

**REVIEWED INTERIM SEPARATE FINANCIAL
STATEMENTS**

FOR THE PERIOD FROM 01 OCTOBER 2024 TO 31 MARCH 2025

**VINHPHUC INFRASTRUCTURE DEVELOPMENT JOINT
STOCK COMPANY**

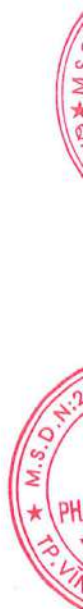


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VINHPHUC INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY

REPORT OF THE BOARD OF MANAGEMENT

For the period from 01 October 2024 to 31 March 2025

The Board of Management has the honor of submitting this Report together with the reviewed interim Financial Statements for the period from 01/10/2024 to 31/03/2025.

1. General information about the Company

Establishment

VinhPhuc Infrastructure Development Joint Stock Company (hereinafter referred to as "the Company") was established and operates under the Business Registration Certificate No. 1903000030 first issued by the Department of Planning and Investment of Vinh Phuc province on 16 June 2003, amended for the 28th time on 14 April 2025.

Form of ownership: Joint Stock Company

The Company's business activities:

The Company's main business activities are construction investment and industrial park infrastructure business.

Transaction name

in English: VINHPHUC INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY

In short: VPID - JSC

Securities code: IDV

Head office: Khai Quang Industrial Park, Khai Quang Ward, Vinh Yen City, Vinh Phuc Province, Vietnam

2. Financial position and operating results

The Company's financial position and the results of its operation are presented in the accompanying Interim financial statements.

3. Members of the Board of Directors, Audit Committee, Board of Management and Chief Accountant:

Members of the Board of Directors, Audit Committee, Board of Management and Chief Accountant during the period and up to the date of the financial statements are as follows:

Board of Directors

Mr. Hoang Dinh Thang	Chairman
Mr. Trinh Viet Dung	Vice Chairman
Mr. Pham Trung Kien	Member
Mr. Phung Van Quy	Member
Mr. Le Tung Son	Member
Ms. Nguyen Ngoc Lan	Member
Mr. Pham Huu Anh	Independent Board Member
Ms. Nguyen Thuy Linh	Independent Board Member
Mr. Ton Tich Quang Nam	Independent Board Member

Audit Committee

Mr. Pham Huu Anh	Head of the Audit Committee
Ms. Nguyen Thuy Linh	Deputy Head of the Audit Committee

Board of Management

Mr. Pham Trung Kien	General Director - Legal Representative
Mr. Nguyen Anh De	Deputy General Director
Ms. Nguyen Ngoc Lan	Deputy General Director

Chief Accountant

Ms. Nguyen Thi Hoan

REPORT OF THE BOARD OF MANAGEMENT

For the period from 01 October 2024 to 31 March 2025

4. Independent Auditor

The Interim Separate Financial Statements for the period from 01 October 2024 to 31 March 2025 have been reviewed by the Branch of MOORE AISC Auditing and Informatics Services Company Limited.

5. Commitment of the Board of Management

The Board of Management is responsible for the preparation of the Interim Separate Financial Statements, which give a true and fair view of the financial position of the Company as at 31 March 2025, the results of its operation and the cash flows for the period from 01 October 2024 to 31 March 2025. In order to prepare these Interim Separate Financial Statements, the Board of Management has considered and complied with the following matters:

- Selected appropriate accounting policies and applied them consistently;
- Made judgments and estimates that are reasonable and prudent;
- Prepared the Interim Separate Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that proper accounting records are kept and maintained, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the Interim Separate Financial Statements are prepared in compliance with the accounting regime stated in Notes to the Interim Separate Financial Statements. The Board of Management is also responsible for safeguarding the Company's assets and, hence, taking reasonable steps for the prevention and detection of fraud and other irregularities.

6. Confirmation

The Board of Management, in its opinion, confirms that the Interim Separate Financial Statements including the Interim Balance Sheet as at 31 March 2025, the Interim Income Statement, the Interim Cash Flow Statement and accompanying Notes, which expressed a true and fair view of the financial position of the Company as well as the results of its operations and cash flows for the period from 01 October 2024 to 31 March 2025.

