon - Hue Investment Corporation was established pursuant to the Business Registration Certificate No. 3300512389 issued by the Department of Planning and Investment of Hue City, with a registered charter capital of VND 350 billion. The main activity according to the Business Registration Certificate of this company is investment in, construction of, and trading in infrastructure within and outside industrial zones, residential and urban areas, resettlement areas, and worker housing; construction of industrial and civil works, and transportation infrastructure.

Its head office is at Tay Cang Chan May, Chan May - Lang Co Commune, Hue City, Vietnam.



# KinhBac City Development Holding Corporation

B03a-DN/HN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

## 15. LONG-TERM INVESTMENTS (continued)

### 15.1 Investment in associates (continued)

Investments in associates at June 30, 2025 are as below:

	Saigon Telecommunication & Technologies Corporation	Saigontel Long An Company Limited	Scanviwood Corporation	Saigon – Nhon Hoi Industrial Park Corporation	Le Minh Xuan 2 Industrial Park Investment Corporation	Saigon - Da Nang Investment Corporation	Saigon - Hue Investment Corporation	Total
Currency: VND								
<b>Cost of investment:</b>								
At the beginning of the period	582,461,891,074	175,000,000,000	7,204,600,000	540,000,000,000	583,000,000,000	96,000,000,000	-	1,983,666,491,074
- Increase in the period	-	-	-	-	-	81,153,519,696	618,221,063,269	699,374,582,965
At the end of the period	582,461,891,074	175,000,000,000	7,204,600,000	540,000,000,000	583,000,000,000	177,153,519,696	618,221,063,269	2,683,041,074,039
<b>Accumulated profit/(loss) post-acquisition:</b>								
At the beginning of the period	40,776,217,056	(5,264,926,632)	(2,607,003,869)	408,978,802,208	(972,059,365)	2,129,925,111,659	-	2,570,836,141,057
- Share profit/(loss)	76,330,571,148	(1,955,998,338)	-	(4,969,483,372)	(148,167,269)	7,663,771	(118,726,758)	69,145,859,182
At the end of the period	117,106,788,204	(7,220,924,970)	(2,607,003,869)	404,009,318,836	(1,120,226,634)	2,129,932,775,430	(118,726,758)	2,639,982,000,239
<b>The difference between the share of net assets acquired and the cost of the business combination</b>								
At the beginning of the period	-	-	-	-	-	-	-	-
- Increase in the period	-	-	-	-	-	37,846,480,304	103,032,436,731	140,878,917,035
At the end of the period	-	-	-	-	-	37,846,480,304	103,032,436,731	140,878,917,035
<b>Accumulated amortization of goodwill:</b>								
At the beginning of the period	(160,227,726,386)	-	-	-	-	-	-	(160,227,726,386)
At the end of the period	(160,227,726,386)	-	-	-	-	-	-	(160,227,726,386)
<b>Net carrying amount:</b>								
At the beginning of the period	463,010,381,744	169,735,073,368	4,597,596,131	948,978,802,208	582,027,940,635	2,225,925,111,659	-	4,394,274,905,745
At the end of the period	539,340,952,892	167,779,075,030	4,597,596,131	944,009,318,836	581,879,773,366	2,344,932,775,430	721,134,773,242	5,303,674,264,927

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

15. LONG-TERM INVESTMENTS (continued)

15.2 Investments in other entities

	June 30, 2025		December 31, 2024	
	Number of Shares	Cost (VND)	Number of Shares	Cost (VND)
Saigon - Quy Nhon Mining Corporation	6,900,000	339,000,000,000	6,900,000	339,000,000,000
VTC - Saigontel Media Corporation	3,070,020	30,700,200,000	3,070,020	30,700,200,000
Saigon Investment Corporation	1,000,000	25,000,000,000	1,000,000	25,000,000,000
Saigon - Binh Phuoc Industrial Park Corporation	10,693	1,069,300,000	190,000	19,000,000,000
Saigon - Ham Tan Tourism Corporation	70,000	7,000,000,000	70,000	7,000,000,000
Saigon - Binh Thuan Power Plant Investment and Development Corporation	350,000	3,500,000,000	350,000	3,500,000,000
Saigon - Long An Industrial Park Corporation	30,000	300,000,000	30,000	300,000,000
<b>TOTAL</b>		<b>406,569,500,000</b>		<b>424,500,200,000</b>
Provision for devaluation		(1,348,074,922)		(1,348,074,922)
<b>NET CARRYING VALUE</b>		<b>405,221,425,078</b>		<b>423,152,125,078</b>

16. SHORT-TERM TRADE PAYABLES

Currency: VND

	June 30, 2025	December 31, 2024
Trade payables to other suppliers	651,233,507,464	522,370,691,036
Trade payables to related parties (Note 29)	-	7,110,418,073
<b>TOTAL</b>	<b>651,233,507,464</b>	<b>529,481,109,109</b>

17. SHORT-TERM ADVANCES FROM CUSTOMERS

Currency: VND

	June 30, 2025	December 31, 2024
Advances from customers purchasing houses and land use rights at Trang Due, Quang Chau Urban Areas and Nenh project	814,632,795,987	423,459,717,732
Advances from customers leasing lands with infrastructure at industrial parks	205,609,652,235	208,377,050,910
Others	71,203,378,714	125,686,408,916
<b>TOTAL</b>	<b>1,091,445,826,936</b>	<b>757,523,177,558</b>

18. TAX AND STATUTORY OBLIGATIONS

Currency: VND

	June 30, 2025	December 31, 2024
Corporate income tax (Note 28.2)	402,329,829,620	203,408,295,616
Value added tax	223,603,983,640	-
Personal income tax	1,594,978,109	948,561,304
Fees, charges and other payables	19,113,333,258	5,874,167,085
<b>TOTAL</b>	<b>646,642,124,627</b>	<b>210,231,024,005</b>



