



CTY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN
CÔNG NGHIỆP THƯƠNG MẠI CỬ CHI
CU CHI COMMERCIAL AND INDUSTRIAL
DEVELOPING INVESTMENT JOINT STOCK COMPANY

Số: 42/2025/CBTT
No: 42/2025/CBTT

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do – Hạnh phúc
THE SOCIAL LIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Thành phố Hồ Chí Minh, ngày 13 tháng 08 năm 2025
HCM city, August 13rd, 2025.

CÔNG BỐ THÔNG TIN INFORMATION DISCLOSURE

Kính gửi: - Ủy Ban Chứng Khoán Nhà Nước
- Sở giao dịch chứng khoán Tp.HCM.

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

Công ty: **CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN CÔNG NGHIỆP
THƯƠNG MẠI CỬ CHI.**

Name of organization: Cu Chi Commercial & Industrial Developing Investment Joint Stock Company.

Mã chứng khoán: **CCI**

Stock code: **CCI**

Địa chỉ trụ sở: Ấp Bàu Tre 2, Xã Tân An Hội, TP.HCM.

Address: Bau Tre 2 Hamlet, Tan An Hoi Commune, HCM City.

Điện thoại: 028. 38920587 Fax: 028.38921008.

Tel: 028. 38920587 Fax: 028.38921008.

Người thực hiện công bố thông tin: Lê Văn Tư – TP. Tổ Chức – Hành Chánh

Person conducts information disclosure: Lê Văn Tư - Head of administrative organization department.

Địa chỉ: Ấp Bàu Tre 2, Xã Tân An Hội, TP.HCM.

Address: Bau Tre 2 Hamlet, Tan An Hoi Commune, HCM City.

Điện thoại: 028. 38920587 Fax: 028.38921008.

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Loại thông tin công bố:

☒ định kỳ ☐ Bất thường (24h) ☐ Bất thường (72h) ☐ Yêu cầu

Style of information disclosure:

☐ Periodic ☐ extraordinary (24 hours) ☐ extraordinary (72 hours) ☐ Request



Nội dung công bố thông tin:

Content of disclosure:

Công Ty Cổ Phần Đầu Tư Phát Triển Công Nghiệp – Thương Mại Củ Chi (CIDICO)
xin công bố thông tin:

*Cu Chi Commercial & Industrial Developing Investment Joint Stock Company (CIDICO)
published information below:*

- Báo cáo soát xét thông tin tài chính giữa niên độ về báo cáo tài chính giai đoạn
từ ngày 01/01/2025 đến ngày 30/06/2025 (đính kèm file PDF)

*- Review Report on Interim Financial Information report on the financial statements
for the period from January 1st, 2025 to June 30th, 2025 (attached PDF file)*

- Công văn giải trình Báo cáo soát xét thông tin tài chính giữa niên độ về Báo cáo
tài chính cho giai đoạn từ ngày 01/01/2025 đến ngày 30/06/2025 (đính kèm file PDF).

*Explanation of the reviewed interim financial information regarding the financial
statements for the period from January 01st to June 30th, 2025.*

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 thông tin đã công bố.

*We hereby certify that the information provided is true and correct and we bear the
full responsibilities to the law regarding the disclosed information.*

NGƯỜI THỰC HIỆN CÔNG BỐ THÔNG TIN

Person conducts information disclosure



Lê Văn Tư

TỔNG GIÁM ĐỐC

Chief executive officer - CEO



Đoàn Minh Duy



CU CHI COMMERCIAL AND INDUSTRIAL DEVELOPING
INVESTMENT JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Ho Chi Minh city, 13th August 2025

No: 294 /CV – CCI

Re: Explanation of the reviewed interim
financial information regarding the financial statements
for the period from 01st January to 30th June 2025

To: - The State Securities Commission of Vietnam
- The Ho Chi Minh City Stock Exchange

Pursuant to:

- The Securities Law No. 70/2006/QH11 passed by the 11th National Assembly on June 29, 2006.
- Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding information disclosure in the securities market.

In compliance with the periodic disclosure requirements for listed organizations on the Ho Chi Minh City Stock Exchange, Cu Chi Commercial and Industrial Developing Investment Joint Stock Company (Stock code: CCI) explains the 37.73% difference in post-tax profit compared to the same period last year as follows:

- Post-tax profit for the first 6 months of 2025: VND 35,952,313,037
- Post-tax profit for the first 6 months of 2024: VND 26,104,372,829

Post-tax profit for the first 6 months of 2025 increased by VND 9,847,940,208 equivalent to an increase of 37.73% compared to the same period last year.

The main reason is that financial income increased by VND 11,125,033,516 equivalent to an increase of 96.97% compared to the same period last year, due to higher interest from bank deposits through additional term deposit contracts during the period and increased revenue from share transfers.

Best regards ! 

Cc:

- As above
- Office archive



GENERAL DIRECTOR

DOAN MINH DUY

VIETVALUES[®] Audit and Consulting Co., Ltd

Member firm of JPA International

Head office : 33 Phan Van Khoe Street, Cho Lon Ward, HCM, Viet Nam

Tel : +84 (28) 3859 4168

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Website : www.vietvalues.com



REVIEW REPORTS ON INTERIM FINANCIAL INFORMATION

FOR THE PERIOD FROM 01ST JANUARY TO 30TH JUNE 2025

**CUCHI COMMERCIAL AND INDUSTRIAL DEVELOPING
INVESTMENT JOINT STOCK COMPANY**

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REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of CuChi Commercial and Industrial Developing Investment JSC (hereafter, referred to as the “Company”) present this report together with the reviewed Financial Statements of the Company for the six-month period ended 30th June 2025.

1. General information of the Company

CuChi Commercial and Industrial Developing Investment JSC is a joint stock company and was transferred from state-owned enterprise of Cu Chi Commercial Company in accordance with Decision No. 2302/QĐ-UB dated 31st May 2002 of the People's Committee of Ho Chi Minh city.

CuChi Commercial and Industrial Developing Investment JSC is set up in accordance with the initial Business Registration Certificate No. 4103001163 dated 27th August 2002 granted by the Department of Planning and Investment of Ho Chi Minh city and has the following amendments:

- The 01st amendment registration dated 12th June 2003 granted by the Department of Planning and Investment of Ho Chi Minh city on supplementing business lines;
- The 02nd amendment registration dated 16th March 2006 granted by the Department of Planning and Investment of Ho Chi Minh city on increasing the charter capital;
- The 03rd amendment registration dated 07th August 2007 granted by the Department of Planning and Investment of Ho Chi Minh city on increasing the charter capital;
- The 04th amendment registration dated 17th October 2008 granted by the Department of Planning and Investment of Ho Chi Minh city on supplementing business lines;
- The 05th amendment registration dated 23rd October 2009 granted by the Department of Planning and Investment of Ho Chi Minh city on supplementing business lines;
- The 06th amendment registration dated 04th November 2010 granted by the Department of Planning and Investment of Ho Chi Minh city on supplementing business lines;
- The 07th amendment registration dated 04th July 2011 granted by the Department of Planning and Investment of Ho Chi Minh city on supplementing business lines.
- The 08th amendment registration dated 10th September 2012 granted by the Department of Planning and Investment of Ho Chi Minh city on changing the charter capital.
- The 09th amendment registration dated 29th February 2016 granted by the Department of Planning and Investment of Ho Chi Minh city on changing the charter capital.
- The 10th amendment registration dated 07th May 2019 granted by the Department of Planning and Investment of Ho Chi Minh city on changing legal representative.
- The 11th amendment registration dated 01st June 2022 granted by the Department of Planning and Investment of Ho Chi Minh city on changing information of legal representative.

Currently, the Company's stock is listed on the Ho Chi Minh City Stock Exchange (HOSE)

Stock code : CCI

Charter capital : VND 177,438,650,000.

2. Registered office

Address : Bau Tre 2 hamlet, Tan An Hoi commune, Ho Chi Minh city.

Tel. : +84 (28) 3892 0587

Fax : +84 (28) 3892 1008

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3. Company structure

The Company has one (01) associate company. Details are as follows:

Name of company	Registered address	Main business activities	Proportion of interest		Proportion of voting rights	
			Ending balance of period	Beginning balance	Ending balance of period	Beginning balance
Hoc Mon Foods Processing Corporation	No. 179 Hamlet 50, Ba Diem commune, Ho Chi Minh city.	Processing and preserving meat and meat products ...	20.00%	20.00%	20.00%	20.00%

4. Business functions

- Investment in construction and business of industrial park infrastructures;
- Real estate business: construction of factories, warehouses, houses for sale and rent, real estate transfer;
- Restaurant business in industrial park;
- Labor services;
- Construction of industrial and civil works;
- Ground leveling;
- Industrial cleaning services;
- Tree planting and care services.

5. The Board of Management, the Supervisory Board and the Executive Board

5.1 The Board of Management

The Board of Management of the Company during period and as of the date of this report include:

<i>Full name</i>	<i>Position</i>
Mr. Phan Van Toi	Chairperson
Mr. Nguyen Viet Truong An	Vice Chairperson
Mr. Doan Minh Duy	Member
Mr. Pham Hong Diep	Member
Mr. Phan Hoang Tuan	Member

5.2 The Supervisory Board

The Supervisory Board of the Company during period and as of the date of this report include:

<i>Full name</i>	<i>Position</i>
Mr. Pham Van Hau	Head of board
Mr. Nguyen Ngoc Dang Khoa	Member
Ms Ngo Thi Bich Tram	Member



5.3 The Executive Board

The Executive Board of the Company during period and as of the date of this report include:

<i>Full name</i>	<i>Position</i>	<i>Appointed date</i>	<i>Dismissed date</i>
Mr. Doan Minh Duy	General Director	-	-
Mr. Tran Huu Nghia	Deputy General Director	-	-
Mr. Pham Ha Minh	Deputy General Director	01 st February 2025	-
Mr. Nguyen Van Tam	Deputy General Director	-	25 th January 2025
Ms Lieu Minh Hien	Chief Accountant	-	-

6. Legal representative

Legal representative of the Company during period and as of the date of this report is Mr. Doan Minh Duy – General Director.

7. Business results

The financial position and the business results for the six-month period ended 30th June 2025 of the Company have been expressed in the interim Financial Statements attached to this Report from page 08 to page 52.

8. Subsequent events

In the opinion of the Board of Management, the Company's the interim financial statements for the six-month period ended 30th June 2025 would not be seriously affected by any important items, transactions, or any extraordinary events happened to the date of this report, which need any adjustments to the figures or disclosures in the interim financial statements.

9. Auditors

VIETVALUES Audit and Consulting Co., Ltd. has assigned to perform the review on the Company's interim Financial Statements for the six-month period ended 30th June 2025. **VIETVALUES** Audit and Consulting Co., Ltd. has expressed their willingness to be appointed as the Company's independent auditor in the coming years.

10. Responsibility of the Executive Board

The Executive Board is responsible for the preparation of the interim financial statements to give a true and fair view on the financial position, the business results and the cash flows of the Company for the period. In order to prepare these interim financial statements, the Executive Board must:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates reasonably and prudently;
- Announce the accounting standards to be followed for the material issues to be disclosed and explained in the interim financial statements;
- Prepare the financial statements of the Company on the basis of the going-concern assumption except for the cases that the going-concern assumption is considered inappropriate;
- Design and implementation of internal control systems effectively for the purpose of preparing and presenting the interim financial statements reasonably in order to minimize risk and fraud.

The Executive Board ensures that all the relevant accounting books have been fully recorded and can fairly reflect the financial position of the Company at any time, and that all accounting books have been prepared in compliance with the adopted accounting regime. The Executive Board is also responsible for protecting the Company's assets and consequently has taken appropriate measures to prevent and detect frauds and legal regulations related to the preparation and presentation of the interim financial statements.

The Executive Board hereby ensures to comply with all the requirements above in the preparation of the interim financial statements.

11. Approving the interim financial statements

The Board of Management of the Company confirms that all the accompanying interim financial statements. The interim financial statements have been properly prepared and give a true and fair view of the financial position of the Company as at 30th June 2025, the business results and the cash flows for the six-month period then ended, in compliance with the accounting standards and the prevailing Vietnamese enterprises' accounting regime as well as legal regulations related to the preparation and presentation of the interim financial statements.

Hồ Chí Minh city, 13th August 2025

For and on behalf of the Board of Management



Mr. PHAN VAN TOI
Chairperson





No.: 2432/25/BCKT/AUD-VALUES

REVIEW REPORTS ON INTERIM FINANCIAL INFORMATION

**To: SHAREHOLDERS, THE BOARD OF MANAGEMENT AND
THE EXECUTIVE BOARD
CUCHI COMMERCIAL AND INDUSTRIAL DEVELOPING
INVESTMENT JOINT STOCK COMPANY**

We have reviewed the accompanying interim financial statements of CuChi Commercial and Industrial Developing Investment Joint Stock Company, prepared on 13th August 2025, from the page 08 to page 52, which comprise the interim Balance Sheet as at 30th June 2025, the interim Income Statement, the interim Statement of Cash Flows for the six-month period then ended and the Notes to the interim Financial Statements.