The Interim Separate Financial Statements are prepared in accordance with Vietnamese Accounting Standards and System.

Vinh Phuc, 28 April 2025

For and on behalf of the Board of Management,



Pham Trung Kien

General Director

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION**To : Shareholders, Board of Directors and Board of Management****VinhPhuc Infrastructure Development Joint Stock Company**

We have reviewed the accompanying Interim Separate Financial Statements of VinhPhuc Infrastructure Development Joint Stock Company ("the Company") as prepared on April 2025 from pages 05 to 43, which comprise the interim Balance Sheet as at 31 March 2025, the Interim Income Statement, the Interim Cash Flow Statement for the period from 01 October 2024 to 31 March 2025 and Notes to the Interim Separate Financial Statements.

Responsibilities of the Board of Management

The Board of Management of VinhPhuc Infrastructure Development Joint Stock Company is responsible for the preparation and fair presentation of the Interim Separate Financial Statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and prevailing regulations applicable to the preparation and presentation of the Interim Separate Financial Statements and also for the internal control which the Board of Management considers necessary for the preparation and fair presentation of the Interim Separate Financial Statements that are free from material misstatement, whether due to fraud or error.

Responsibility of the Auditor

Our responsibility is to express a conclusion on the Interim Separate Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 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 Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditor's conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Separate Financial Statements do not give a true and fair view, in all material respects, of the financial position of the Company as at 31 March 2025, and of the results of its operation and its cash flows for the period from 01 October 2024 to 31 March 2025 in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the Interim separate Financial Statements.



MOORE AISC

Other matters

The Company's Interim Separate Financial Statements for the period from 01 October 2023 to 31 March 2024 were reviewed by VACO Auditing Company Limited with an unqualified conclusion on 6 May 2024.

The Report on Review of Interim Financial Information is prepared in Vietnamese and English. In the event of any discrepancies or inconsistencies between the Vietnamese and English versions, the Vietnamese version shall prevail.

Hanoi, 28 April 2025

Branch of MOORE AISC Auditing and Informatics Services Co., Ltd



Nguyen Thi Phuong

Deputy Director

Audit Practicing Registration Certificate No. 4945-2024-005-1



VINHPHUC INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY
INTERIM SEPARATE BALANCE SHEET

Form B 01 - DN

As at 31 March 2025

Unit: VND

ASSETS	Code	Notes	31/3/2025	01/10/2024
A. CURRENT ASSETS	100		273,105,121,739	294,488,933,740
I. Cash and cash equivalents	110	V.1	22,525,170,363	45,611,691,756
1. Cash	111		19,307,957,544	12,611,691,756
2. Cash equivalents	112		3,217,212,819	33,000,000,000
II. Short-term financial investments	120	V.2	50,469,631,726	86,923,300,271
1. Trading securities	121		13,859,271,546	16,788,177,111
2. Provision for devaluation of trading securities	122		(889,639,820)	(1,364,876,840)
3. Held-to-maturity investments	123		37,500,000,000	71,500,000,000
III. Short-term receivables	130		180,693,361,414	154,168,832,324
1. Short-term trade receivables	131	V.3	4,149,691,349	4,919,210,354
2. Short-term prepayments to suppliers	132	V.4	175,277,566,168	122,173,727,328
3. Short-term loan receivables	135	V.5	-	24,900,000,000
4. Other short-term receivables	136	V.6	1,285,353,897	2,195,144,642
5. Provision for short-term doubtful receivables	137	V.3	(19,250,000)	(19,250,000)
IV. Inventories	140	V.7	71,170,379	67,712,065
1. Inventories	141		71,170,379	67,712,065
V. Other current assets	150		19,345,787,857	7,717,397,324
1. Deductible value added tax	151	V.8.a	262,302,185	340,227,918
2. Deductible Value added tax	152		19,083,485,672	7,377,169,406
B. LONG-TERM ASSETS	200		1,155,151,586,072	1,092,357,792,984
I. Long-term receivables	210		512,183,399,076	512,512,162,676
1. Other long-term receivables	216	V.6	512,183,399,076	512,512,162,676
II. Fixed assets	220		80,009,473,893	85,795,019,934
1. Tangible fixed assets	221	V.10	80,009,473,893	85,795,019,934
- Cost	222		137,848,580,364	137,848,580,364
- Accumulated depreciation	223		(57,839,106,471)	(52,053,560,430)
III. Long-term assets in progress	240	V.9	231,668,283,496	161,773,798,732
1. Construction in progress	242		231,668,283,496	161,773,798,732
IV. Long-term financial investments	250	V.2	297,762,027,371	297,823,124,141
1. Investments in subsidiaries	251		61,694,000,000	61,694,000,000
2. Investments in joint ventures and associates	252		94,734,310,400	94,734,310,400
3. Equity investments in other entities	253		143,809,725,560	143,809,725,560
4. Provision for long-term financial investments	254		(2,476,008,589)	(2,414,911,819)
V. Other long-term assets	260		33,528,402,236	34,453,687,501
1. Long-term prepaid expenses	261	V.8.b	33,528,402,236	34,453,687,501
TOTAL ASSETS	270		1,428,256,707,811	1,386,846,726,724