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

As at and for the six-month period ended June 30, 2025

## 19. SHORT-TERM ACCRUED EXPENSES

	Currency: VND	
	June 30, 2025	December 31, 2024
<b>Short-term</b>		
Accrued infrastructure development expenses for revenue recognized	2,695,843,469,222	2,030,121,527,881
Loan interest payables	607,153,598,868	63,067,273,742
Others	96,769,546,608	112,605,470,287
<b>TOTAL</b>	<b>3,399,766,614,698</b>	<b>2,205,794,271,910</b>
<b>Long-term</b>		
Loan interest payables to related parties (Note 29)	-	589,879,723
Others	4,071,162,425	-
<b>TOTAL</b>	<b>4,071,162,425</b>	<b>589,879,723</b>

## 20. OTHER PAYABLES

	Currency: VND	
	June 30, 2025	December 31, 2024
<b>Short-term</b>		
Payable related to the transfer of capital contribution	1,804,868,000,000	1,804,868,000,000
Deposits	941,423,625,749	887,445,164,270
Others	2,705,048,214,106	313,214,705,165
<b>TOTAL</b>	<b>5,451,339,839,855</b>	<b>3,005,527,869,435</b>
<b>Long-term</b>		
Deposits	6,072,622,117,523	5,989,000,000,000
Others	28,325,448,936	90,254,094,359
<b>TOTAL</b>	<b>6,100,947,566,459</b>	<b>6,079,254,094,359</b>

## 21. LOANS

	Currency: VND	
	June 30, 2025	December 31, 2024
<b>Short-term loans</b>		
Short-term loans and current portion of long-term loans from banks (*)	762,739,043,223	277,154,360,597
Other short-term loans	201,736,837,763	85,830,000,000
Short-term loans from related parties (Note 29)	-	8,500,000,000
	<b>964,475,880,986</b>	<b>371,484,360,597</b>
<b>Long-term loans</b>		
Long-term loans from banks (**)	24,132,381,675,493	8,726,393,649,053
Other long-term loans	-	17,400,000,000
Long-term loans from related parties (Note 29)	-	30,000,000,000
Bonds (***)	977,177,777,778	967,302,777,778
<b>TOTAL</b>	<b>25,109,559,453,271</b>	<b>9,741,096,426,831</b>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

21. LOANS (continued)

(\*) Short-term and current portion of long-term loans from banks

Banks	June 30, 2025 (VND)	Interest rate (% per annum)	Principal and interest payment term	Collateral
Tien Phong Commercial Joint Stock Bank	28,000,000,000	11.35	Interest is paid monthly on the 26th	Land using rights and assets formed in the unsold plots under the construction investment project of Trang Due residential areas, commercial services and housing for workers
Tien Phong Commercial Joint Stock Bank – Thang Long Branch	60,000,000,000	7.5	Principal is paid every 6 months, interest is paid monthly	Shares of Subsidiary; Commercial Service, and Worker Housing Project
Vietnam Joint Stock Commercial Bank for Industry and Trade – Ngo Quyen Branch	77,460,391,688	8.5	Interest is paid quarterly	5 apartment blocks at Trang Due Urban Area and factories at existing Que Vo Industrial Park and expanded Que Vo Industrial Park
Vietnam Joint Stock Commercial Bank for Industry and Trade – Bac Ninh Branch	63,799,789,017	7.7	Interest is paid quarterly	1,447 apartments with an estimated value of VND 700 billion at NenH Social Housing project, Bac Giang
Vietnam Joint Stock Commercial Bank for Industry and Trade – Que Vo Branch	10,000,000,000	10	Principal and interest are paid every 3 months	All machinery, equipments, tools, movable assets, mean of transportations, and machinery formed in the future to serve clean water treatment company with capacity of 19,000 m3 at Nam Son Hap Linh Industrial park, Bac Ninh Province and all profits, receivables from doing business, exploiting land use right and assets, etc attached to land or doing business, exploiting, fee managements, development of project on clean water treatment company with the capacity of 19,000 m3
Vietnam Joint Stock Commercial Bank for Industry and Trade – Hanoi Branch	52,784,122,518	7.3	Principal is paid every 3 or 6 months and interest is paid every 3 months	All industrial park infrastructure works in Que Vo Industrial Park, Que Vo Industrial Park Expansion, and Nam Son – Hap Linh Industrial Park phase 1, along with all associated rights and interests or any arising benefits from clean water supply contracts, wastewater treatment contracts, and infrastructure usage contracts in Que Vo Industrial Park and Que Vo Industrial Park Expansion
Vietnam Joint Stock Commercial Bank for Industry and Trade – Hanoi Branch	3,800,000,000	9	Principal and interest are paid quarterly	Revenues from the operation of the wastewater treatment plant phase 3 of Quang Chau Industrial Park
Joint Stock Commercial Bank for Investment and Development of Vietnam – Bac Ninh Branch	36,000,000,000	9.5	Interest is paid quarterly	Existing or future property rights arising from Dang Le, Kim Dong Industrial Cluster project
	33,000,000,000	7.5	Interest is paid quarterly	Factories at Quang Chau Industrial Park and Dai Dong Hoan Son Industrial Park



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

21. LOANS (continued)

(\*) Short-term and current portion of long-term loans from banks

Banks	June 30, 2025 (VND)	Interest rate (% per annum)	Principal and interest payment term	Collateral
Vietnam International Commercial Joint Stock Bank	200,000,000,000	10.5	Principal is paid every 6 months, interest is paid every 3 months	Shares of the Company and Subsidiary
Vietnam Prosperity Joint Stock Commercial Bank	157,894,740,000	10.2	Principal and interest are paid every 3 months	The property rights associated with the Trang Cat Urban and Service Area Development Project and the land use rights over Lot No. 91, Map Sheet No. 15, located at No. 84 Hung Vuong Street, Hai Chau Ward, Da Nang City
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Hanoi Branch; Vietnam Bank for Agriculture and Rural Development – Transaction Center Branch; Southeast Asia Commercial Joint Stock Bank	40,000,000,000	7.4	Principal is paid every 6 months, interest is paid every 3 months	Capital contribution at Subsidiaries.
<b>TOTAL</b>	<b>762,739,043,223</b>			