Responsibility of the Executive Board

The Executive Board of the Company is responsible for the preparation and fair presentation of the interim financial statements in accordance with the accounting standards, the prevailing Vietnamese enterprises' accounting regime as well as legal regulations related to the preparation and presentation of interim financial statements and is responsible for internal control which is determined by the Executive Board relevant to the preparation and presentation of the interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express a conclusion on this interim financial information based on our review. We conducted our review in accordance with the Vietnamese Standards on Review Engagements 2410 – Review of interim financial information performed by the independent auditor of the entity.

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

Auditor's conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial information does not give a true and fair view, in all material respects, of the financial position of CuChi Commercial and Industrial Developing Investment Joint Stock Company as at 30th June 2025, the interim business results and the interim cash flows of the Company for the six-month period then ended in conformity with the accounting standards, the prevailing Vietnamese enterprises' accounting regime as well as legal regulations related to the preparation and presentation of the interim financial statements.

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Other matter

The interim financial statements of CuChi Commercial and Industrial Developing Investment JSC does not include the results of maintenance and repair activities of the Industrial Park. The results of maintenance and repair activities of the Industrial Park are presented in a separate financial statements based on the Decision No. 76/2024/QĐ-UBND dated 16th October 2024 of the People's Committee of Ho Chi Minh City, effective from 31st October 2024, the Regulations promulgated together with this Decision will be applied starting from the fiscal year 2024.

Ho Chi Minh city, 13th August 2025.

VIETVALUES Audit and Consulting Co., Ltd.



Huynh Truc Lam (LL.M.) – Deputy General Director

Certificate of registration for practicing audit No. 1523-2023-071-1

Authorized signature

File:

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INTERIM BALANCE SHEET

As at 30th June 2025

Currency: VND

Code	ASSETS	Notes	Ending balance of period	Beginning balance
1	2	3	4	5
100	A- CURRENT ASSETS AND SHORT-TERM INVESTMENTS		810,727,175,482	503,859,599,266
110	I. Cash and cash equivalents	V.1	48,171,181,748	26,342,650,459
111	1. Cash		30,590,026,155	15,362,452,166
112	2. Cash equivalents		17,581,155,593	10,980,198,293
120	II. Short-term financial investments		724,246,983,753	454,772,798,600
121	1. Trading securities	V.2a	64,096,983,753	75,364,375,129
122	2. Provision for devaluation of trading securities (*)		-	(14,571,576,529)
123	3. Held-to-maturity investments	V.2b	660,150,000,000	393,980,000,000
130	III. Accounts receivable		35,682,734,469	16,483,519,314
131	1. Short-term trade receivables	V.3	14,303,485,364	12,125,161,140
132	2. Short-term advance payments to suppliers	V.4	5,926,969,539	6,029,850,723
136	3. Other short-term receivables	V.5a	21,120,947,161	5,443,232,143
137	4. Provision for doubtful debts (*)	V.6	(5,668,667,595)	(7,114,724,692)
140	IV. Inventories	V.7	2,425,163,012	6,176,180,893
141	1. Inventories		2,425,163,012	6,176,180,893
149	2. Provision for obsolete inventory (*)		-	-
150	V. Other current assets		201,112,500	84,450,000
151	1. Short-term prepaid expenses	V.8a	201,112,500	84,450,000
200	B- FIXED ASSETS AND LONG-TERM INVESTMENTS		280,864,865,311	290,956,591,438
210	I. Long-term receivables		299,700,000	187,000,000
216	1. Other long-term receivables	V.5b	299,700,000	187,000,000
220	II. Fixed assets		20,306,194,004	20,185,155,522
221	1. Tangible fixed assets	V.9	14,761,359,175	14,459,602,367
222	- Historical cost		59,774,817,357	58,479,265,657
223	- Accumulated depreciation		(45,013,458,182)	(44,019,663,290)
227	2. Intangible fixed assets	V.10	5,544,834,829	5,725,553,155
228	- Historical cost		8,186,757,550	8,186,757,550
229	- Accumulated amortization		(2,641,922,721)	(2,461,204,395)
230	III. Investment properties	V.11	118,429,766,780	123,099,370,083
231	- Historical cost		285,398,142,447	285,398,142,447
232	- Accumulated depreciation		(166,968,375,667)	(162,298,772,364)
240	IV. Non-current unfinished assets		99,288,277,922	99,352,696,440
242	1. Construction-in-progress	V.12	99,288,277,922	99,352,696,440
250	V. Long-term financial investments	V.2c	32,276,621,564	32,450,000,000
252	1. Investments in associates and joint ventures		30,000,000,000	30,000,000,000
253	2. Investment in other entities		2,450,000,000	2,450,000,000
254	3. Provision for long-term financial investments (*)		(173,378,436)	-
260	VI. Other non-current assets		10,264,305,041	15,682,369,393
261	1. Long-term prepaid expenses	V.8b	9,168,437,832	14,892,514,808
262	2. Deferred income tax assets	V.13	1,095,867,209	789,854,585
270	TOTAL ASSETS		1,091,592,040,793	794,816,190,704

CuChi Commercial and Industrial Developing Investment JSC

Address: Bau Tre 2 hamlet, Tan An Hoi commune, Ho Chi Minh city.

Interim Balance Sheet (cont.)

As at 30th June 2025

Code	RESOURCES	Notes	Ending balance of period	Beginning balance
1	2	3	4	5
300	A- LIABILITIES		815,899,488,852	522,248,001,372
310	I. Current liabilities		46,611,828,164	41,015,052,900
311	1. Short-term trade payables	V.14	349,787,796	4,424,499,050
312	2. Short-term advance payments from customers	V.15	82,007,920	7,412,312
313	3. Taxes and statutory obligations	V.16	7,225,732,560	961,329,879
314	4. Payables to employees	V.17	173,910,317	3,687,119,989
315	5. Short-term accruals	V.18	102,982,170	87,985,128
318	6. Short-term unearned revenue	V.19a	27,764,344,661	22,873,534,941
319	7. Other short-term payables	V.20a	5,692,436,282	7,281,308,399
321	8. Provision for short-term payables	V.21	409,790,710	447,402,310
322	9. Bonus and welfare funds	V.22	4,810,835,748	1,244,460,892
330	II. Non-current liabilities		769,287,660,688	481,232,948,472
336	1. Long-term unearned revenue	V.19b	767,893,515,095	480,049,760,179
337	2. Other long-term payables	V.20b	1,394,145,593	1,183,188,293
400	B- OWNERS' EQUITY		275,692,551,941	272,568,189,332
410	I. Capital of the owner	V.23	275,692,551,941	272,568,189,332
411	1. Owners' invested equity		177,438,650,000	177,438,650,000
411a	- - Common stocks with voting rights		177,438,650,000	177,438,650,000
412	2. Surplus of share capital		42,348,674,000	42,348,674,000
415	3. Treasury stock (*)		(4,118,929,325)	(4,118,929,325)
418	4. Development and investment funds		24,071,844,229	24,071,844,229
421	5. Undistributed earnings after tax		35,952,313,037	32,827,950,428
421a	- Accumulated undistributed earnings after tax to the end of previous year		-	-
421b	- Accumulated undistributed earnings after tax in current year		35,952,313,037	32,827,950,428
430	II. Other capital, funds		-	-
440	TOTAL RESOURCES		1,091,592,040,793	794,816,190,704

Prepared by



NGUYEN THUY TRA MY

Chief Accountant



LIEU MINH HIEN

General Director



DOAN MINH DUY

INTERIM INCOME STATEMENT

For the six-month period ended 30th June 2025

Currency: VND

Code	ITEMS	Notes	First 6 months of 2025	First 6 months of 2024
1	2	3	4	5
01	1. Revenues from sale of goods and rendering of services	VI.1	188,244,507,716	217,227,733,377
03	2. Revenue deductions		-	-
10	3. Net revenues from sale of goods and rendering of services		188,244,507,716	217,227,733,377
11	4. Cost of goods sold	VI.2	162,122,608,173	193,578,656,428
20	5. Gross profit from sale of goods and rendering of services		26,121,899,543	23,649,076,949
21	6. Income from financial activities	VI.3	22,527,671,700	11,437,049,904
22	7. Expenses from financial activities	VI.4	(14,377,891,708)	(19,353,393,252)
23	- In which: Interest expenses		-	-
25	8. Selling expenses	VI.5	11,624,327,490	8,154,764,127
26	9. General & administration expenses	VI.6	8,312,201,061	13,846,774,960
30	10. Net profit/(loss) from operating activities		43,090,934,400	32,437,981,018
31	11. Other income	VI.7	3,094,590,746	61,283
32	12. Other expenses		-	8,869,636
40	13. Other profit		3,094,590,746	(8,808,353)
50	14. Total pre-tax accounting profit		46,185,525,146	32,429,172,665
51	15. Current Corporate income tax expenses	VI.8	10,539,224,733	7,222,353,580
52	16. Deferred Corporate Income tax expense	VI.9	(306,012,624)	(897,553,744)
60	17. Profit/(loss) after corporate income tax		35,952,313,037	26,104,372,829
70	18. Gains on stock	VI.10a	1,696	1,286
71	19. Diluted gains on stock	VI.10b	1,696	1,286

Prepared by



NGUYEN THUY TRA MY

Chief Accountant



LIEU MINH HIEN

General Director



DOAN MINH DUY

Ho Chi Minh city, 13th August 2025.

INTERIM CASH FLOW STATEMENT
(As per Direct Method)
For the six-month period ended 30th June 2025

Currency: VND

Code	Items	Notes	First 6 months of 2025	First 6 months of 2024
1	2	3	4	5
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Revenues from sale of goods, rendering of services and others		491,996,356,817	216,721,967,731
02	2. Payments for goods/services provider		(161,595,345,273)	(194,667,508,053)
03	3. Payments for employees		(7,673,612,408)	(7,231,881,195)
04	4. Interest paid		-	-
05	5. Corporate income tax paid	V.16	(4,251,786,755)	(4,340,529,845)
06	6. Other cash inflows from operating activities		52,436,737,545	24,273,508,553
07	7. Other cash outflows from operating activities		(59,686,611,820)	(27,896,257,956)
20	Net cash inflows/(outflows) from operating activities		311,225,738,106	6,859,299,235
	II. CASH FLOWS FROM INVESTMENT ACTIVITIES			
21	1. Purchase and construct of fixed assets and other long-term assets	V.12	(984,800,210)	(5,916,084,139)
22	2. Proceeds from disposals of fixed assets and other long-term assets		-	-
23	3. Loans to other entities and payments for purchase of debt instruments of other entities	V.2b	(407,050,000,000)	(350,200,000,000)
24	4. Repayments from borrowers and proceeds from sales of debt instruments of other entities	V.2b	140,880,000,000	349,300,000,000
25	5. Payments for investments in other entities		-	-
26	6. Proceeds from sales of investments in other entities		-	-
27	7. Interest and dividends received	V.5a-VI.3	5,173,307,553	14,081,257,708
30	Net cash inflows/(outflows) from investing activities		(261,981,492,657)	7,265,173,569
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	1. Capital contribution		-	-
32	2. Capital redemption		-	-
33	3. Long-and short-term borrowings		-	-
34	4. Loan repayment		-	-
35	5. Financial lease principal paid		-	-
36	6. Dividend paid	V.23	(27,415,714,160)	(22,969,449,475)
40	Net cash inflows/(outflows) from financing activities		(27,415,714,160)	(22,969,449,475)
50	Net cash inflows/(outflows) (50=20+30+40)		21,828,531,289	(8,844,976,671)
60	Cash and cash equivalents at the beginning of the year		26,342,650,459	36,357,405,508
61	Impact of exchange rate fluctuation		-	-
70	Cash and cash equivalents at the end of the year (70=50+60+61)	V.1	48,171,481,748	27,512,428,837

Prepared by



NGUYEN THUY TRA MY

Chief Accountant



LIEU MINH HIEN



Ho Chi Minh city, 13th August 2025.

General Director



DOAN MINH DUY

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the six-month period ended 30th June 2025

These notes form an integral part of and should be read in conjunction with the Financial Statements for the six-month period ended 30th June 2025 of CuChi Commercial and Industrial Developing Investment JSC (hereafter, referred to as “the Company”).

I. OPERATION FEATURES

1. Forms of ownership

CuChi Commercial and Industrial Developing Investment JSC is a joint stock company.

2. Lines of business

Trade – Service - Construction.

3. Business activities

The Company's business activities are:

- Trading in petroleum, gas, liquefied petroleum gas;
- Investment in construction and business of industrial park infrastructures;
- Construction of factories, warehouses, houses for sale and rent;
- Industrial cleaning services;
- Tree planting and care services;
- Wholesale of alcoholic and non-alcoholic beverages (excluding food and beverage services).

4. Normal business and production cycle

The Company's normal business and production cycle is within 12 months.

For industrial park land leasing activities, the Company receives the advance payment for the land lease for many years.