VINHPHUC INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY
INTERIM SEPARATE BALANCE SHEET

Form B 01 - DN

As at 31 March 2025

Unit: VND

RESOURCES	Code	Notes	31/3/2025	01/10/2024
C. LIABILITIES	300		669,176,668,764	617,629,992,471
I. Current liabilities	310		309,741,568,114	261,274,891,821
1. Short-term trade payables	311	V.11	5,619,582,044	8,080,125,189
2. Taxes and payables to the State	313	V.12.a	4,420,946,378	1,363,771,460
3. Payables to employees	314		1,518,642,508	3,753,296,519
4. Short-term accrued expenses	315	V.13	2,324,409,930	2,122,365,747
5. Short-term unearned revenue	318	V.14.a	13,474,897,287	13,427,750,724
6. Other short-term payables	319	V.15	9,861,800,257	1,482,347,716
Short-term borrowings and finance lease				
7. liabilities	320	V.16.a	270,340,000,000	219,080,000,000
8. Bonus and welfare fund	322		2,181,289,710	11,965,234,466
II. Long-term liabilities	330		359,435,100,650	356,355,100,650
1. Long-term unearned revenue	336	V.14.b	296,241,715,990	296,241,715,990
Long-term borrowings and finance lease				
2. liabilities	338	V.16.b	63,193,384,660	60,113,384,660
D. OWNERS' EQUITY	400		759,080,039,047	769,216,734,253
I. Owners' equity	410	V.17	759,080,039,047	769,216,734,253
1. Owners' contributed capital	411		412,367,770,000	358,583,850,000
- Common shares with voting rights	411a		412,367,770,000	358,583,850,000
2. Share premium	412		(11,000,000)	(11,000,000)
3. Investment and development fund	418		78,267,784,524	78,267,784,524
4. Undistributed profit after tax	421		268,455,484,523	332,376,099,729
- Undistributed profit after tax				
accumulated to the end of the previous period	421a		224,804,602,229	205,401,618,521
- Undistributed profit after tax in the				
current period	421b		43,650,882,294	126,974,481,208
TOTAL RESOURCES	440		1,428,256,707,811	1,386,846,726,724