# KinhBac City Development Holding Corporation

B03a-DN/HN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

## 21. LOANS (continued)

### (\*\*) Long-term loans from banks

Banks	June 30, 2025 (VND)	Interest rate (% per annum)	Principal and interest due time	Collateral
Vietnam Prosperity Joint Stock Commercial Bank – Headquarter in Hanoi	12,366,790,000,000	10.8	Final repayment date is on March 31, 2033. Interest is paid every 6 months.	Property rights arising from Trang Cat Urban and Service Area project; KBC's capital contribution
	842,105,260,000	10.2	Principal and interest are paid every 3 months	The property rights associated with the Trang Cat Urban and Service Area Development Project and the land use rights over Lot No. 91, Map Sheet No. 15, located at No. 84 Hung Vuong Street, Hai Chau Ward, Da Nang City
	519,990,212,966	8	Interest is paid monthly	
Tien Phong Commercial Joint Stock Bank	7,000,000,000	11.35	Final repayment date is on July 9, 2026. Interest is paid monthly on the 26th.	Property rights, receivables, and all existing and future assets attached to the land arising from the Trang Due 3 Project; property rights arising from the Trang Cat Project; and guarantees provided by the subsidiary
Tien Phong Commercial Joint Stock Bank – Thang Long Branch	240,000,000,000	7.5	Principal is paid every 6 months, interest is paid monthly	Land use rights and assets formed on land of unsold land lots of Trang Due Urban Service, Trade Area and Workers' Housing Construction Investment Project
Joint Stock Commercial Bank for Investment and Development of Vietnam – Bac Ninh Branch	438,500,000,000	7.5	Principal is due on June 16, 2031. Interest is paid quarterly	The rights and interests arising from Lot No. 1 in the Trang Due Urban, Commercial Service, and Worker Housing Project
Joint Stock Commercial Bank for Investment and Development of Vietnam	854,231,579,315	7.2	Final repayment date is on October 2, 2031. Principal and interest are paid every 6 months	Shares of Subsidiary; Factories at Quang Chau Industrial Park and Dai Dong Hoan Son Industrial Park
Joint Stock Commercial Bank for Investment and Development of Vietnam – Hung Yen Branch	131,869,944,339	7.2	The loan has 60-month term and last due in 2029. Interest is paid every 3 months	Existing or future assets arising from Loc Giang Industrial Park project; Financial support commitment from KBC and SHP
Joint Stock Commercial Bank for Investment and Development of Vietnam – Thai Ha Branch	58,527,097,367	6.2	Final repayment date is on July 2, 2029. Principal and interest are paid every 3 months	Existing or future property rights arising from Chinh Nghia Industrial Cluster project
				622 apartments in 3 buildings CT1, CT5, CT6 of Trang Due Social Housing project formed in the future.



# KinhBac City Development Holding Corporation

B03a-DN/HN

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued) As at and for the six-month period ended June 30, 2025

### 21. LOANS (continued)

#### (\*\*) Long-term loans from banks (continued)

Banks	June 30, 2025 (VND)	Interest rate (% per annum)	Principal and interest due time	Collateral
Vietnam Joint Stock Commercial Bank for Industry and Trade – Ngo Quyen Branch	90,480,286,660	8.5	Final repayment date is on June 15, 2031. Principal is paid every 3 months	5 apartment blocks in Trang Due urban area and factories in existing Que Vo industrial parks and expanded Que Vo industrial park
	28,522,379,423	8.5	Principal is due on August 7, 2028. Interest is paid monthly	Property rights arising of Saigon - Hai Phong Industrial Park Corporation, real estate formed at Trang Due Industrial Park project - Phase 1 from lease contracts, insurance contracts and other contracts related to the exploitation and business of the project. Assets attached to land plot CC1 of Trang Due Industrial Park Operation Center
	85,127,554,642	9	Principal is due on January 31, 2029. Interest is paid quarterly on the 25th	All revenues and others of the Subsidiary arising from the Technical Infrastructure Investment Project of the Resettlement Area serving the Tan Tap Industrial Cluster project, phase 2
Vietnam Joint Stock Commercial Bank for Industry and Trade – Hanoi Branch	538,469,516,217	9.5	The loan has 60-month term and last due in 2029. Interest is paid every 3 months	Existing or future property rights arising from Dang Le, Kim Dong Industrial Cluster project
Vietnam Joint Stock Commercial Bank for Industry and Trade – Que Vo Branch	193,379,316,298	10	Final repayment date is on January 29, 2029. Principal is paid every 6 months, interest is paid every 3 months on the 25th	All assets attached to the land, movable assets formed (including but not limited to machinery, equipment, tools, etc.), compensation costs, site clearance, land leveling, and other paid expenses; all rights and interests associated with or arising from Phase 2 of the Nam Son – Hap Linh Industrial Park infrastructure investment, construction, and development project.
	1,840,815,856	10	Final repayment date is on July 30, 2026. Principal is paid every 6 months, interest is paid every 3 months on the 25th	All machinery, equipment, tools, real estate, means of transport and other machineries and equipments formed in the future to serve the Clean Water Treatment Plant Project with a capacity of 19,000m3 in NSHL area, Bac Ninh province and all profits and receivables from business, exploitation of land use rights, assets, etc attached to land or from investment in business, exploitation, management and development of the Clean Water Treatment Plant project with a capacity of 19,000m3
	7,500,000,000	9	Principal is due on June 21, 2028. Interest is paid every 3 months on the 25th	Revenues from the operation of the wastewater treatment plant phase 3 of Quang Chau Industrial Park
Vietnam Joint Stock Commercial Bank for Industry and Trade – Bac Ninh branch	22,638,290,937	7.7	Principal is due on November 12, 2029. Interest is paid quarterly	1,447 apartments with an estimated value of VND 700 billion at Nenh Social Housing project, Bac Giang
	156,104,321,473	6.5	Principal is due on September 11, 2030. Interest is paid quarterly	Land use rights of land plot No. 818, lot CT2, Nenh town urban area