5. The Company's operations in period affect the interim financial statements

- Revenue in current period decreased by 13% compared to previous period due to the decrease in gasoline prices.
- Expenses from financial activities decreased by 7.64% compared to previous period due to the Company reducing the reversal of provision for devaluation of trading securities.
- Pre-tax profit increased by 42 due to:
 - + The Company reversed the provision for doubtful debts with amount of VND 4,514,457,509;
 - + Other income increased compared to previous period with amount of VND 3,094,472,727 due to income arising from the transfer of industrial park tenants;
 - + Interest on cash in banks increased compared to previous period with amount of VND 8,854,834,892 due to an increase in term deposit contracts during period and stock transfer revenue increased by VND 2,270,198,624.

6. Company structure

The Company has one (01) associate company. Details are as follows:

Name of company	Registered address	Main business activities	Proportion of interest		Proportion of voting rights	
			Ending balance	Beginning balance	Ending balance	Beginning balance
Hoc Mon Foods Processing Corporation	No. 179 Hamlet 50, Ba Diem commune, Ho Chi Minh city.	Processing and preserving meat and meat products ...	20.00 %	20.00%	20.00%	20.00%

7. Employees

As at the accounting period ended 30th June 2025, there are 81 employees who are working at the Company (there were 88 employees at the beginning of year).

II. ACCOUNTING PERIOD AND REPORTING CURRENCY

1. The Company's fiscal year

The fiscal year starts on 01st January and ends on 31st December of each calendar year.
 This financial statements are prepared for the six-month period ended 30th June 2025.

2. Reporting currency and methods of foreign currency translation

The standard currency unit used is Vietnam Dong (VND) because the Company uses the main accounting currency unit which is Vietnam Dong (VND) for receipts and payments.

III. ADOPTED ACCOUNTING REGIME AND STANDARDS

1. Applicable accounting regime and standards

The Company has applied the Accounting Laws, the Accounting Standards, the Vietnamese enterprises' accounting regime in accordance with the Circular No. 200/2014/TT-BTC dated 22nd December 2014, circulars on amending and supplementing the Circular No. 200/2014/TT-BTC and circulars guidance on implementing the accounting standards of the Ministry of Finance in the preparation of the interim Financial statements.

Whereby, the accompanying interim balance sheet, interim income statement, interim statement of cash Flows and notes to the interim financial statements and the use of this report is not intended for subjects who are not provided information on the procedures and principles and accounting practices in Vietnam, as well as not intentionally presented the financial position, the business results and the cash flows under the procedures and principles and accounting practices widely accepted in other countries and territories outside Vietnam.

2. Statement on the compliance with the Vietnamese accounting regime and standards

The Executive Board of the Company ensures to follow all the requirements of the accounting standards and the Vietnamese Corporate accounting system promulgating together with the Circular No. 200/2014/TT-BTC dated 22nd December 2014, circulars on amending and supplementing the Circular No. 200/2014/TT-BTC and circulars guidance on implementing the accounting standards of the Ministry of Finance in the preparation of the interim Financial statements.

3. Registered accounting documentation system: General journal recording.

IV. APPLIED ACCOUNTING POLICIES

1. Basis of preparation the financial statements

The financial statements are prepared on the basis of accrual accounting (except for information related to cash flows).

These financial statements of CuChi Commercial and Industrial Developing Investment JSC does not include the results of maintenance and repair activities of the Industrial Park. The results of maintenance and repair activities of the Industrial Park are presented in a separate financial statements based on the Decision No. 76/2024/QĐ-UBND dated 16th October 2024 of the People's Committee of Ho Chi Minh City, effective from 31st October 2024, the Regulations promulgated together with this Decision will be applied starting from the fiscal year 2024.

2. Cash amounts and cash equivalents

Cash includes cash on hand, cash in transit and call deposits.

Cash equivalents is the short-term securities of which the due dates can not exceed 3 (three) months from the dates of the investments (with an original maturity not exceeding 3 months) and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash.

3. Financial investments

Trading securities

The investments are classified as trading securities if the company intends to hold for profit-making purpose.

Trading securities are recorded in the accounting books at their historical cost. Historical cost of trading securities is determined by the fair value of the payments as of the date transactions arise plus the expenses related to transaction of purchasing trading securities.

Trading securities is recognized as at the time the Company has the ownership, details are as follows:

- For listed securities: is recognized as at the time of order matching (T+0).
- For unlisted securities: is recognized as at the time of formal ownership in accordance with law.

When trading securities are purchased, their interests, dividends and profits from previous years are accounted in reducing their value. And their interests, dividends and profits of following years are recognized in the income from financial activities. Received dividends by stocks are only monitored as the number of stocks increases, not to be recorded as the received stocks.

Provision for devaluation of trading securities is made for each particular type of securities in the market and for which the market value lower of their historical costs. The determination of the fair value of trading securities listed on the stock market or traded on UPCOM, the fair value of the stock is the closing price at the balance sheet date. If the stock market or UPCOM is not traded as at the balance sheet date, the fair value of stocks is the closing price of preceding trading session.

Increase/Decrease in the balance of provision for devaluation of trading securities must be make as at the accounting period ended and are recognized in the expenses from financial activities.

Held-to-maturity investments

The investments are classified as held-to-maturity if the company has both the ability and the intention to hold to maturity. Held-to-maturity investments include: term deposits (including treasury bills, promissory note).

Principles for determining held-to-maturity investments are initially recognized at the historical costs include purchase price and expenses related to investments transactions. After initial recognition, these investments are recognized at recoverable amount. Interest income on held-to-maturity investments after the date of acquisition are recognized in Income Statement on the basis of accrual. Interest enjoyed before the Company held is deducted against the historical cost as at the date of acquisition.

When there is certainly evidence shows part of or the entire investment may not be recoverable and the loss can be determined reliably, the loss is recognized in Expenses from financial activities in year and direct reduction of investment value.

Investments in associates and joint ventures

Associated company is an enterprise in which the Company has significant influence but not control over the financial and operating policies. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control over those policies.

Investments in subsidiaries, associates is initially recorded at their historical cost, include purchase price or capital contributions plus the costs directly related to the investment. In case of investment by non-monetary assets, the cost of investment is recognized at fair value of non-monetary assets as at the arising date.

When investments are purchased, their dividends and profits from previous years are accounted in reducing their value. And their dividends and profits of following years are recognized in the revenue. Received dividends by stocks are only monitored as the number of stocks increases, not to be recorded as the received stocks.

Provision for loss of investments in subsidiaries, associates is appropriated as subsidiaries, associates have suffered losses, by the differences between the actual capital contributions by parties in subsidiaries, associates and the actual equity multiplied (X) with the percentage of capital contribution of the Company and total actual capital contributions by parties in subsidiaries, associates. If the subsidiaries, associates is subject to present the consolidated financial statements, basis of determination of provision for loss is the consolidated financial statements.

Increase/Decrease in the balance of provision for loss of investments in subsidiaries, associates must be make as at the accounting period ended and are recognized in the expenses from financial activities.

Investments in equity instruments of other entities

Investments in equity instruments of other entities include investments in equity instruments but the Company does not have control, joint control or significant influence over the investee.

Investments in equity instruments of other entities is initially recorded at their historical cost, include purchase price or capital contributions plus the costs directly related to the investment.

When investments are purchased, their dividends and profits from previous years are accounted in reducing their value. And their dividends and profits of following years are recognized in the revenue. Dividends received in stocks are only tracked by the number of additional stocks, the value of stocks received is not recorded (except for state-owned companies that comply with current legal regulations).

Provision for loss of investments in equity instruments of other entities is appropriated as follows:

- For investments in listed stocks or fair value of investments is determined reliably, the provision is based on the market value of stocks.
- For investments can not determine fair value as at the date of report, the provision is based on the loss of investee by the differences between the actual capital contributions by parties in other entity and the actual equity multiplied (X) with the percentage of capital contribution of the Company and total actual capital contributions by parties in other entity.

Increase/Decrease in the balance of provision for loss of investments in equity instruments of other entities must be make as at the accounting period ended and are recognized in the expenses from financial activities.

4. Receivables

Doubtful receivables are presented by book value subtracting the provisions for doubtful receivables.

Receivables are classified as trade receivables and other receivables comply with the following principles:

- Trade receivables reflect the commercial elements arising from selling - purchasing transactions between the Company and the buyer is an independent entity, include receivables from export sales under entrusted others.
- Other receivables reflect the non-commercial elements, unrelated to selling - purchasing transactions.

Provisions for doubtful receivables: are prepared for each doubtful debt based on:

- For the overdue receivables recorded in economic contracts, loan agreements, contractual commitment or debt commitments, the company has claimed many times but still have not yet collected. Determining the overdue period of a receivable debt that is determined to be doubtful and requires a provision to be made based on the principal repayment time according to the original purchase and sale contract, regardless of debt extension between parties;
- Receivables haven't yet reached their due date but the debtor has fallen into bankruptcy or is undergoing dissolution process, has been missing or fled;
- For the undue receivables but are unlikely to withdraw: Based on the estimated losses to make provision.

Increase/Decrease in the balance of provisions for doubtful receivables must be made as at the accounting period ended and are recognized in the general & administration expenses.

5. Inventories

Inventories are recognized at the lower of their historical costs or their net realizable values.

Historical costs of inventories are determined as follows:

- Raw materials, goods: including the acquisition cost and other direct related expenses arising to obtain inventory in current status and place.

Net realizable values is the estimated selling price of inventory in normal operating cycle except for the estimated costs to complete and necessary to consume them.

The value of inventories is recognized at the first-in first-out method and recorded at the perpetual method.

Provision for devaluation of inventory is made for each item based on their costs is higher than their net realizable values. For services provided in progress, the provision for impairment is calculated for each of service which has a separate price. Increase/Decrease in the balance of provision for devaluation of inventory must be made as at the end of the accounting period and are recognized in the cost of goods sold.

6. Prepaid expenses

Prepaid expenses include short-term prepaid expenses or long-term prepaid expenses on interim balance sheet and are allocated in the prepaid period or the time brings corresponding economic benefits thanks to these expenses.

Prepaid expenses include the actual arising costs but related to the operating results of numerous accounting periods. The Company's prepaid expenses include:

Tools

Expenses on tools being put into use are allocated into expenses in accordance with the straight line method for the maximum period of 03 years.

Repair costs of fixed assets

Repair costs of assets arising once have great value are allocated into expenses in accordance with the straight line method for the maximum period of 03 years.

Consulting fee

This is the investment consulting fee and brokerage fee related to the land lease of 33,000 m² of land, lot symbol: Lot C3, Road D4, D6 at Tay Bac Cu Chi Industrial Park, Cu Chi district, Ho Chi Minh city. Land lease term from 28th September 2022 to 30th December 2048.

Prepaid land rental

Prepaid land rental represent the rental already prepaid for the land being used by the Company. Prepaid land rental is allocated into expenses in accordance with the straight line method in line with the leasing period (from 01st January 2017 to 29th December 2048).

7. Tangible fixed assets

Tangible fixed assets are determined by the historical costs less (-) accumulated depreciation. Historical costs of tangible fixed assets include all the expenses of the company to have these fixed assets as of the dates they are ready to be put into use. Other expenses incurred subsequent to the initial recognition are included in historical costs of fixed assets only if they certainly bring more economic benefits in the future thanks to the use of these assets. Those which do not meet the above conditions will be recorded into expenses during the period.

When tangible fixed assets are disposed or liquidated, their historical costs and accumulated depreciation are written off, then any profit (or loss) generated from the liquidation is included in the income or the expenses during the period.

Tangible fixed assets are depreciated in line with straight-line method to gradually write off the historical costs of fixed assets over their estimated useful lives.

The estimated useful lives of tangible fixed assets is as follows:

Buildings and structures	05 – 41 years
Machineries and equipments	07 – 08 years
Vehicles	08 – 10 years
Management equipments and tools	03 – 08 years
Other assets	05 – 10 years

8. Intangible fixed assets

Intangible fixed assets are determined by the historical costs less (-) accumulated amortization.

Historical costs of intangible fixed assets include all the expenses of the company to have these fixed assets as of the dates they are ready to be put into use. Other expenses incurred subsequent to the initial recognition are included in expenses during the period only if they attached to the specific intangible fixed asset and bring more economic benefits thanks to the use of these assets.

When intangible fixed assets are disposed or liquidated, their historical costs and accumulated amortization are written off, then any profit (or loss) generated from the liquidation is included in the income or the expenses during the period.

Intangible fixed assets of the Company:

Land-use right

The State allocates land-use right with land use fees collected: is amortized in line with straight-line method based on the land allocation period (20-50 years), land-use right with indefinite term is not amortized.

Software programs

Costs related to computer software programs is not an integral part of the related hardware is capitalized. Historical costs of computer software include all the expenses of the Company to pay until the date the software is put into use. Computer software is amortized in line with straight-line method during 08 years.