Vinh Phuc, 28 April 2025

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR

Phung Thi Chung Thuy

Nguyen Thi Hoan

Pham Trung Kien

Notes to the Interim Financial Statements are an integral part of this report

INTERIM SEPARATE INCOME STATEMENT

For the period from 01 October 2024 to 31 March 2025

Unit: VND

ITEMS	Code	Notes	Current period	Previous period
1. Revenue from goods sold and services rendered	01	VI.1	32,206,114,601	28,429,034,905
2. Net revenue from goods sold and services rendered	10	VI.2	32,206,114,601	28,429,034,905
3. Cost of goods sold	11	VI.3	12,253,576,469	11,573,737,708
Gross profit from goods sold and services rendered	20		19,952,538,132	16,855,297,197
(20 = 10 - 11)				
5. Financial income	21	VI.4	39,217,029,812	38,296,986,224
6. Financial expenses	22	VI.5	3,960,940,617	1,964,652,513
<i>In which: Interest expense</i>	23		4,355,080,867	1,988,755,270
7. Selling expenses	25	VI.6	88,636,818	88,636,818
8. General and administrative expenses	26	VI.6	8,056,926,851	7,377,922,298
9. Net profit from operating activities	30		47,063,063,658	45,721,071,792
(30 = 20 + (21 - 22) - (25 + 26))				
10. Other income	31	VI.7	998,585,775	530,410,094
11. Other expenses	32	VI.8	38,995,749	-
12. Other profit (40 = 31 - 32)	40		959,590,026	530,410,094
13. Total accounting profit before tax	50		48,022,653,684	46,251,481,886
(50 = 30 + 40)				
14. Current Corporate income tax expense	51	VI.10	4,371,771,390	3,195,080,948
15. Profit after Corporate income tax	60		43,650,882,294	43,056,400,938
(60 = 50 - 51 - 52)				

Vinh Phuc, 28 April 2025

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Phung Thi Chung Thuy



Nguyen Thi Hoan



Pham Trung Kien

INTERIM SEPARATE CASH FLOW STATEMENT

(Under indirect method)

For the period from 01 October 2024 to 31 March 2025

Unit: VND

Items	Code	Current period	Previous period
I. Cash flows from operating activities			
1. Profit before tax	01	48,022,653,684	46,251,481,886
2. Adjustments for:			
- Depreciation of fixed assets and investment properties	02	5,785,546,041	5,802,537,538
- Provisions	03	(414,140,250)	(49,102,757)
- Gains/losses from investing activities	05	(31,088,914,101)	(36,282,101,969)
- Interest expense	06	4,355,080,867	1,988,755,270
3. Profit from operating activities before changes in working capital	08	26,660,226,241	17,711,569,968
- Increase, decrease in receivables	09	(63,885,836,364)	(131,582,844,257)
- Increase, decrease in inventories	10	(3,458,314)	5,250,013
- Increase, decrease in payables	11	105,683,908,019	(23,570,158,369)
(Other than interest payable, income tax payable)			
- Increase, decrease in prepaid expenses	12	1,003,210,998	927,361,778
- Increase, decrease in trading securities	13	2,928,905,565	(24,880,389,722)
- Interest expense paid	14	(5,697,861,324)	(963,858,651)
- Corporate income tax paid	15	(1,145,532,244)	(2,195,270,240)
- Other proceeds from operating activities	16	-	4,494,000
- Other payments for operating activities	17	(9,783,944,756)	(11,214,858,999)
Net cash flows from operating activities	20	55,759,617,821	(175,758,704,479)
II. Cash flows from investing activities			
1. Purchase and construction of fixed assets and other long-term assets	21	(170,471,230,423)	(62,993,391,230)
3. Loans to, payments for purchases of debt instruments of other entities	23	(95,334,417,550)	(20,727,808,219)
4. Collections from loans and proceeds from sales of debt instruments of other entities	24	154,234,417,550	74,077,808,219
5. Payments for equity investments in other entities	25	-	(16,800,000,000)
6. Proceeds from loan interest, dividends and profit received	27	32,172,668,709	42,163,733,207
Net cash flows from investing activities	30	(79,398,561,714)	15,720,341,977

VINHPHUC INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY
INTERIM SEPARATE CASH FLOW STATEMENT

Form B 03 - DN

(Under indirect method)

For the period from 01 October 2024 to 31 March 2025

Unit: VND

Items	Code	Current period	Previous period
III. Cash flows from financing activities			
1. Proceeds from borrowings	33	111,700,000,000	287,519,993,660
2. Repayments of principal	34	(57,360,000,000)	(74,660,000,000)
3. Dividends and profits paid to owners	36	(53,787,577,500)	(46,760,583,000)
Net cash flow from financing activities	40	552,422,500	166,099,410,660
Net cash flow during the period	50	(23,086,521,393)	6,061,048,158
Cash and cash equivalents at the beginning of the period	60	45,611,691,756	13,403,114,854
Effect of exchange rate fluctuations	61	-	-
Cash and cash equivalents at the end of the period	70	22,525,170,363	19,464,163,012