# KinhBac City Development Holding Corporation

B03a-DN/HN

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

## 21. LOANS (continued)

### (\*\*) Long-term loans from banks (continued)

Banks	June 30, 2025 (VND)	Interest rate (% per annum)	Principal and interest due time	Collateral
Vietnam International Commercial Joint Stock Bank	800,000,000,000	10.5	Final repayment date is on August 17, 2028. Principal is paid every 6 months. Interest is paid every 3 months	Shares of the Company and Subsidiary
	500,000,000,000	9.5	Final repayment date is on February 21, 2029. Principal is paid every 6 months. Interest is paid every 3 months on the 21st	Shares of the Company, Subsidiary and the right to use 24,845 m2 of land lot TM-DV2 of Trang Due urban - commercial services area and workers' housing project
Vietnam International Commercial Joint Stock Bank - Headquarter	150,000,000,000	9	Principal is due on December 27, 2030. Principal and interest are paid every 3 months	Factory and office owned by the Company at Que Vo Industrial Park
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ba Dinh Branch	905,100,000	6.6	Final repayment date is on August 8, 2031. Interest is paid quarterly	Lexus LX600 car
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hanoi Branch	138,400,000,000	6	Principal is due on April 25, 2032. Interest is paid quarterly	All rights to develop, manage, and operate the investment project for the construction and commercial management of technical infrastructure in the Trang Due Supporting Industrial Cluster
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hanoi Branch; Vietnam Bank for Agriculture and Rural Development - Transaction Center Branch; Southeast Asia Commercial Joint Stock Bank	5,960,000,000,000	7.4	Principal is paid every 6 months, interest is paid every 3 months	Capital contribution at Subsidiaries.
<b>TOTAL</b>	<b>24,132,381,675,493</b>			



# KinhBac City Development Holding Corporation

B03a-DN/HN

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued) As at and for the six-month period ended June 30, 2025

### 21. LOANS (continued)

#### (\*\*\*) Bonds

Bonds	Type of bonds	Number of bonds	Par value VND	Amount (VND)	Interest rate per annum	Duration	Collateral
KBCH2426001	Corporate bond issued to counterparties Issue costs	1,000	1,000,000,000	1,000,000,000,000 (22,822,222,222)	10.5%	August 28, 2026	Shares of Subsidiary
<b>TOTAL</b>				<b>977,177,777,778</b>			

### 22. OWNER'S EQUITY

#### 22.1 Increase and decrease in owner's equity

	Contributed charter capital	Share premium	Other owners' capital	Development and Investment Fund	Undistributed earnings	Non-controlling interest	Currency: VND	
							Total	Total
<b>Previous period</b>								
At the beginning of the period	7,676,047,590,000	2,743,529,570,000	3,324,832,200,000	2,223,693,823	4,429,331,543,041	2,044,908,107,552	20,220,872,704,416	
- Net profit during the period	-	-	-	-	155,363,935,627	40,421,379,746	195,785,315,373	
At the end of the period	<u>7,676,047,590,000</u>	<u>2,743,529,570,000</u>	<u>3,324,832,200,000</u>	<u>2,223,693,823</u>	<u>4,584,695,478,668</u>	<u>2,085,329,487,298</u>	<u>20,416,658,019,789</u>	
<b>Current period</b>								
At the beginning of the period	7,676,047,590,000	2,743,529,570,000	3,324,832,200,000	2,223,693,823	4,811,255,659,305	2,087,017,420,423	20,644,906,133,551	
- Increase the period	1,741,500,000,000	2,420,685,000,000	-	-	-	-	4,162,185,000,000	
- Net profit during the period	-	-	-	-	1,184,772,002,636	63,358,253,874	1,248,130,256,510	
- Other decrease	-	(990,000,000)	-	-	(2,521,938,302)	(354,478,061,698)	(357,990,000,000)	
At the end of the period	<u>9,417,547,590,000</u>	<u>5,163,224,570,000</u>	<u>3,324,832,200,000</u>	<u>2,223,693,823</u>	<u>5,993,505,723,639</u>	<u>1,795,897,612,599</u>	<u>25,697,231,390,061</u>	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

22. OWNER'S EQUITY (continued)

22.2 Contributed charter capital

Currency: VND

	June 30, 2025			December 31, 2024		
	Total	Ordinary share	Preference shares	Total	Ordinary share	Preference shares
Contributed by shareholders	9,417,547,590,000	9,417,547,590,000	-	7,676,047,590,000	7,676,047,590,000	-
Share premium	5,163,224,570,000	5,163,224,570,000	-	2,743,529,570,000	2,743,529,570,000	-
<b>TOTAL</b>	<b>14,580,772,160,000</b>	<b>14,580,772,160,000</b>	<b>-</b>	<b>10,419,577,160,000</b>	<b>10,419,577,160,000</b>	<b>-</b>

22.3 Capital transactions with owner and distribution of dividends, profits

Currency: VND

	Current period	Previous period
<b>Contributed capital</b>		
Beginning balance	7,676,047,590,000	7,676,047,590,000
Increase in the period	1,741,500,000,000	-
Decrease in the period	-	-
Ending balance	<u>9,417,547,590,000</u>	<u>7,676,047,590,000</u>
<b>Dividends, profits paid</b>	-	-

22.4 Shares

	June 30, 2025		December 31, 2024	
	Number of Shares	Value in VND	Number of Shares	Value in VND
<b>Registered shares</b>	<b>941,754,759</b>	<b>9,417,547,590,000</b>	<b>767,604,759</b>	<b>7,676,047,590,000</b>
<b>Shares sold to the public</b>	<b>941,754,759</b>	<b>9,417,547,590,000</b>	<b>767,604,759</b>	<b>7,676,047,590,000</b>
Common shares	941,754,759	9,417,547,590,000	767,604,759	7,676,047,590,000
Preference shares	-	-	-	-
<b>Treasury shares</b>	-	-	-	-
Common shares	-	-	-	-
Preference shares	-	-	-	-
<b>Shares in circulation</b>	<b>941,754,759</b>	<b>9,417,547,590,000</b>	<b>767,604,759</b>	<b>7,676,047,590,000</b>
Common shares	941,754,759	9,417,547,590,000	767,604,759	7,676,047,590,000
Preference shares	-	-	-	-

Par value of outstanding share: VND 10,000 per share (2024: VND 10,000 per share),