9. Investment properties

Investment properties are property being land use right, a building or a part of building, infrastructure held by the Company under a financial lease to earn rental or for capital appreciation. Leasehold investment properties are determined by the historical costs less (-) accumulated depreciation. Historical cost of investment properties include all the expenses paid by the Company or the fair value of other consideration given to acquire the assets at the time of its acquisition or construction.

Subsequent expenses relating to an investment properties that have already been recognized should be added to the net book value of the investment properties when they are probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment properties, will flow to the company.

When investment properties are disposed or liquidated, their historical costs and accumulated depreciation are written off, then any profit (or loss) generated from the liquidation is included in the income or the expenses during the period.

A transfer from owner-occupied property or inventories to investment property only when the owner ends of using that property and commencement of an operating lease to another party or end of construction. A transfer from investment property to owner-occupied property or inventories only when the owner commencements of using that property or commencement of development with a view to sale. A transfer from investment property to owner-occupied property or inventories does not change the historical cost or the net book value of the property as at the date for transfer.

Leasehold investment properties which are land-use rights with indefinite term are not amortized. The depreciation years of investment properties are as follows:

- | | |
|----------------------------|---------------|
| - Land-use right | 40 – 45 years |
| - Buildings and structures | 05 – 25 years |

10. Construction-in-progress

Construction-in-progress reflects the direct cost (include relevant interest expenses in accordance with accounting policies of the Company) related to the assets are being built, machineries and equipments are being installed for the purpose of manufacturing, leasing and management, as well as expenses related to the repair of fixed assets which are being implemented. Those assets are recorded at their historical cost and not to be depreciated.

11. Liabilities and accruals

Liabilities and accruals are recognized for payable amounts in the future related to the received goods and services. Accruals are recognized based on the reasonable estimates of the payable amounts.

Payables are classified as trade payables, accruals and other payables comply with the following principles:

- Trade payables reflect the commercial elements arising from purchasing transactions of goods, services, assets and the seller is an independent entity from the Company.
- Accruals reflect the payables to the received goods and services from seller or provided to buyer but not yet paid due to do not have invoice or insufficient accounting records and vouchers and payable to employees on sabbatical salary, operating costs must be accrued.
- Finance lease loans and liabilities reflect loans, finance lease liabilities and the payment situation of loans, finance lease liabilities.
- Other payables reflect the non-commercial elements, unrelated to selling - purchasing transactions, rendering of services.

12. Unearned revenue

Unearned revenue reflects amounts paid in advance by customers for one or numerous accounting periods for leasing industrial park land.

Short-term unearned revenue is unearned revenue corresponding to the obligation that the enterprise will have to perform within the next 12 months or a normal production and business cycle at the time of reporting.

Long-term unearned revenue is unearned revenue corresponding to the obligation that the enterprise will have to perform after 12 months or the next normal production and business cycle at the time of reporting.

13. Provision for severance allowance

Pursuant to the Vietnam Labor Code, the Company's employees are entitled to receive severance allowance when they have worked on a regular basis for a period of at least 12 months or more. The qualified period of work as the basis for calculation of severance allowance shall be the total period during which the employee actually worked for the Company minus the period over which the employee

participated in the unemployment insurance in accordance with unemployment insurance laws and the period for which severance allowance has been paid by the Company.

The employee's severance allowance is accrued in each accounting period ended at rate of a half of the average monthly salary for each working year. The salary as the basis for calculation of severance allowance shall be the average salary of the last 06 months under the employment contract before the date of these financial statements.

This accrual is used for a one-time payment when the employee terminates his employment contract according to prevailing regulations.

14. Owners' equity

Owners' invested equity

Owners' invested equity is recognized according to the shareholders' actual capital.

Surplus of share capital

Surplus of share capital is recognized at differences between issued actual value and the nominal value of stocks when they first issued, supplement issue, differences between re-issued value and the book value of treasury stocks and capital structure of the convertible bonds at maturity. Direct costs related to the issuance of additional stocks and the re-issuance of treasury stocks is reversed on Surplus of share capital.

Other capital of the owner

Other capital is formed by supplementing from business results, revaluation of assets and the remaining value between the fair value of donated, presented, and sponsored assets after deducting taxes payable (if any) related to these assets.

Treasury stock

When the Company's stock is re-purchased, the amount payable including the expenses related to the transaction is recorded as treasury stocks and are recorded as a decrease in owner's equity. When re-issuing, differences between re-issued value and the book value of treasury stocks are recognized in "Surplus of share capital".

Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriating for funds in accordance with the Company's Charter as well as regulations and being approved by the General Meeting of Shareholders.

Distribution of profits to shareholders is considered non-monetary items in undistributed earnings after tax which can affect the cash flows and ability to pay dividends such as profit from revaluation of the contributed assets, revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recorded as liabilities when being approved by the General Meeting of Shareholders.

15. Recognition of revenues and income

Revenues are recognized when the Company may get economic benefits that can be determined reliably. Revenues are measured at the fair value of received or receivable accounts after deducting trade discounts, sales discounts and sales returns.

Revenues from sale of merchandises is mainly gasoline, oil, and lubricants of all kinds

Revenues from sale of merchandises and finished goods are recognized when satisfying the following conditions at the same time:

- Most of risk and benefits associated with the goods ownership are transferred to customers;
- There are no rights to manage or to control the goods;
- Revenues can be determined reliably;
- Getting or will get reliable economic benefits from providing service;

- Expenses related to providing and completing service can be determined.

Revenues from rendering of wastewater treatment services

Revenues from rendering of services transaction are recognized when the result of transaction is determined reliably. Where the service is rendered during numerous periods, revenue in period is recognized based on the results of work completely as at balance sheet date. The results of rendering of services transaction are determined when satisfying all the following conditions:

- Revenue is determined rather reliably;
- Be able to gain economic benefits from the transactions;
- Determining work completely as at Balance Sheet date;
- Determining expenses related to rendering of services.

Revenue from leasing industrial park land

Revenue from leasing land with developed infrastructure is recognized when the land has been handed over to the lessee and payment is made according to the progress of the Contract. At the same time, revenue is allocated according to the corresponding lease term.

Unearned revenue

Rent payments received in advance for numerous periods are allocated to revenue in line with the lease term.

Interest on bank deposits

Interest is recognized on an accrual basis, and determined on balance of savings accounts and the actual interest rates for each period.

Dividends and divided profits

Dividends and divided profits are recorded as the Company has the right to receive dividends or profits from the capital contribution. Received dividends by stocks are only monitored as the number of stocks increases, not to be recorded as the received stocks.

16. Cost of goods sold

Cost of goods sold is total cost of merchandises, expenses directly of provided services and other expenses are included or recorded reducing in the cost of goods.

The cost of industrial park land lease activities is the depreciation cost of land-use right and infrastructure and related costs.

17. Expenses from financial activities

Expenses from financial activities are provisions and reversals of financial investment loss.

18. Selling expenses and General & administration expenses

Selling expenses and General & administration expenses are all costs related to the process of sales of products, merchandises, rendering of services and general administration expenses of the Company.

19. Taxes and Statutory obligations

Value Added Tax (VAT): in accordance with deduction method.

The Company has paid Corporate income tax (CIT) at rate of 20% (twenty percent) of profit gained from the operation activities.

Other taxes will be paid according to prevailing regulations.

20. Corporate income tax (CIT)

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

Current Corporate income tax

Current corporate income tax expense is recognized based on taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures as well as those of non-taxable or non-deductible income and expenses.

Deferred Corporate income tax

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

Book values of deferred corporate income tax assets are considered at the balance sheet dates and will be reduced to the rates that ensure enough taxable income against which the benefits from a part of or all of the deferred income tax can be used. Deferred corporate income tax assets are not yet recorded in before that will be reconsidered as at the accounting period ended and recorded when being reliably taxable profit to be able to use deferred income tax assets.

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

Deferred income tax assets and deferred income tax liabilities should be offset when:

- The Company has a legal right to implement the offset of current income tax assets and current income tax payable; and
- Those deferred income tax assets and deferred income tax payable related to corporate income tax is administered by the same tax authority:
 - For the same taxable entity; or
 - The Company intends to pay current income tax payable and current income tax assets on the basis of net or recover assets at the same time with the payment of liabilities in each future period when the significant deferred income tax payable or deferred income tax assets to be paid or recovered.

21. Related parties

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

In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

22. Segment Reporting

A business segment is a distinguishable component of an enterprise that is engaged in providing an individual product or service or a group of related products or services and that is subject to risks and returns that are different from those of other business segments.

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

Segment information is prepared and presented comply with the accounting policies in the preparation and presentation of the financial statements of the Company.



23. Comparative figures

Gains on stock and Diluted gains on stock for the first 6 months of 2024 are restated comply with the percentage of appropriation for funds in accordance with the Resolution of the 2025 Annual General Meeting of Shareholders No. 03/NQ-ĐHĐCĐ dated 28th March 2025.

Code	Items	Before adjustments	After adjustments	Differences
1	2	3	4	5=4-3
Income statement				
70	Gains on stock	1,276	1,286	(10)
71	Diluted gains on stock	1,276	1,286	(10)

V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE BALANCE SHEET (Currency: VND)

1. Cash and cash equivalents

No.	Items	Ending balance of period	Beginning balance
1.1	Cash on hand	851,308,000	753,276,000
1.2	Cash in banks	29,738,718,155	14,609,176,166
1.3	Cash equivalents	17,581,155,593	10,980,198,293
	- Deposits with maturity less than 3 months	17,581,155,593	10,980,198,293
	Total	48,171,181,748	26,342,650,459

As at the accounting period ended 30th June 2025, the Company has no blocked cash in banks which are used as collateral for loans.

2. Financial investments

The Company's financial investments include held-to-maturity investments, investments in associates and joint ventures and investment in other entities. Information on the Company's financial investments is as follows:

2a. Trading securities

Items	Ending balance of period			Beginning balance		
	Historical cost	Fair value	Provision	Historical cost	Fair value	Provision
Stock	64,096,983,753	64,096,983,753	-	75,364,375,129	60,792,798,600	(14,571,576,529)
VAB stock	64,096,983,753	64,096,983,753	-	75,364,375,129	60,792,798,600	(14,571,576,529)
Total	64,096,983,753	64,096,983,753	-	75,364,375,129	60,792,798,600	(14,571,576,529)

Basis of fair value is determined by the historical cost less the provision.

The closing price of stocks listed on the Hanoi Stock Exchange (HNX) as at 30th June 2025 is 15,200 VND/stock and

The number of stocks listed on the Hanoi Stock Exchange (HNX) as at 30th June 2025 is 5,500,419 stocks.

Trading securities of stocks of Viet A Commercial Joint Stock Bank (Viet A Bank) - VAB decreased due to the sale of 966,900 stocks with a corresponding value of VND 11,267,391,376.

The movement on provision for devaluation of trading securities is as follows:

Details	First 6 months of 2025	First 6 months of 2024
Beginning balance	(14,571,576,529)	(33,943,910,180)
Make provision	-	-
Reversal of provision	14,571,576,529	21,431,125,103
Ending balance of period	-	(12,512,785,077)

The Company has no trading securities which are used to pledge, mortgage, guarantee.

2b. Held-to-maturity investments

Items	Ending balance of period		Beginning balance	
	Historical cost	Book value	Historical cost	Book value
Short-term	660,150,000,000	660,150,000,000	393,980,000,000	393,980,000,000
Viet Capital Commercial JS Bank (BVBANK) – Headquarters	624,650,000,000	624,650,000,000	328,680,000,000	328,680,000,000
Nam A Commercial JS Bank (Nam A Bank) – Binh Tay Transaction Office	35,500,000,000	35,500,000,000	65,300,000,000	65,300,000,000
Total	660,150,000,000	660,150,000,000	393,980,000,000	393,980,000,000

As at 30th June 2025, the Company has no held-to-maturity investments which are used to pledge, mortgage, guarantee.

2c. Investment in other entities

Items	Ending balance of period			Beginning balance		
	Historical cost	Fair value (*)	Provision	Historical cost	Fair value (*)	Provision
Investments in associates and joint ventures	30,000,000,000	30,000,000,000	-	30,000,000,000	30,000,000,000	-
Hoc Mon Foods Processing Corporation ⁽¹⁾	30,000,000,000	30,000,000,000	-	30,000,000,000	30,000,000,000	-
Investment in other entities	2,450,000,000	2,276,621,564	(173,378,436)	2,450,000,000	2,450,000,000	-
Tay Bac Development Construction JSC ⁽²⁾	2,450,000,000	2,276,621,564	(173,378,436)	2,450,000,000	2,450,000,000	-
Total	32,450,000,000	32,276,621,564	(173,378,436)	32,450,000,000	32,450,000,000	-

⁽¹⁾ This is the capital contribution to establish Hoc Mon Foods Processing Corporation under the initial Business Registration Certificate No. 0312789319 dated 21st May 2014 granted by the Department of Planning and Investment of Ho Chi Minh city, the 5th amendment registration dated 26th December 2024 at a rate of 20.00%. Hoc Mon Foods Processing Corporation operates in the field of pig slaughter.