Vinh Phuc, 28 April 2025

PREPARER

CHIEF ACCOUNTANT

GENERAL DIRECTOR



Phung Thi Chung Thuy



Nguyen Thi Hoan



Pham Trung Kien

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

I. BUSINESS HIGHLIGHTS**1. Establishment**

VinhPhuc Infrastructure Development Joint Stock Company (hereinafter referred to as "the Company") was established and operates under the Business Registration Certificate No. 1903000030 first issued by the Department of Planning and Investment of Vinh Phuc province on 16 June 2003, amended for the 28th time on 14 April 2025.

Form of ownership: Joint Stock Company

2. Business sector

The Company's main business activities are construction investment and industrial park infrastructure business.

3. Business lines

- Trading in real estate, land use rights belonging to the owner, user or tenant;
- Treatment and disposal of hazardous waste;
- Collection of hazardous waste;
- Recycling of scrap;
- Pollution control and other waste management activities;
- Other specialized wholesale not elsewhere classified;
- Quarrying of stone, sand, gravel, clay;
- Production, iron, steel, cast iron;
- Production of non-ferrous metals except gold and metals prohibited from trading;
- Installation of industrial machinery and equipment;
- Repairing electrical equipment;
- Maintenance and repair of automobiles and other motor vehicles;
- Loading and unloading of goods;
- Financial service support activities not elsewhere classified;
- Producing products from plastic;
- Collection of non-hazardous waste
- Treatment and disposal of non-hazardous waste;
- Architectural activities and related technical consultancy;
- Specialized design activities;
- Short stay services;
- Restaurants and Mobile catering services
- Transport of goods by road;
- Wholesale of solid, liquid, gaseous fuels and related products;
- Wholesale of computers, peripheral equipment and software;
- Industrial cleaning and specialized works;
- Wholesale of electronic and telecommunications equipment and components;
- Construction of other civil engineering works;
- Wholesale of agricultural machinery, equipment and spare parts;
- Wholesale of other machinery, equipment and spare parts;
- Road construction;
- Construction of hydraulic works;

These notes are an integral part of the Interim Financial Statements

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

3. Business lines (continued)

- Landscape care and maintenance services;
- Growing vegetables, beans and flowers;
- Growing other perennial crops;
- Wholesale of agricultural and forestry raw materials (except wood, bamboo) and live animals;
- Retail sale of other new goods in specialized stores;
- Drainage and wastewater treatment;
- Operation of amusement parks and theme parks.

Transaction name in English: VINHPHUC INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY**In short:** VPID - JSC**Securities code:** IDV**Head office:** Khai Quang Industrial Park, Khai Quang Ward, Vinh Yen City, Vinh Phuc Province, Vietnam**4. Normal operating cycle**

The company's operating cycle lasts no more than 12 months.

5. The Company's operations in the financial year affecting the Financial Statements:

None.

6. Total employees as at 31/3/2025: 95 persons.*(As at 30/9/2024: 98 persons)***7. Enterprise structure****7.1. List of subsidiaries**

As at 31 March 2025, the Company has three (03) directly owned subsidiaries as follows:

Company name	Main business activity	Ownership ratio	Voting rights ratio
Company Limited Ha Nam VPID	Construction investment and industrial park infrastructure business	100%	100%
VPID Vinh Phuc Joint Stock Company	Power transmission and distribution	51.22%	51.22%
Song Lo Construction MTV Company Limited	Construction and completion of construction works	100%	100%

7.2. List of joint ventures and associates

As at 31 March 2025, the Company has two (02) associates as follows:

Company name and address	Main business activity	Capital contribution ratio	Ownership ratio	Voting rights ratio
Dong Van III - Ha Nam Industrial Zone Infrastructure Development Investment Joint Stock Company	Construction investment and industrial park infrastructure business	20.00%	20.00%	20.00%
VL Investment Development Joint Stock Company	Construction investment and industrial park infrastructure business	20.00%	20.00%	20.00%

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS*For the period from 01 October 2024 to 31 March 2025**Unit: VND***8. Disclosure on the comparability of information in the Financial Statements:**

The selection of figures and information needs to be presented in the Interim Financial Statements based on the principles of comparability among corresponding accounting periods.