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

**23. REVENUE****23.1 Revenue from sales of goods and rendering of services**

Currency: VND

	Current period	Previous period
<b>Gross revenue</b>	<b>3,695,525,737,934</b>	<b>1,044,059,040,253</b>
<i>In which:</i>		
Revenue from long-term lease of land and infrastructure	2,829,721,795,260	531,526,593,408
Revenue from real estate transfer	411,555,711,123	225,195,989,666
Revenue from clean water, electricity, management service and waste water treatment supply	210,582,291,850	195,362,299,846
Revenue from operating leases of warehouses, factories and offices	110,988,363,401	91,386,717,333
Revenue from factory transfer	132,620,706,300	-
Other revenues	56,870,000	587,440,000
<b>Deductions</b>	<b>-</b>	<b>-</b>
<b>Net revenue</b>	<b>3,695,525,737,934</b>	<b>1,044,059,040,253</b>

**23.2 Finance income**

Currency: VND

	Current period	Previous period
Interest income from deposits, lending and business corporation	295,593,862,805	173,782,050,271
Others	3,532,250,780	3,336,035,918
<b>TOTAL</b>	<b>299,126,113,585</b>	<b>177,118,086,189</b>

**24. COST OF GOODS SOLD AND SERVICES RENDERED**

Currency: VND

	Current period	Previous period
Cost of long-term leases of land and infrastructures and factories sold	1,362,416,058,449	167,779,832,405
Cost of real estate transfer	364,246,991,635	198,915,987,287
Cost of clean water, electricity, waste water treatment supply	108,814,525,084	92,400,554,604
Cost of leases of warehouses, factories and offices	62,696,004,095	46,410,998,892
<b>TOTAL</b>	<b>1,898,173,579,263</b>	<b>505,507,373,188</b>

**25. FINANCE EXPENSES**

Currency: VND

	Current period	Previous period
Interest expenses	206,024,751,328	101,437,384,163
Bond issuance cost allocation	9,875,000,000	-
(Reversal of provisions)/ Provision for investments	(132,558,419)	383,977,710
Others	9,426,950,084	6,230,444,438
<b>TOTAL</b>	<b>225,194,142,993</b>	<b>108,051,806,311</b>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

**26. GENERAL AND ADMINISTRATIVE EXPENSES AND SELLINGS EXPENSES**

	<i>Currency: VND</i>	
	<i>Current period</i>	<i>Previous period</i>
<b>Selling expenses</b>		
Consultation and brokerage expenses	43,118,754,331	45,853,276,391
Labour costs	3,369,003,666	3,810,389,666
Others	4,096,040,273	2,899,003,786
<b>TOTAL</b>	<b>50,583,798,270</b>	<b>52,562,669,843</b>
<b>General and administrative expenses</b>		
Labour costs	97,086,865,152	85,982,476,174
External services	71,242,612,360	38,724,352,131
Depreciation	13,202,369,095	12,649,240,736
Sponsor	28,322,662,132	46,775,103,352
Others	30,295,021,783	43,418,363,338
<b>TOTAL</b>	<b>240,149,530,522</b>	<b>227,549,535,731</b>

**27. OTHER INCOME AND EXPENSES**

	<i>Currency: VND</i>	
	<i>Current period</i>	<i>Previous period</i>
<b>Other income</b>		
Income from fee for violation and liquidation of contracts	6,808,879,469	35,772,699,584
Others	892,986,771	2,861,756,403
<b>TOTAL</b>	<b>7,701,866,240</b>	<b>38,634,455,987</b>
<b>Other expenses</b>		
Fee for administrative fines and late tax payment	1,576,371,662	-
Sponsorship	291,217,500	-
Others	172,986,038	7,860,321,902
<b>TOTAL</b>	<b>2,040,575,200</b>	<b>7,860,321,902</b>



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

**28. CORPORATE INCOME TAX**

The statutory corporate income tax ("CIT") rate applicable to the Group is 20% of profit after tax except for the followings:

- ▶ For social housing investment and business activities at the Evergreen Bac Giang Social Housing Project and Trang Due - Hai Phong Social Housing Project, Saigon - Hai Phong Industrial Park Joint Stock Company is obliged to pay corporate income tax at a tax rate of 10% this year for this activity;
- ▶ For land leasing activities in Trang Due Industrial Park - phase 2, Saigon - Hai Phong Industrial Park Corporation is obliged to pay CIT at the rate of 10% for 15 years from the commencement of production and business activities. The company is exempt from CIT for 4 years from 2015 to 2018 and is entitled to a 50% reduction of payable tax for the next 9 years. The tax rate applicable for this year is 5%.

The tax returns filed by the Company and its subsidiaries are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the interim consolidated financial statements could be changed upon final determination by the tax authorities.

**28.1 CIT expenses**

*Currency: VND*

	<i>Current period</i>	<i>Previous period</i>
Current CIT expense	412,487,068,236	145,541,981,828
Deferred CIT (income)/expense	(5,259,374,053)	8,483,522,640
<b>TOTAL</b>	<b>407,227,694,183</b>	<b>154,025,504,468</b>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

28. CORPORATE INCOME TAX (continued)

28.2 Current CIT

The current CIT payable is based on taxable income for the current period. The taxable income of the Company for the year differs from the profit as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted by the consolidated balance sheet date.

The comparison between net profit before tax and taxable income is as follows:

	Currency: VND	
	Current period	Previous period
<b>Net profit before tax</b>	<b>1,655,357,950,693</b>	<b>349,810,819,841</b>
<b>Adjustments to increase/(decrease) accounting profit</b>		
<b>Adjustment to increase</b>		
Non-deductible expenses	41,750,905,396	67,337,482,798
Loan interests exceeding 30% EBITDA under Decree 132/2020/NĐ-CP	171,331,953,159	281,445,329,842
The depreciation amount corresponding to the portion of the acquisition cost exceeding VND 1.6 billion per vehicle, applicable to passenger cars with fewer than 9 seats	813,843,025	-
Unrealized profit in inventories	11,258,608,219	5,555,318,970
Taxable income from land lease activities from previous years	124,541,848,918	117,856,378,863
Allocation of asset revaluation difference	6,150,832,922	-
Loss from associates	-	8,469,055,613
Reversal of provision for investments in associates	7,436,294,231	109,545,369,035
<b>Adjustment to decrease</b>		
Allocation of the difference in revaluation of assets	(42,300,254,477)	(129,188,615,373)
Profit from associates	(69,145,859,182)	-
<b>Adjusted profit before deducting loss from previous years</b>	<b>1,907,196,122,904</b>	<b>810,831,139,589</b>
<b>In which</b>		
Loss before tax of parent company	(168,604,960,960)	(88,190,349,950)
Loss before tax of parent company (Ho Chi Minh Branch)	(2,410,684,939)	852,417,310
Profit before tax of the subsidiaries	1,955,872,499,702	787,930,469,664
Loss before tax of the subsidiaries	(2,202,579,817)	(7,617,776,298)
Taxable income from lease activities from previous years	124,541,848,918	117,856,378,863
Loss carried forward from previous years	-	(76,538,512,175)
<b>Estimated taxable income for current period</b>	<b>1,907,196,122,904</b>	<b>734,292,627,414</b>
<b>Estimated CIT payable for current period</b>	<b>412,487,068,236</b>	<b>145,541,981,828</b>
CIT payable at the beginning of the period	203,408,295,616	352,198,399,122
CIT prepaid at the beginning of the period	(80,477,240,006)	(69,172,436,479)
Adjustment for under-accrual of tax from prior year(s)	3,049,224	-
CIT overpaid during the period	(7,306,975,179)	-
CIT paid during the period	(193,281,482,008)	(389,036,941,385)
<b>CIT payable at the end of the period</b>	<b>334,832,715,883</b>	<b>39,531,003,086</b>
<b>In which:</b>		
CIT payables (Note 18)	402,329,829,620	116,774,037,221
Prepaid CIT (Note 10)	(67,497,113,737)	(77,243,034,135)



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

28. CORPORATE INCOME TAX (continued)

28.3 Deferred CIT

The following are the deferred tax assets and deferred tax liabilities recognised by the Group, and the movements thereon, during the current period and previous period:

Currency: VND

	<i>Consolidated balance sheet</i>		<i>Consolidated income statement</i>	
	<i>June 30, 2025</i>	<i>December 31, 2024</i>	<i>Current period</i>	<i>Previous period</i>
<b>Deferred tax assets</b>				
Provisional payment of 1% Corporate Income Tax (CIT)	10,364,298,244	-	(10,364,298,244)	-
	<u>10,364,298,244</u>	<u>-</u>		
<b>Deferred tax liabilities</b>				
Deferred tax liability from fair value adjustment on the acquisition date of Northwest Saigon City Development Corporation	90,415,060,174	91,645,226,758	(1,230,166,584)	-
Deferred tax liability from the allocation of CIT over the years	<u>1,049,273,516,544</u>	<u>1,042,938,425,769</u>	<u>6,335,090,775</u>	<u>8,483,522,640</u>
	<u>1,139,688,576,718</u>	<u>1,134,583,652,527</u>		
<b>Net deferred tax (income)/expense credit to the consolidated income statement</b>			<u>(5,259,374,053)</u>	<u>8,483,522,640</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

**28. CORPORATE INCOME TAX (continued)**

**28.4 Unrecognised deferred tax assets (continued)**

***Tax losses carried forward***

The Group is entitled to carry each individual tax loss forward to offset against the taxable income arising within 5 subsequent years to the year in which the loss was incurred. At the ending date of the accounting period, the Group has aggregated accumulated losses with the amount of VND 248,096,559,595 (December 31, 2024: VND 79,491,598,635) available to offset against future taxable income.

The Group has not recognized deferred tax assets for the accumulated losses because future taxable income cannot be ascertained at this stage.

**29. TRANSACTIONS WITH RELATED PARTIES**

List of related parties which had transactions and/or receivable/payable balances during the period and as at June 30, 2025 with the Group is as follows:

No.	Related party	Relationship
1	Saigon Telecommunications & Technologies Corporation	Associate
2	Le Minh Xuan 2 Industrial Park Investment Corporation	Associate
3	Saigontel Long An Co., Ltd	Associate
4	Saigon – Nhon Hoi Industrial Park Corporation	Associate
5	Saigon – Da Nang Investment Corporation	Associate
6	Saigon – Hue Investment Corporation	Associate
7	Saigon Hi-tech Park Infrastructure Development and Investment Corporation	Common key management member
8	Vinatex - Tan Tao Investment Corporation	Common key management member
9	Mr. Dang Thanh Tam	Chairman
10	Ms. Nguyen Thi Thu Huong	General Director
11	Mr. Phan Anh Dung	Deputy General Director
12	Ms. Nguyen My Ngoc	Deputy General Director
13	Mr. Dang Nguyen Nam Anh	Deputy General Director
14	Ms. Dang Nguyen Quynh Anh	Members of the Board of Directors

***Terms and conditions of transactions with related parties***

The sales, purchases of goods to/from related parties are made on contractual basis.

The balance of accounts receivable, payable, borrowing and lending as of June 30, 2025 are unsecured and will be settled in cash. For the six-month period ended June 30, 2025, the Group has not made any provision for the bad debts relating to the amounts owed to the Group by related parties. This assessment is made each year through an examination of the financial position of the related parties and the markets in which the related parties operate.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

29. TRANSACTIONS WITH RELATED PARTIES (continued)

Details below are the receivables to related parties as at June 30, 2025:

Currency: VND

<i>Related parties</i>	<i>Description</i>	<i>Amount</i>
<b>Short-term trade receivables (Note 6.1)</b>		
Saigon Telecommunication & Technologies Corporation	Short-term trade receivables	53,680,000
		<b>53,680,000</b>
<b>Short-term loan receivables (Note 7)</b>		
Saigon Telecommunication & Technologies Corporation	Short-term lending	610,158,758,390
Saigon – Da Nang Investment Corporation	Short-term lending	127,521,929,895
Le Minh Xuan 2 Industrial Park Investment Corporation	Short-term lending	1,700,000,000
Saigon – Nhon Hoi Industrial Park Corporation	Short-term lending	461,450,000,000
Saigontel Long An Co., Ltd	Short-term lending	105,900,000,000
		<b>1,306,730,688,285</b>
<b>Long-term loan receivables (Note 7)</b>		
Saigon – Da Nang Investment Corporation	Long-term lending	85,000,000,000
		<b>85,000,000,000</b>
<b>Other short-term receivables (Note 8)</b>		
Mr. Dang Thanh Tam	Advance	60,374,566,832
Ms. Nguyen Thi Thu Huong	Advance	3,489,211,820
Ms. Nguyen My Ngoc	Advance	501,330,000
Mr. Dang Nguyen Nam Anh	Advance	779,305,201
Ms. Dang Nguyen Quynh Anh	Advance	160,142,103
Saigon – Da Nang Investment Corporation	Interest receivables	23,813,371,330
Saigontel Long An Co., Ltd	Interest receivables	10,930,218,514
Saigon – Nhon Hoi Industrial Park Corporation	Interest receivables	39,445,712,330
Le Minh Xuan 2 Industrial Park Investment Corporation	Interest receivables	608,739,725
Saigon Telecommunications & Technologies Corporation	Interest and business corporation receivables	128,144,439,814
		<b>268,247,037,669</b>
<b>Other long-term receivables (Note 8)</b>		
Saigon – Da Nang Investment Corporation	Interest receivables	32,643,493,150
		<b>32,643,493,150</b>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