(2) This is the capital contribution to Tay Bac Development Construction JSC under the initial Business Registration Certificate No. 0310532364 dated 21st October 2010 granted by the Department of Planning and Investment of Ho Chi Minh city, the 7th amendment registration dated 07th February 2025 with a capital contribution ratio of 14.58%. Tay Bac Development Construction JSC operates in the field of construction and services.

The fair value of two investments has not been determined due to having no transaction price and there is no guidance on determining the fair value in Vietnamese Accounting Standards. Therefore, the Company determines fair value by historical costs of investments minus provisions.

(*) The fair value of this investment will be adjusted when the fair value is determined according to regulations.

Operational situation of associates and investment in other entities

- As at 30th June 2025, Hoc Mon Foods Processing Corporation operates profitably.
- As at 30th June 2025, Tay Bac Development Construction JSC is operating at a loss, its undistributed earnings after tax is negative and it has made provision.

The movement on provision for investment in other entities is as follows:

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Beginning balance	-	-
Make provision	(173,378,436)	(244,786,043)
Ending balance	(173,378,436)	(244,786,043)

Transactions between the Company and subsidiary and associates

Transactions between the Company and associates are as follows:

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Hoc Mon Foods Processing Corporation		
<i>Dividends are distributed</i>	1,200,000,000	1,200,000,000
<i>Dividends received already</i>	1,200,000,000	-

As at 30th June 2025, the Company has no investment in other entities which are used to pledge, mortgage, guarantee.

Capital contribution commitment

The company has no commitment to contribute capital in the future.

3. Short-term trade receivables

<i>Details</i>	Ending balance of period	Beginning balance
<i>Receivables from related parties</i>	10,759,890	14,225,209
Tay Bac Development Construction JSC	10,759,890	14,225,209
<i>Receivables from other customers</i>	14,292,725,474	12,110,935,931
Tin Thanh Group JSC	9,069,545,334	6,251,144,922
Others	5,223,180,140	5,859,791,009
Total	14,303,485,364	12,125,161,140

In which, provision for overdue receivables has been made in the amount of VND 5,254,318,040.

As at 30th June 2025, the Company has no short-term trade receivables which are used to pledge, mortgage, guarantee.

4. Short-term advance payments to suppliers

<i>Details</i>	Ending balance of period	Beginning balance
Advance payments to other customers	5,926,969,539	6,029,850,723
Van Lang Industrial Waste Treatment and Environmental Consulting Co., Ltd. (*)	5,321,112,611	5,321,112,611
Ho Chi Minh city Urban Planning Institute (*)	253,000,000	253,000,000
Others	352,856,928	455,738,112
Total	5,926,969,539	6,029,850,723

(*) Advance payment of 20% according to the Contract No. 01/2024/HĐTT-CTY dated 19th March 2024 on the implementation of the package " Developing detailed planning for the wastewater treatment station of Cu Chi Northwest Industrial Park, project appraisal, applying for construction permits and related licenses, design drawings in construction, purchasing materials and equipments and construction of project " of the project "Renovation and upgrading of the centralized wastewater treatment station of Cu Chi Northwest Industrial Park – Increasing capacity from 3000m³/day-night to 5000m³/day-night ".

5. Other receivables

5a. Other short-term receivables

<i>Details</i>	Ending balance of period		Beginning balance	
	Amount	Provision	Amount	Provision
Receivables from other organizations and individuals	21,120,947,161	(169,905,955)	5,443,232,143	(169,905,955)
Interest receivable on bank deposits	18,464,996,441	-	3,389,304,246	-
Advances	1,831,093,000	-	1,062,314,868	-
Nguyen Minh Vuong	645,000,000	-	643,706,352	-
Le Van Tu	1,106,093,000	-	300,000,000	-
Other employees	80,000,000	-	118,608,516	-
Mortgages, deposits	413,200,000	-	513,600,000	-
Saigon Petrolimex Gas Co., Ltd.	293,200,000	-	293,200,000	-
Vietnam National Petroleum Group - Region II Petroleum Company - One Member Limited Liability Company	100,000,000	-	100,000,000	-
Other customers	20,000,000	-	120,400,000	-
Others	411,657,720	(169,905,955)	478,013,029	(169,905,955)
Total	21,120,947,161	(169,905,955)	5,443,232,143	(169,905,955)

As at 30th June 2025, the Company has no other short-term receivables which are used to pledge, mortgage, guarantee.

5b. Other long-term receivables

This is long-term mortgages and deposits.

<i>Details</i>	Ending balance of period		Beginning balance	
	Amount	Provision	Amount	Provision
Receivables from related parties	-	-	-	-
Receivables from other organizations and individuals	299,700,000	-	187,000,000	-
Branch of Saigon Beer - Alcohol - Beverage Corporation - Saigon - Cu Chi Brewery	112,700,000	-	-	-
Ms Doan Thi Ut	100,000,000	-	100,000,000	-
Others	87,000,000	-	87,000,000	-
Total	299,700,000	-	187,000,000	-

As at 30th June 2025, the Company has no other long-term receivables which are used to pledge, mortgage, guarantee.

6. Bad debts

<i>Details</i>	Ending balance of period		Beginning balance	
	Historical cost	Recoverable amount (*)	Historical cost	Recoverable amount (*)
Overdue from 6 months to 01 year	-	-	-	-
Overdue from 01 year to 02 years	-	-	-	-
Overdue from 02 years to 03 years	-	-	-	-
Overdue from 03 years or more	5,668,667,595	-	7,114,724,692	-
- Tin Thanh Group JSC	5,069,545,334	-	6,251,144,922	-
- Duc Toan Private Enterprise	244,443,600	-	244,443,600	-
- Nguyen Dien Phong	171,461,955	-	171,461,955	-
- Phuc Thinh Construction Private Enterprise	95,436,351	-	95,436,351	-
- Phan Minh Tan	48,560,605	-	48,560,605	-
- Khanh Tran Private Enterprise	27,438,900	-	27,438,900	-
- Ngoc Tai Trading Co., Ltd.	11,780,850	-	11,780,850	-
- Others	-	-	264,457,509	-
Total	5,668,667,595	-	7,114,724,692	-

(*) Recoverable amount are determined by the historical cost less the receivable debts which are made provision already.

The movement on provision for doubtful debts is as follows:

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Beginning balance	(7,114,724,692)	(2,428,793,643)
Make provision	-	(5,139,448,699)
Reversal of provision	1,446,057,097	1,000,000
Ending balance of period	(5,668,667,595)	(7,567,242,342)

7. Inventories

<i>Details</i>	Ending balance of period		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
Goods in transits	443,590,908	-	3,575,054,545	-
Merchandises	1,981,572,104	-	2,601,126,348	-
Total	2,425,163,012	-	6,176,180,893	-

In which:

- The Company has no inventory which are used as collateral for loans.
- The Company has no value of stagnant inventory, inferior or poor quality which can not afford to consume.

8. Prepaid expenses

8a. Short-term prepaid expenses

<i>Details</i>	Ending balance of period	Beginning balance
Fire alarm costs	12,675,000	50,700,000
Warehouse rental costs	180,000,000	-
Others	8,437,500	33,750,000
Total	201,112,500	84,450,000

The movement on short-term prepaid expenses is as follows:

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Beginning balance	84,450,000	125,260,525
Increase during period	180,000,000	-
Allocation during period	(63,337,500)	(86,508,059)
Ending balance of period	201,112,500	38,752,466

8b. Long-term prepaid expenses

<i>Details</i>	Ending balance of period	Beginning balance
Land rent in one payment ⁽¹⁾	4,458,861,290	4,553,730,674
Investment consulting costs for 33,000 m ² area ⁽²⁾	3,421,903,914	3,494,969,478
Costs for granting environmental permit in Tay Bac Cu Chi Industrial Park ⁽³⁾	836,684,308	915,123,460
Tools	19,201,676	47,196,991
Pump column repair costs	236,599,989	345,799,995
Others	195,186,655	5,535,694,210
Total	9,168,437,832	14,892,514,808

⁽¹⁾ According to the Land Lease Agreement No. 4598/HĐ-GTĐ dated 06th April 1999 signed by the Land Administration – Housing Department of Ho Chi Minh city regarding land lease in Tan An Hoi commune, Trung Lap Ha commune and Cu Chi town, Cu Chi district with area of 2,206,433 m², lease period of 50 years from 30th December 1998, payment method: land lease payment periodically every year. In which:

– The area of 81,971.5 m² has paid land rent from 01st January 2016 to 30th December 2048 with amount of VND 1,352,529,750 according to the Land rent payment notice No. 18887/TB-CT dated 28th December 2017.

– The area of 919,095.59 m² has paid land rent from 01st January 2017 to 29th December 2048 with amount of VND 4,760,096,823 according to the Land rent payment notice No. 8214/TB-CT dated 14th July 2017.

⁽²⁾ These are investment consulting costs and brokerage costs related to land rental of 33,000 m² area, lot symbol: Lot C3, D4, D6 road, at Tay Bac Cu Chi Industrial Park, Cu Chi district, Ho Chi Minh city. Land lease term from 28th September 2022 to 30th December 2048.

⁽³⁾ Costs for granting environmental permit in Tay Bac Cu Chi Industrial Park, Cu Chi district, Ho Chi Minh city from 21st November 2023 to 20th November 2030.

The movement on long-term prepaid expenses is as follows:

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Beginning balance	14,892,514,808	14,334,000,492
Increase during period	-	-
Allocation during period	(5,724,076,976)	(478,282,423)
Ending balance of period	(9,168,437,832)	13,855,718,069

9. Tangible fixed assets

Items	Buildings, structures	Machineries, equipments	Vehicles, transmissions	Management equipments and tools	Other tangible fixed assets	Total
I. Historical cost						
1. Beginning balance	35,011,136,179	8,272,937,330	9,975,707,314	4,166,714,912	1,052,769,922	58,479,265,657
2. Increase in period	-	1,295,551,700	-	-	-	1,295,551,700
Transfer from construction	-	1,295,551,700	-	-	-	1,295,551,700
3. Decrease in year	-	-	-	-	-	-
4. Ending balance of period	35,011,136,179	9,568,489,030	9,975,707,314	4,166,714,912	1,052,769,922	59,774,817,357
In which: fully-depreciated but still in use	6,100,918,333	5,909,186,124	7,643,718,950	3,635,156,906	874,917,293	24,163,897,606
II. Depreciation						
1. Beginning balance	23,384,388,144	7,360,323,948	8,324,509,089	4,014,328,198	936,113,911	44,019,663,290
2. Increase in period	648,058,350	179,092,926	116,599,416	38,928,408	11,115,792	993,794,892
Depreciation during period	648,058,350	179,092,926	116,599,416	38,928,408	11,115,792	993,794,892
3. Decrease in year	-	-	-	-	-	-
4. Ending balance of period	24,032,446,494	7,539,416,874	8,441,108,505	4,053,256,606	947,229,703	45,013,458,182
III. Net book value						
1. Beginning balance	11,626,748,035	912,613,382	1,651,198,225	152,386,714	116,656,011	14,459,602,367
2. Ending balance of period	10,978,689,685	2,029,072,156	1,534,598,809	113,458,306	105,540,219	14,761,359,175
In which:						
Temporarily unused	-	-	-	-	-	-
Waiting for liquidation	-	672,000,000	-	-	-	672,000,000

In which:

- As at 30th June 2025, the Company has no tangible fixed assets which are used to pledge, mortgage, guarantee.
- As at 30th June 2025, the Company has no temporarily unused assets.
- The Company has no commitments to purchase or sell assets of great value in the future.

10. Intangible fixed assets

Items	Land-use rights (*)	Accounting software	Total
I. Historical cost			
1. Beginning balance	7,115,446,550	1,071,311,000	8,186,757,550
2. Increase in period	-	-	-
3. Decrease in period	-	-	-
4. Ending balance of period	7,115,446,550	1,071,311,000	8,186,757,550
<i>In which:</i>			
fully-amortized fixed assets but still be used	-	-	-
II. Amortization			
1. Beginning balance	2,250,794,105	210,410,290	2,461,204,395
2. Increase in period	113,761,374	66,956,952	180,718,326
<i>Amortization during period</i>	<i>113,761,374</i>	<i>66,956,952</i>	<i>180,718,326</i>
3. Decrease in period	-	-	-
4. Ending balance of period	2,364,555,479	277,367,242	2,641,922,721
III. Net book value			
1. Beginning balance	4,864,652,445	860,900,710	5,725,553,155
2. Ending balance of period	4,750,891,071	793,943,758	5,544,834,829
<i>In which:</i>			
Temporarily unused	-	-	-
Waiting for liquidation	-	-	-

In which:

- As at 30th June 2025, the Company has no intangible fixed assets which are used to as collateral for loans.
- The Company has no commitments to purchase or sell assets of great value in the future.

(*) Including the following Certificates of land-use rights:

- Land-use right for Gas station No. 6 according to the Certificate of land-use right No. 274582 dated 25th September 2009, lease term of 50 years, area of 418 m², in Tan Thong Hoi commune, Cu Chi district, Ho Chi Minh city.
- Land-use right for Gas station No. 8 according to the Certificate of land-use right No. 22255 dated 10th September 2013, lease term of 50 years, area of 932.3 m², in Phu My Hung commune, Cu Chi district, Ho Chi Minh city.
- Land-use right for Gas station No. 17 at land plot 106, belonging to map sheet No. 46, Pham Van Coi commune, Cu Chi district, Ho Chi Minh city according to the Certificate of land-use right No. CE 103986, number in the certificate issuance book: CT 80752 dated 07th September 2020, area of 1,118.9 m² (including 848.9 m² of perennial crops with a term of use until 14th May 2034 and 270 m² of rural residential land with long-term use), purpose of use: commercial - service land (Gas station No. 17), origin of use: receiving land transfer recognized by the State for land use rights such as land allocation with land use fee collection for 270 m², the State leases with annual land rent collection for 848.9 m².

11. Investment properties

Items	Land-use rights (*)	Infrastructure	Total
I. Historical cost			
1. Beginning balance	126,835,096,412	158,563,046,035	285,398,142,447
2. Increase in period	-	-	-
3. Decrease in period	-	-	-
4. Ending balance of period	126,835,096,412	158,563,046,035	285,398,142,447
<i>In which:</i>			
fully-depreciated but still in use	276,669,351	27,615,477,616	27,892,146,967
II. Depreciation			
1. Beginning balance	56,408,699,186	105,890,073,178	162,298,772,364
2. Increase in period	1,498,103,216	3,171,500,087	4,669,603,303
<i>Depreciation during period</i>	<i>1,498,103,216</i>	<i>3,171,500,087</i>	<i>4,669,603,303</i>
3. Decrease in period	-	-	-
4. Ending balance of period	57,906,802,402	109,061,573,265	166,968,375,667
III. Net book value			
1. Beginning balance	70,426,397,226	52,672,972,857	123,099,370,083
2. Ending balance of period	68,928,294,010	49,501,472,770	118,429,766,780
<i>In which:</i>			
Waiting for liquidation	-	-	-

In which:

- As at 30th June 2025, the Company has no properties which are used to as collateral for loans.
- The Company has no commitments to purchase or sell properties of great value in the future.

(*) This is the Land-use right of Tay Bac Cu Chi Industrial Park (including compensation and site clearance costs ... to form the industrial park).

According to the Vietnam Accounting Standards No. 05 "Investment Property", the fair value of investment property at the end of fiscal year must be presented. However, the Company has not yet determined the fair value of investment property due to the lack of conditions to do so.

Income and expenses related to leasing investment properties are as follows:

Details	First 6 months of 2025	First 6 months of 2024
Income from rental	18,105,402,579	14,100,549,934
Direct expenses related to generating income from rental	4,669,603,303	5,841,558,456
Direct expenses not related to generating income from rental	-	-

12. Construction-in-progress

Details	Beginning balance	Expenses incurred during period	Transferred to fixed assets during period	Ending balance of period
Procurement of assets	-	-	-	-
Construction	99,352,696,440	1,231,133,182	(1,295,551,700)	99,288,277,922
Transfer of land-use right of Tay Bac Cu Chi Industrial Park - phase 2 (*)	88,037,013,867	-	-	88,037,013,867
Cost of establishing Tay Bac Cu Chi Industrial Park phase 2 (*)	4,817,871,053	-	-	4,817,871,053
Resettlement area in Tay Bac Cu Chi Industrial Park	2,272,717,478	-	-	2,272,717,478
Compensation for clearance of Tay Bac Cu Chi Industrial Park (*)	1,707,539,350	-	-	1,707,539,350
Cu Chi Service Center (Tan Thong Hoi Rest Stop)	1,844,102,909	-	-	1,844,102,909
Renovating and upgrading the centralized wastewater treatment station of Tay Bac Cu Chi Industrial Park from 3,000 m ³ to 5,000 m ³ /day-night	248,202,228	-	-	248,202,228
Renovation and upgrading of automatic monitoring system of wastewater treatment station	64,418,518	1,231,133,182	(1,295,551,700)	-
Others	360,831,037	-	-	360,831,037
Total	99,352,696,440	1,231,133,182	(1,295,551,700)	99,288,277,922

In which:

- The Company has no construction-in-progress which are used to as collateral for loans.
- The Company has no interest expense which is capitalized into construction-in-progress during period.

CuChi Commercial and Industrial Developing Investment JSC

Address: Bau Tre 2 hamlet, Tan An Hoi commune, Ho Chi Minh city.

FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim Financial Statements (cont.)

(*) These are costs related to investment in Tay Bac Cu Chi Industrial Park phase 2. In which, the cost of transferring land-use right was authorized by the Board of Management for Mr. Le Van Tu and Mr. Nguyen Minh Vuong according to the Resolution No. 29/NQ-HĐQT dated 20th January 2022, the Resolution No. 31/NQ-HĐQT dated 08th August 2022 and the Resolution No. 32/NQ-HĐQT dated 28th October 2022 on receiving the transfer and registering the ownership representative. The land-use rights have been transferred to Mr. Le Van Tu and Mr. Nguyen Minh Vuong as follows:

No.	Name of owner	Book No.	Plot	Map sheet	Address	Area	Form of use	Purpose of use	Expiry date	Transfer date
1	Le Van Tu	ĐĐ 864 140	74	22	Tan An Hoi commune, Cu Chi district	2,673.40	private use	Other annual crop land	01 st July 2064	08 th July 2022
2	Le Van Tu	W169348	127; 128	6	Tan An Hoi commune, Cu Chi district	3,002		Colored rice	2064	04 th August 2022
3	Le Van Tu	BĐ 555738	74	52	Trung Lap Ha commune	2,475.40	private use	Land for rice cultivation	2025	09 th September 2022
4	Le Van Tu	BE 055558	110	48	Trung Lap Ha commune	789.7	private use	Land for rice cultivation	2025	09 th September 2022
5	Le Van Tu	CĐ 304505	582	11	Phuoc Hiep commune, Cu Chi district	907.70	private use	Land specialized in wet rice cultivation	01 st July 2064	07 th October 2022
6	Nguyen Minh Vuong	BK 905984	246	11	Phuoc Hiep commune, Cu Chi district	3,842.40	private use	Other annual crop land	2032	07 th October 2022
7	Le Van Tu	AC863105	29	22	Tan An Hoi commune, Cu Chi district	2,923.60	private use	Land for rice cultivation	2025	19 th October 2022
8	Nguyen Minh Vuong	T 420558	64	6	Tan An Hoi commune, Cu Chi district	2,307.00		Colored rice	2064	04 th November 2022
9	Le Van Tu	BV339117	141	22	Tan An Hoi commune, Cu Chi district	1,636.70	private use	Land for rice cultivation	2064	02 nd December 2022
10	Le Van Tu	BH600536	25	22	Tan An Hoi commune, Cu Chi district	1,098.70	private use	Land for rice cultivation	2025	15 th March 2023
11	Nguyen Minh Vuong	CM428913	20	21	Tan An Hoi commune, Cu Chi district	1,630.70	private use	Other annual crop land	20 th November 2064	10 th April 2023
12	Nguyen Minh Vuong	CN380333	148	22	Tan An Hoi commune, Cu Chi district	1,536.60	private use	Land for perennial crops	2044	10 th April 2023
13	Nguyen Minh Vuong	CN437065	175	22	Tan An Hoi commune, Cu Chi district	2,330.90	private use	Land for perennial crops	2044	10 th April 2023
14	Nguyen Minh Vuong	CP578772	147	22	Tan An Hoi commune, Cu Chi district	1,467.30	private use	Other annual crop land	2064	10 th April 2023

No.	Name of owner	Book No.	Plot	Map sheet	Address	Area	Form of use	Purpose of use	Expiry date	Transfer date
15	Nguyen Minh Vuong	CT081788	139	22	Tan An Hoi commune, Cu Chi district	1,579.60	private use	Other annual crop land	2064	10 th April 2023
16	Le Van Tu	DI941005	80	48	Trung Lap Ha commune, Cu Chi district	5,699.90	private use	Land specialized in wet rice cultivation	26 th June 2026	19 th May 2023
17	Le Van Tu	AĐ420221	100	48	Trung Lap Ha commune, Cu Chi district	2,510.60	private use	Land for rice cultivation	2026	23 rd May 2023
18	Le Van Tu	DK737645	31	48	Trung Lap Ha commune, Cu Chi district	1,603.60	private use	Land specialized in wet rice cultivation	01 st July 2026	19 th May 2023
19	Le Van Tu	AC863108	28	22	Tan An Hoi commune, Cu Chi district	2,826.70	private use	Land for rice cultivation	2025	20 th June 2023
20	Le Van Tu	AE134528	16	22	Tan An Hoi commune, Cu Chi district	5,103.80	private use	Land for rice cultivation	2026	22 nd June 2023
21	Le Van Tu	BN239729	105	48	Trung Lap Ha commune, Cu Chi district	2,053.40	private use	Land for rice cultivation	2027	23 rd June 2023
22	Le Van Tu	BV339118	97	22	Tan An Hoi commune, Cu Chi district	1,474.10	private use	Land for rice cultivation	2064	27 th June 2023
23	Nguyen Minh Vuong	BA522295	37	48	Trung Lap Ha commune, Cu Chi district	2,763.00	private use	Other annual crop land	2029	15 th June 2023
24	Le Van Tu	AO469146	119	52	Trung Lap Ha commune, Cu Chi district	3,300.10	private use	Land for rice cultivation	2029	23 rd June 2023

13. Deferred income tax assets

Details	Beginning balance	Recorded in business results during perriod	Ending balance of period
Provision for severance allowance	89,480,462	(7,522,320)	81,958,142
Provision for doubtful debts	700,374,123	313,534,944	1,013,909,067
Total	789,854,585	306,012,624	1,095,867,209

The Corporate income tax (CIT) rate used to determine the value of deferred income tax assets is 20%.

14. Short-term trade payables

<i>Details</i>	Ending balance of period	Beginning balance
<i>Payables to related parties</i>	7,344,000	-
Tay Bac Development Construction JSC	7,344,000	-
<i>Payables to other suppliers</i>	342,443,796	4,424,499,050
Petrolimex Saigon Transportation and Service JSC	150,749,640	197,802,000
Lien Thanh Investment Construcion JSC	91,492,000	91,492,000
Others	100,202,156	4,135,205,050
Total	349,787,796	4,424,499,050

The Company has no the unpaid overdue debts.

15. Short-term advance payments from customers

<i>Details</i>	Ending balance of period	Beginning balance
<i>Advance payments from other customers</i>	82,007,920	7,412,312
Minh Phuong Petroleum Private Enterprise	77,896,600	2,023,100
Others	4,111,320	5,389,212
Total	82,007,920	7,412,312

16. Tax and statutory obligations

Items	Beginning balance		Arising in year		Ending balance of period	
	Receivable	Payable	Payable	Already paid	Receivable	Payable
Value added tax (VAT)	-	110,629,819	32,807,568,174	(32,455,666,101)	-	462,531,892
Corporate income tax (CIT)	-	432,939,316	10,539,224,733	(4,251,786,755)	-	6,720,377,294
Personal income tax (PIT)	-	50,145,241	2,221,878,364	(2,229,200,231)	-	42,823,374
Land rent	-	-	663,792,645	(663,792,645)	-	-
Business license fee	-	-	17,000,000	(17,000,000)	-	-
Other taxes	-	367,615,503	-	(367,615,503)	-	-
Total	-	961,329,879	46,249,463,916	(39,985,061,235)	-	7,225,732,560

Value Added Tax (VAT)

The Company pay value added tax in accordance with deduction method at rate of 8%, 10%.

Corporate income tax (CIT)

The Company must pay corporate income tax on taxed income at the rate of 20%.

The Company's tax declaration are subject to examination by the tax authorities as the application of tax laws and regulations to different for each types of transactions. The tax amounts is presented in the Financial Statements for the six-month period ended 30th June 2025 will be subject to change according to the finalization of the decision of the tax authorities.

Land rent

Land rent is paid according to the tax authority's notice.

Other taxes

The Company has declared and paid under regulations.

17. Payables to employees

<i>Details</i>	Ending balance of period	Beginning balance
Wage and salary payable	173,910,317	3,687,119,989
Bonus payable	-	-
Total	173,910,317	3,687,119,989

18. Short-term accruals

This is an advance deduction for electricity costs, telephone bills and bank fees.

<i>Details</i>	Ending balance of period	Beginning balance
Electricity costs	97,353,082	82,240,015
Telephone bills	5,513,938	4,566,211
Bank fees	115,150	1,178,902
Total	102,982,170	87,985,128

19. Unearned revenue

This is the industrial park rental cost.