**30. EARNINGS PER SHARE**

Basic earnings per share amounts are calculated by dividing net profit/(loss) after tax for the period attributable to ordinary shareholders of the Group (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Group by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

Earnings per share is calculated by using the following information:

Currency: VND

	Current period	Previous period
Net profit after tax attributable to ordinary equity holders for basic earnings	1,184,772,002,636	155,363,935,627
Effect of dilution		
Interest of convertible bonds	-	-
Net profit after tax attributable to shareholders owning ordinary shares	1,184,772,002,636	155,363,935,627
Weighted average number of ordinary shares (excluded treasury shares), for basic earnings per share	774,185,146	767,604,759
Effect of dilution		
Convertible bonds	-	-
Weighted average number of ordinary shares (excluding treasury shares) adjusted for the effect of dilution	774,185,146	767,604,759
Basic earnings per share	1,530	202
Diluted earnings per share	1,530	202



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

**31. COMMITMENTS AND CONTINGENT LIABILITIES**

**31.1 Commitments related to real estate investments**

*Relating to Que Vo Industrial Park and Que Vo Industrial Park Extension*

From 2003 to 2024, the Company signed a number of land rental contracts with Bac Ninh Provincial People's Committee for the land area at Que Vo Industrial Park and Que Vo Industrial Park Extension, which is 2,265,511.5 m<sup>2</sup> (up to 2052) and 2,268,769.4 m<sup>2</sup> (up to 2057), respectively. According to the Official Letter No. 323/BTC-QLCS dated 12 January 2015 by the Ministry of Finance, the investment project on construction and operation of infrastructure of Que Vo Industrial Park is entitled to land rental exemption in 11 years from the date of project completion and operation. The Company received land rental payment notices for 2,228,809 m<sup>2</sup> and 1,907,651.8 m<sup>2</sup> in Que Vo Industrial Park and Que Vo Industrial Park Extension, respectively, and has not received land rental notices for the remaining land plots in these industrial parks.

As at the date of these consolidated financial statements, the Company is still in the process of finalizing with the State authorities to determine the amount of land compensation and site clearance expenses which could be eligible for offsetting with the land rental fees of the leased areas as mentioned above, as well as to clarify with the tenants at these industrial parks to finalize the payment obligations of annual land rental. While awaiting the outcome of these discussion, the Company has estimated the land rental obligations and accrued to the costs of leased land areas. However, the final land rental obligations could be changed at a later date upon final decision of the State authorities.

*Relating to Nam Son - Hap Linh Industrial Park*

From June 10, 2015 to June 30, 2025, the Company signed a land lease contract with the People's Committee of Bac Ninh province for 1,874,105.7 m<sup>2</sup> of land at Nam Son - Hap Linh Industrial Park (with the lease term ending on 26 May 2060). As at the date of these separate financial statements, the Company has received a decision on land rental exemption for the first phase of the project with a land area of 1,874,105.7 m<sup>2</sup>, in which 340,554.4 m<sup>2</sup> is exempted for the whole period and 1,533,551.3 m<sup>2</sup> is exempted from 31 December 2028 to 30 November 2035. As at the date of these consolidated financial statements, the Company is still in process to determine the land rental obligations with the State authorities for the remaining land areas of the Nam Son - Hap Linh Industrial Park.

*Relating to Phuc Ninh new urban area*

According to Decision No. 1526/QĐ-CT dated December 17, 2003 and Decision No. 971/QĐ-UBND dated July 15, 2009 of the People's Committee of Bac Ninh Province on the allocation of land to the Company for the development of Phuc Ninh new urban area project in Bac Ninh town, Bac Ninh province. The Company has an obligation to pay land use fees and other charges as prescribed by laws for the residential land plots, commercial land and public works assigned to use for the development of Phuc Ninh New Urban Area. Accordingly, the Company was handed over 49.53 hectares of land in 2010, completed marking a land area of 47.2 hectares in 2013 with the People's Committee of Bac Ninh province and paid an amount of VND 175,735,431,000 for the land use fee according to Decision 2229/QĐ-CT of the People's Committee of Bac Ninh province dated 23 December 2004 approving the land use fees (phase 1) and the notices on assignment of land use fees from the Bac Ninh Province Tax Department. As at the date of these consolidated financial statements, the Company is still in the process of working with the People's Committee of Bac Ninh province to determine the land use fees for the remaining land area of the project.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025**31. COMMITMENTS AND CONTINGENT LIABILITIES (continued)****31.1 Commitments related to real estate investments (continued)***Relating to Trang Due Industrial Park*