19a. Short-term unearned revenue

<i>Details</i>	Ending balance of period	Beginning balance
Other unearned revenue	27,764,344,661	22,873,534,941
Alliance Construction and Investment JSC	3,487,388,892	3,487,388,892
Saigon Beer Center Trading JSC – Cu Chi branch	4,029,486,117	4,029,486,117
Hansae Vietnam Co., Ltd.	2,628,794,715	1,809,135,475
Others	17,618,674,937	13,547,524,457
Total	27,764,344,661	22,873,534,941

19b. Long-term unearned revenue

<i>Details</i>	Ending balance of period	Beginning balance
Other unearned revenue	767,893,515,095	480,049,760,179
Unilever Vietnam International Co., Ltd.	290,720,265,002	-
Saigon Beer Center Trading JSC – Cu Chi branch	89,750,558,312	91,765,301,372
Alliance Construction and Investment JSC	78,466,250,070	80,209,944,516
Hansae Vietnam Co., Ltd.	42,829,839,067	43,734,406,807
Clover Co., Ltd.	29,863,388,031	30,527,018,817
Others	236,263,214,613	233,813,088,667
Total	767,893,515,095	480,049,760,179

The Company has no unenforceable contract.

20. Other payables

20a. Other short-term payables

<i>Details</i>	Ending balance of period	Beginning balance
Other short-term payables to related parties	90,000,000	-
Mortgages, deposits	90,000,000	-
- Vietnam Asia Joint Stock Commercial Bank (VietABank) - Bac Saigon branch	90,000,000	-
Other short-term payables to other organizations and individuals	5,602,436,282	7,281,308,399
Dividends payable	2,091,558,024	1,441,504,184
Mortgages, deposits	3,359,993,000	5,719,351,378
- Earth Transformation Enterprises JSC	3,140,643,000	3,140,643,000
- Other customers	219,350,000	2,578,708,378
Others	150,885,258	120,452,837
Total	5,692,436,282	7,281,308,399

20b. Other long-term payables

<i>Details</i>	Ending balance of period	Beginning balance
Other long-term payables to related parties	-	90,000,000
Mortgages, deposits	-	90,000,000
- Vietnam Asia Joint Stock Commercial Bank (VietABank) - Bac Saigon branch	-	90,000,000
Other long-term payables to other organizations and individuals	1,394,145,593	1,093,188,293
Mortgages, deposits	1,306,390,000	1,006,390,000
- SGE Fuel Co., Ltd.	600,000,000	-
- Binh Duong Yuto Packaging Technology Co., Ltd.	300,000,000	-
- Bach Khoa Mechanical and Metal Casting JSC	200,000,000	200,000,000
- Mortgages of the Company's gas cylinders	182,140,000	182,140,000
- Other customers	24,250,000	624,250,000
Others	87,755,593	86,798,293
Total	1,394,145,593	1,183,188,293

20c. Unpaid overdue debts

The Company has no the unpaid overdue debts.

21. Provision for short-term payables

This is provision for severance allowance.

22. Bonus and welfare funds

<i>Details</i>	Beginning balance	Increase due to make appropriation from profit	Other increase	Spending funds during period	Ending balance of period
Bonus fund	2,003,590	2,235,425,877	2,093,423	(82,200,000)	2,157,322,890
Welfare fund	1,228,927,055	1,633,461,508	-	(220,000,995)	2,642,387,568
Bonus fund to the Management and Executive Board	13,530,247	893,295,043	-	(895,700,000)	11,125,290
Total	1,244,460,892	4,762,182,428	2,093,423	(1,197,900,995)	4,810,835,748

The Company made appropriation of Bonus and welfare funds, Bonus fund to the Management and Executive Board according to the Resolution of the 2025 Annual General Meeting of Shareholders No. 03/NQ-DHĐCĐ dated 28th March 2025.

23. Owners' equity

23a. The movement on the owners' equity

Items	Owners' invested equity	Surplus of share capital	Treasury stock	Development and investment funds	Undistributed earnings	Total
A	1	2	3	4	5	6
Beginning balance in previous year	177,438,650,000	42,348,674,000	(4,118,929,325)	24,071,844,229	25,155,426,972	264,895,665,876
Increase in previous period	-	-	-	-	26,104,372,829	26,104,372,829
Decrease in previous period	-	-	-	-	(25,155,426,972)	(25,155,426,972)
Ending balance of period 30 th June 2024	177,438,650,000	42,348,674,000	(4,118,929,325)	24,071,844,229	26,104,372,829	265,844,611,733
Beginning balance in current year	177,438,650,000	42,348,674,000	(4,118,929,325)	24,071,844,229	32,827,950,428	272,568,189,332
Increase in current period	-	-	-	-	35,952,313,037	35,952,313,037
Decrease in current period	-	-	-	-	(32,827,950,428)	(32,827,950,428)
Ending balance in current year	177,438,650,000	42,348,674,000	(4,118,929,325)	24,071,844,229	35,952,313,037	275,692,551,941

23b. Details of the owners' invested equity:

Details	Proportion	Ending balance of period	Beginning balance
State shareholders (*)	25.68%	45,562,500,000	45,562,500,000
Other shareholders	74.32%	131,876,150,000	131,876,150,000
Total	100.00%	177,438,650,000	177,438,650,000

(*) State shareholder is Ho Chi Minh City Finance and Investment State-Owned Company (HFIC).

Details of charter capital contribution are as follows:

Details	According to Business registration certificate		Contributed charter capital (VND)	Remaining charter capital (VND)
	VND	Proportion (%)		
State shareholders	45,562,500,000	25.68%	45,562,500,000	-
Other shareholders	131,876,150,000	74.32%	131,876,150,000	-
Total	177,438,650,000	100.00%	177,438,650,000	-

23c. Transactions on capital with owners and distribution of dividends and profit

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
- Owners' invested equity	-	-
+ <i>Beginning balance</i>	177,438,650,000	177,438,650,000
+ <i>Increase during period</i>	-	-
+ <i>Decrease during period</i>	-	-
+ <i>Ending balance of period</i>	177,438,650,000	177,438,650,000
- Dividends and profit already divided	28,065,768,000	22,803,436,500
- Dividends and profit already paid	(27,415,714,160)	(22,969,449,475)

23d. Stocks

<i>Details</i>	Ending balance of period	Beginning balance
Number of stocks being registered to issue	17,743,865	17,743,865
Number of stocks already issued/public offering	17,743,865	17,743,865
<i>Common stocks</i>	17,743,865	17,743,865
<i>Preferred stocks</i>	-	-
Number of buy-back stocks	202,760	202,760
<i>Common stocks</i>	202,760	202,760
<i>Preferred stocks</i>	-	-
Number of outstanding stocks	17,541,105	17,541,105
<i>Common stocks</i>	17,541,105	17,541,105
<i>Preferred stocks</i>	-	-
Nominal value of outstanding stocks (vnd/stock)	10,000	10,000

23e. Dividends

Dividends are distributed according to the Resolution of the Annual General Meeting of Shareholders. Dividends in current period are distributed according to the Resolution of the 2025 Annual General Meeting of Shareholders No. 03/NQ-ĐHĐCĐ dated 28th March 2025.

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
- Dividends declared and paid out during year	27,415,714,160	22,969,449,475
+ <i>Dividends declared on common stocks</i>	27,415,714,160	22,969,449,475
+ <i>Dividends declared on preferred stocks</i>	-	-
- Dividends declared after the accounting period ended	-	-
+ <i>Dividends declared on common stocks</i>	-	-
+ <i>Dividends declared on preferred stocks</i>	-	-
- Dividends of accumulated preferred stocks unrecognized	-	-

23f. Development and investment funds

- Development and investment fund has made deduction from profit after corporate income tax and be used to invest in expanding business activities or intensive investment of the Company.
- The deduction and use of Development and investment fund must comply with the current financial policy for each form of enterprise or the decision of the Owner.

23g. Profit distribution

Beginning balance		32,827,950,428
Profit after corporate income tax for the first 6 months of 2025		35,952,313,037
Profit distribution during period:		(32,827,950,428)
- Bonus fund	2,235,425,877	
- Welfare fund	1,633,461,508	
- Bonus fund to the Management and Executive Board	893,295,043	
- Dividend distribution to shareholders	28,065,768,000	
Ending balance of undistributed earnings		35,952,313,037

Profit distribution during period, the Company based on the Resolution of 2025 Annual General Meeting of Shareholders No. 03/NQ-ĐHĐCĐ dated 28th March 2025.

24. Off-balance sheet items

This is bad debts written off.

<i>Details</i>	Ending balance of period	Beginning balance	Reason
Ben Thanh Mechanical Co., Ltd.	418,557,150	418,557,150	Unrecoverable
Ngo Thai Duc	7,352,000	7,352,000	Unrecoverable
Total	425,909,150	425,909,150	

VI. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INCOME STATEMENTS (Currency: VND)

1. Revenues from sale of goods and rendering of services

1a. Total revenues

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Sale of merchandises	162,257,979,754	194,835,272,570
Assets rental	18,105,402,579	14,100,549,934
Rendering of services	7,881,125,383	8,291,910,873
Total	188,244,507,716	217,227,733,377

1b. Revenues from sale of goods and rendering of services to related parties

Transactions on sale of goods and rendering of services to subsidiaries and associated companies are presented in the Notes No. V.2c.

Transactions on sale of goods and rendering of services to related parties that are not subsidiaries and associated companies are as follows:

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
<i>Tay Bac Development Construction JSC</i>		
Sale of goods	64,127,136	83,594,182
Rental space	54,545,455	54,545,455
<i>Vietnam - Asia Commercial Joint Stock Bank (Viet A Bank)</i>		
Rental space	216,000,000	216,000,000

2. Cost of goods sold

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Merchandises sold	155,819,757,527	187,737,097,972
Industrial park rental	4,669,603,303	5,841,558,456
Rendering of services	1,633,247,343	-
Total	162,122,608,173	193,578,656,428

3. Income from financial activities

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Interest on deposits	19,048,999,748	10,194,164,856
Dividends distributed	1,200,000,000	1,200,000,000
Sale of stocks	2,270,198,624	-
Interest on installment sales	8,473,328	42,885,048
Total	22,527,671,700	11,437,049,904

4. Expenses from financial activities

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Provision for loss of investment in other entities	173,378,436	244,786,043
Reversal of provision for financial investment losses	(14,571,576,529)	(21,431,125,103)
Securities transfer costs	20,306,385	1,832,945,808
Total	(14,377,891,708)	(19,353,393,252)

5. Selling expenses

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Employee costs	3,717,390,095	4,108,747,738
Tools, equipments	78,674,612	41,517,942
Depreciation/Amortization of fixed assets	772,459,700	772,517,299
Outsourcing expenses	6,663,541,741	2,816,642,068
Others	392,261,342	415,339,080
Total	11,624,327,490	8,154,764,127

6. General & administration expenses

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Wage and salary	4,272,522,038	3,380,446,555
Management materials	120,604,772	118,587,889
Office equipments	59,660,885	100,665,044
Depreciation/Amortization of fixed assets	306,454,560	322,869,458
Taxes and duties	777,026,844	678,226,661
Provisions	3,068,400,412	5,139,448,699
Reversal of provisions	(4,514,457,509)	(1,000,000)
Outsourcing expenses	996,693,405	1,475,796,273
Others	3,225,295,654	2,631,734,381
Total	8,312,201,061	13,846,774,960

7. Other income

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Income from tenant transfer fees	3,094,472,727	-
Others	118,019	61,283
Total	3,094,590,746	61,283

8. Current Corporate Income tax (CIT) expense

The Company must pay corporate income tax on taxed income at the rate of 20%.

Estimated corporate income tax (CIT) payable during the year is as follows:

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Total pre-tax accounting profit	46,185,525,146	32,429,172,665
Increase/ Decrease adjustments of accounting profit to determine profit subject to corporate income tax:	6,510,598,517	3,682,595,234
- <i>Increase adjustments</i>	9,916,797,722	4,882,595,234
Expenses are not related to production and business	5,874,535,398	88,826,512
Remuneration of non-directly operating Board of Management, the Supervisory Board	306,000,000	306,000,000
Provision for doubtful debts	3,733,590,824	4,363,616,512
Provision for severance allowance	2,671,500	124,152,210
- <i>Decrease adjustments</i>	(3,406,199,205)	(1,200,000,000)
Dividends and profits distributed	(1,200,000,000)	(1,200,000,000)
Provision for doubtful debts	(2,165,916,105)	
Provision for severance allowance	(40,283,100)	-
Taxable income	52,696,123,663	36,111,767,899
Transferring losses and offsetting gains/losses	-	-
Taxed income	52,696,123,663	36,111,767,899
Current Corporate income tax (CIT) rate	20%	20%
Current corporate income tax (CIT) expense	10,539,224,733	7,222,353,580

The Company's tax declaration are subject to examination by the tax authorities as the application of tax laws and regulations to different for each types of transactions. The tax amounts is presented in the Financial Statements for the six-month period ended 30th June 2025 will be subject to change according to the finalization of the decision of the tax authorities.

9. Deferred Corporate Income tax expense

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Deferred corporate income tax expense arising from taxable temporary differences	(306,012,624)	(897,553,744)
Total	(306,012,624)	(897,553,744)

10. Gains on stock / Diluted gains on stock

10a. Gains on stock

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Accounting profit after Corporate income tax of the Company's shareholders	35,952,313,037	26,104,372,829
Increase and decrease adjustments of accounting profit to determine profit or loss is allocated for shareholders holding common stock:	(6,200,197,917)	(3,555,084,064)
<i>Making appropriation of bonus and welfare funds, bonus to the Board of Management (*)</i>	(6,200,197,917)	(3,555,084,064)
Profit to calculate gains on stock	29,752,115,120	22,549,288,765
Average outstanding common stock during period	17,541,105	17,541,105
Gains on stock (VND/stock)	1,696	1,286

(*) The Company make temporary appropriation of bonus fund, welfare fund, bonus to the Board of Management and the Executive Board according to the ratio in the Resolution of the 2025 Annual General Meeting of Shareholders No. 03/NQ-ĐHDCĐ dated 28th March 2025. These amounts will be adjusted according to the official Resolution of the General Meeting of Shareholders.

Average outstanding common stock during period is calculated as follows:

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Beginning balance of outstanding common stock	17,541,105	17,541,105
Effect of buy-back common stock	-	-
Effect of issued common stock	-	-
Average outstanding common stock during period	17,541,105	17,541,105

10b. Diluted gains on stock

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Profit is allocated for shareholders holding common stock to calculate gains on stock	29,752,115,120	22,549,288,765
Increase / decrease adjustments of profit:	-	-
Profit to calculate diluted gains on stock	29,752,115,120	22,549,288,765
Number of common stocks used to calculate diluted gains on stock	17,541,105	17,541,105
Diluted gains on stock	1,696	1,286

Number of common stocks used to calculate diluted gains on stock is calculated as follows:

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Number of average outstanding common stock during period	17,541,105	17,541,105
Effect of dilutive potential common stock	-	-
Number of common stocks used to calculate diluted gains on stock	17,541,105	17,541,105

11. Expenses from operating activities by nature

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Raw materials, supplies	277,136,943	260,770,875
Wage and salary	7,989,912,133	7,489,194,293
Depreciation/Amortization of fixed assets	5,844,116,521	6,936,945,213
Outsourcing expenses	10.899.669.486	6,273,003,206
Others	2,171,499,899	8,185,522,160
Total	27.182.334.982	29,145,435,747

VII. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE CASH FLOW STATEMENT (Currency: VND)

1. Non-monetary transactions

During period, the Company has not incurred non-monetary transactions.

2. Cash and cash equivalents held by the Company that is not available for use

The Company has not incurred cash and cash equivalents held by the Company that is not available for use.

3. Proceeds from borrowings

During period, the Company has not incurred proceeds from borrowings.

4. Repayments of borrowing principal

During period, the Company has not incurred repayments of borrowing principal.

VIII. OTHER INFORMATION (Currency: VND)

1. Contingent assets

The Company has not incurred contingent assets would affect the financial statements, which need any adjustments to the figures or disclosures in the interim financial statements.

2. Contingent liabilities

The Company has not incurred contingent liabilities would affect the financial statements, which need any adjustments to the figures or disclosures in the interim financial statements.

3. Operating lease assets

As at the accounting period ended, future minimum lease payments derived from the irrevocable operating lease are as follows:

<i>Details</i>	Ending balance of period	Beginning balance
From 1 year or less	21,088,932,746	10,264,415,950
Over 1 year to 5 years	28,281,446,034	27,879,001,578
Over 5 years	62,792,564,358	66,046,058,829
Total	112,162,943,138	104,189,476,357

The total additional rental amount is recorded as revenue during period with amount of VND 187,588,120 (previous period with amount of VND 1,028,988,688).

4. Transactions and balances with related parties

The Company's related parties include: members of key management, individuals related to members of key management and other related parties.

4a. Transactions and balances with members of key management and individuals related to members of key management

Members of key management include: members of the Board of Management, the Supervisory Board and members of the Executive Board.

Individuals related to members of key management are close members of the family of members of key management.

Transactions with members of key management and individuals related to members of key management

The Company has not incurred transactions on sale of goods and rendering of services with members of key management and individuals related to members of key management.

Guarantee commitments

The Company has not used fixed assets, inventories, ... as collateral for loans of members of key management and individuals related to members of key management.

Besides, there is no members of key management and individuals related to members of key management who use their own properties to secure the loans of the Company.

CuChi Commercial and Industrial Developing Investment JSC

Address: Bau Tre 2 hamlet, Tan An Hoi commune, Ho Chi Minh city.

FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim Financial Statements (cont.)

Liabilities with members of key management and individuals related to members of key management

As at the accounting period ended, the Company has no liabilities with members of key management and individuals related to members of key management.

Income of members of key management (*)

Details:	First 6 months of 2025	First 6 months of 2024
Wage and salary	1,638,256,662	1,476,971,552
Bonus	1,050,105,248	197,318,234
Remuneration	366,000,000	366,000,000
Dividends	2,564,315,200	2,785,506,100
Other income	41,848,000	47,464,000
Total	5,660,525,110	4,873,259,886

Details of income of members of key management are as follows:

Details	Wage and salary	Remuneration	Bonus	Other income	Dividends	Total
First 6 months of 2025						
<i>Board of Management</i>	855,736,752	246,000,000	704,299,360	10,000,000	2,537,720,000	4,353,756,112
Phan Van Toi	304,605,600	-	230,455,223	5,000,000	242,992,000	783,052,823
Nguyen Viet Truong An	-	66,000,000	116,600,000	-	-	182,600,000
Doan Minh Duy	551,131,152	60,000,000	145,244,137	5,000,000	1,459,752,000	2,221,127,289
Phan Hoang Tuan	-	60,000,000	106,000,000	-	834,976,000	1,000,976,000
Pham Hong Diep	-	60,000,000	106,000,000	-	-	166,000,000
<i>Supervisory Board</i>	-	120,000,000	212,000,000	-	2,432,000	334,432,000
Pham Van Hau	-	60,000,000	106,000,000	-	2,432,000	168,432,000
Nguyen Ngoc Dang Khoa	-	30,000,000	53,000,000	-	-	83,000,000
Ngo Thi Bich Tram	-	30,000,000	53,000,000	-	-	83,000,000
<i>Executive Board</i>	782,519,910	-	133,805,888	31,848,000	24,163,200	972,336,998
Nguyen Van Tam	44,356,000	-	42,201,341	-	-	86,557,341
Tran Huu Nghia	230,357,710	-	46,371,392	16,232,000	15,491,200	308,452,302
Pham Ha Minh	324,953,600	-	2,500,000	5,000,000	-	332,453,600
Lieu Minh Hien	182,852,600	-	42,733,155	10,616,000	8,672,000	244,873,755
Total	1,638,256,662	366,000,000	1,050,105,248	41,848,000	2,564,315,200	5,660,525,110

Details	Wage and salary	Remuneration	Bonus	Dividends	Other income	Total
First 6 months of 2024						
<i>Board of Management</i>	855,736,752	246,000,000	89,221,970	10,000,000	2,061,897,500	3,262,856,222
Phan Van Toi	304,605,600	-	47,279,342	5,000,000	197,431,000	554,315,942
Nguyen Viet Truong An	-	66,000,000	-	-	-	66,000,000
Doan Minh Duy	551,131,152	60,000,000	41,942,628	5,000,000	1,186,048,500	1,844,122,280
Phan Hoang Tuan	-	60,000,000	-	-	678,418,000	738,418,000
Tran Viet Anh	-	-	-	-	-	-
Pham Hong Diep	-	60,000,000	-	-	-	60,000,000
<i>Supervisory Board</i>	-	120,000,000	-	-	1,976,000	121,976,000
Pham Van Hau	-	60,000,000	-	-	1,976,000	61,976,000
Nguyen Thanh Nhut	-	-	-	-	-	-
Nguyen Ngoc Dang Khoa	-	30,000,000	-	-	-	30,000,000
Ngo Thi Bich Tram	-	30,000,000	-	-	-	30,000,000
<i>Executive Board</i>	621,234,800	-	108,096,264	37,464,000	721,632,600	1,488,427,664
Tran Huu Nghia	205,764,000	-	31,513,631	19,976,000	12,586,600	269,840,231
Nguyen Van Tam	252,204,000	-	33,835,713	5,000,000	702,000,000	993,039,713
Lieu Minh Hien	163,266,800	-	42,746,920	12,488,000	7,046,000	225,547,720
Total	1,476,971,552	366,000,000	197,318,234	47,464,000	2,785,506,100	4,873,259,886

(*) Members of key management include: members of the Board of Management, the Supervisory Board and members of the Executive Board.

4b. Transactions and balances with other related parties

The Company's other related parties include:

- Associated companies, jointly-controlled entities.
- Individuals have the right to directly or indirectly vote in the Company and close members of their family.
- Companies of members of key management and individuals have the Company's direct or indirect voting rights and close members of their families.

The Company's other related parties include:

Other related parties	Relationship
Viet A Commercial Joint Stock Bank (Viet A Bank)	The Company is a shareholder and Mr. Phan Van Toi is a member of the Board of Management at the bank
Tay Bac Development Construction JSC	The Company is a shareholder and Mr. Phan Van Toi is a member of the Board of Management

Transactions with other related parties

Transactions with subsidiaries and associated companies is presented in the Notes No. V.2b.

Transactions arising between the Company and other related parties that are not subsidiaries, joint ventures and associates are as follows:

Details:	First 6 months of 2025	First 6 months of 2024
<i>Viet A Commercial Joint Stock Bank (Viet A Bank)</i>		
Interest arsing	4,075,661	4,777,187
Collecting space rental fees	237,600,000	237,600,000
<i>Tay Bac Development Construction JSC</i>		
<i>Providing goods and services</i>		
Proceeds from sale of goods	74,005,169	84,153,010
Collecting space rental fees	60,000,000	60,000,000
<i>Purchase of goods</i>		
Payable for purchases of goods and services	44,064,000	44,064,000
Already paid for purchases of goods and services	36,720,000	44,064,000

Guarantee commitments

The Company has not used fixed assets, inventories as collateral for loans of other related parties.

Besides, there is no other related parties who use their own properties to secure the loans of the Company.

Liabilities with other related parties

Liabilities with other related parties is presented in the Notes No. V.

Receivables from other related parties are unsecured and will be paid in cash. There is not any provision for doubtful debts which was made for liabilities of other related parties.

5. Capitalized interest expenses

In year, the Company has not incurred capitalized interest expenses.

6. Segment Reporting

The Company selected the business segment reporting as the primary reporting due to the risk and profitability ratios are affected primarily by differences in products and services provided by the Company. The geographical segment reporting is as the secondary reporting. The Company's operating activities are organized and managed according to characteristics of the products and services provided by the Company with each department is a strategic business unit providing different products to serve the various markets.

6a. Segment reporting is presented according to the business field

Details	Commercial activities	Industrial park rental activities	Other activities	Total
First 6 months of 2025				
Net revenues from sale of goods and rendering of services	162,257,979,754	18,105,402,579	7,881,125,383	188,244,507,716
Cost of goods sold	155,819,757,527	4,669,603,303	1,633,247,343	162,122,608,173
Gross profit from sale of goods and rendering of services	6,438,222,227	13,435,799,276	6,247,878,040	26,121,899,543
First 6 months of 2024				
Net revenues from sale of goods and rendering of services	194,835,272,570	14,100,549,934	8,291,910,873	217,227,733,377
Cost of goods sold	187,737,097,972	5,841,558,456	-	193,578,656,428
Gross profit from sale of goods and rendering of services	7,098,174,598	8,258,991,478	8,291,910,873	23,649,076,949

6b. Segment reporting is presented according to geography

During period, whole activities of the Company takes place in the territory of Vietnam.

7. Collateral

The Company did not mortgage any assets to the other entities and hold the collateral of the other entities as at 30th June 2025.

8. Going-concern assumption

As at the date of the interim financial statements, there is not any factor which affect the going-concern assumption of the Company. Therefore, the interim financial statements for the six-month period ended 30th June 2025 are prepared on the basis of the going-concern assumption.

9. Subsequent events

In the opinion of the Executive Board, the Company's the interim financial statements for the six-month period ended 30th June 2025 would not be seriously affected by any important items, transactions, or any extraordinary events happened to the date of this report, which need any adjustments to the figures or disclosures in the interim financial statements.

10. Other information

According to the Resolution No. 10/NQ-HĐQT dated 27th May 2025 of the Board of Management on approving the issue of new shares to increase charter capital in the period of 2025-2028 to implement the Cu Chi Northwest Industrial Park expansion project and assigning the General Director to organize the implementation, select and work with the Securities Company on the issuance consultancy, complete the dossier to submit to the General Meeting of Shareholders to carry out the next steps and the Resolution No. 12/NQ-HĐQT dated 07th August 2025 of the Board of Management on approving the organization of extraordinary General Meeting of Shareholders on 30th September 2025 to approve the above matter.

Prepared by



NGUYEN THUY TRA MY

Chief Accountant



LIEU MINH HIEN

Ho Chi Minh city, 13th August 2025

Director



DOAN MINH DUY

N.H.H.