From 2011 to 2014, Saigon – Hai Phong Industrial Park Corporation ("SHP") signed land lease agreements with the People's Committee of Haiphong City for the land area at Trang Due Industrial Park with a total land area of 1,637,560.2 m<sup>2</sup>. Details of these land lease contracts include: Contract No. 04/HĐTD dated January 18, 2011 (for 1,363,473.2 m<sup>2</sup> land area and up to 2057), Contract No.179/HĐTD dated December 31, 2013 (for 84,871.8 m<sup>2</sup> land area and up to 2057) and Contract No.13/HĐTD dated February 17, 2014 (for 93,303.7 m<sup>2</sup> land area and up to 2057). On December 12, 2014, the General Department of Taxation of Haiphong City issued Decision No. 4274/QĐ-CT on land rental exemption for SHP. Accordingly, SHP is exempted from land tax until September 2017, December 2023 and November 2057 for the Land Lease Contracts No. 04, No.13 and No.179, respectively. In 2020, SHP has received land rental payment notification of 1,363,473 m<sup>2</sup> in Trang Due Industrial Park. Accordingly, the annual land rent from October 2017 to October 2022 for the above area is 13.6 billion VND. Then, on December 12, 2023, SHP received Notice No. 5931/TB-BQL from the Economic Zone Management Board regarding the revised land rent unit price for the above-mentioned land area. Accordingly, the annual land rent from November 2022 to November 2027 for the above area is 33.6 billion VND. Among this area, SHP has leased to a total area of 703,048 m<sup>2</sup> to the LG Group. Since these companies are entitled to land rent and non-agricultural land tax exemptions according to several official letters from relevant authorities in the past, SHP determines that it is not obligated to pay the corresponding land rent for this area.

At the date of these consolidated financial statements, the Group is still in the process of working with the authorities to determine the amount of compensation and site clearance that can be offset against the land rent for the following areas, as well as work with customers who lease land in industrial zones to clarify the obligation to pay the annual land rent. In addition, as described above, SHP is also in the process of working with Hai Phong Tax Department to clarify the issue of land rent exemption incentives for the leased land area LG Electrics Vietnam Hai Phong Co., Ltd. Hai Phong and LG Display Vietnam Hai Phong Co., Ltd.

*Relating to Tan Phu Trung Industrial Park*

According to Letter No. 6277/STC-BVG dated 5 July 2012, the Department of Finance of Ho Chi Minh City sent a notice to Northwest Saigon City Development Corporation ("SCD") advising the land rental rate at Tan Phu Trung Industrial Park at VND 5,940 per square meter. However, according to Decision No. 2093/QĐ-BTC dated 23 November 2011 and Circular No. 16/2013/TT-BTC on removal of difficulties for enterprises, land rental rate from 2011 to 2014 would not exceed two times of that applicable for 2010. Therefore, the land rental rate from 2011 to 2014 was at 500 VND per square meter, equivalent to two times of 2010 land rental fee which was approved by Ho Chi Minh City People's Committee under the land lease contract No. 2516/HD-TNMT-QHSDD on April 5, 2007. According to the latest land rent payment notices up to the time of these consolidated financial statements, the land rent unit price from 2015 to 2023 is 2,310 VND/m<sup>2</sup>. As of the date of these consolidated financial statements, SCD is still in the process of working with the relevant authorities to determine the land rental obligations in upcoming years.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

**31. COMMITMENTS AND CONTINGENT LIABILITIES (continued)**

**31.1 Commitments related to real estate investments (continued)**

*Relating to Quang Chau Industrial Park*

From 2008 to 2024, Saigon - Bac Giang Industrial Park Corporation ("SBG") signed land lease agreements with the People's Committee of Bac Giang Province for a total land area of 4,977,411 m<sup>2</sup> at Quang Chau Industrial Park. According to the 2<sup>nd</sup> Investment Certificate dated September 12, 2014, SBG's Quang Chau Industrial Park Infrastructure Construction and Business Investment Project is entitled to land rental fee exemption for 6 years during the development of the Industrial Park and another 11 years from the completion of construction and commencement of operations in accordance with Official Letter no. 5403/BTC-QLNS dated April 23, 2015 from Department of Public Assets. As at the date of these consolidated financial statements, SBG is still in the process of working with the competent authorities to determine the land rental obligations.

*Capital expenditure commitments*

At the date of these financial statements, the Group has entered into contracts related to the construction and development of Que Vo I Industrial Park, Que Vo II Industrial Park, Phuc Ninh urban area, Nam Son - Hap Linh Industrial Park, Quang Chau urban area, Trang Due Industrial Park, Tan Phu Trung Industrial Park and Trang Cat urban area project with total outstanding contractual commitment amounts to approximately VND 1,578.8 billion VND.

**31.2 Commitment for capital contribution**

Vung Tau Investment Group Joint Stock Company was established in 2021 under the Enterprise Law of Vietnam under the Enterprise Registration Certificate No. 3502454725 issued by the Department of Planning and Investment of Ba Ria - Vung Tau province. This company's charter capital is VND 1,000 billion, in which, the Company committed to contributing capital amounting to VND 745.2 billion. The principal activities of this company are real estate project development, business of land use rights owned by owner, user or lessee. As at the date of these financial statements, the company has not yet made a capital contribution to this subsidiary.

**31.3 Disputes**


*Dispute with VTC Wireless Telecommunications Company*


Under the Business Cooperation Agreement dated February 12, 2008 between VTC Wireless Telecommunications Company ("VTC") and Saigon Telecommunication & Technologies Corporation and the Business Registration Certificate No. 0103025781 dated July 11, 2008, the registered charter capital of VTC - Saigontel Media Company is VND 160 billion, in which the Company's ownership interest is 19.2%. The Company transferred VND 30,700,200,000 (19.2% of charter capital) to Huu Nghi Communication JSC (the company authorized by VTC) on 10 March 2008 for VTC Wireless Telecommunications Company to purchase assets for VTC - Saigontel Media Corporation. However, the Company has alleged that VTC has not completed the purchase of assets for VTC - Saigontel Media Corporation as committed. Therefore, the Company is currently in the process of working with VTC to recover this investment. The Group's management has assessed that this investment will be recovered from VTC; therefore, no provision has been made for the investment in VTC - Saigontel Media Corporation.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)  
As at and for the six-month period ended June 30, 2025

**32. EVENTS AFTER THE BALANCE SHEET DATE**

There is no other matter or circumstance that has arisen since the consolidated balance sheet date that requires adjustment or disclosure in the consolidated financial statements for the six-month period ended June 30, 2025 of the Company.

  
\_\_\_\_\_  
Luu Phuong Mai  
Preparer

  
\_\_\_\_\_  
Pham Phuc Hieu  
Deputy General Director  
cum Chief Accountant

  
\_\_\_\_\_  
Nguyen Thi Thu Huong  
General Director



July 29, 2025