II. FINANCIAL YEAR AND REPORTING CURRENCY**1. Financial year**

The Company's financial year begins on 01 October and ends on 30 September of the following year.

2. Currency unit used in accounting

Vietnamese Dong (VND) is used as a currency unit for accounting records.

III. APPLIED ACCOUNTING STANDARDS AND REGIME**1. Applied accounting regime**

The Company applies the Vietnamese Accounting Standards, Vietnamese Corporate Accounting Regime as guided in Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC of the Ministry of Finance.

2. Disclosure of compliance with Vietnamese Accounting Standards and system

We conducted our accounting, preparation, and presentation of the Financial Statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting Regime and other relevant statutory regulations. The Financial Statements give a true and fair view of the financial position of the Company and the results of its operations as well as its cash flows.

The selection of figures and information presented in the notes to the Financial Statements complies with the material principles in Vietnamese Accounting Standard No. 21 - "Presentation of the financial statements".

IV. APPLIED ACCOUNTING POLICIES**1. Principles for recording cash and cash equivalents**

Cash includes cash on hand, demand deposits.

Cash equivalents comprise term deposits, short-term investments with an original maturity of three months or less since investment date, high liquidity and are able to convert to a known amount of cash and subject to an insignificant risk of changes in value.

2. Principles for accounting financial investments**Principles for accounting trading securities**

Trading securities include stocks and bonds listed on the stock market; securities and other financial instruments held for trading purposes (including securities with a maturity of more than 12 months purchased and sold for profit).

Trading securities are recorded at cost, including purchase price plus (+) purchase costs (if any) such as brokerage, transaction, information provision, taxes, fees, and banking charges. The cost of trading securities is determined based on the fair value of the payments at the time of transactions. The time to recognize trading securities is the time when investors have ownership rights, specifically as follows:

- Listed securities are recorded at the time of order matching (T+0);
- Unlisted securities are recognized at the time of official ownership acquired in accordance with the law.

Provision for devaluation of trading securities is made for a possible loss in value when there is firm evidence that the market value of securities held by the Company for trading purposes is impaired from book value. Provision is made based on the market value of trading securities at the time of preparation of the financial statements.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS*For the period from 01 October 2024 to 31 March 2025**Unit: VND***2. Principles for accounting financial investments (continued)****Principles for accounting held-to-maturity investments**

Held-to-maturity investments include term deposits.

Held-to-maturity investments are initially recognized at cost, including the purchase price and costs associated with the acquisition of the investments. After initial recognition, if provisions for doubtful debts have not been made as required by law, these investments are evaluated at their recoverable values. When there is firm evidence that part or all of the investment may not be recovered, the loss is recognized as financial expenses during the year and a decrease in the investment value.

Principles for accounting loans

Loans comprise amounts under contracts, or loan agreements between two parties with the purpose of earning periodic interest and are recognized at cost, net of any provisions for doubtful receivables. Provisions for doubtful receivables on loans are made based on the estimated loss value that is overdue or not overdue but may not be recoverable due to the insolvency of debtors.

Principles of recording financial investments in subsidiaries, joint ventures, associates

The investments in subsidiaries are recognized when the Company holds more than 50% of voting rights and has the power to govern the financial and operating policies in order to obtain economic benefits from the subsidiaries' operation. When the Company ceases to control the subsidiaries, the investment in the subsidiaries will be written down.

The investment in joint ventures is recorded when the Company holds joint control over these companies' financial and operating policies. When the Company no longer has joint control, the investment in the joint venture is derecognized.

The investments in associates are recognized when the Company holds from 20% to less than 50% of the voting rights of those companies and has considerable influence over their decisions on financial and operating policies.

Investments in subsidiaries, joint ventures, associates are initially recognized under original cost and will not be adjusted thereafter for changes in investors' share of net assets of the investee. The historical cost comprises purchase cost and directly attributable expenses to the investment. In a case where the investment is a non-monetary investment, the investment fee is recognized under the fair value of these assets at the date of occurrence.

Provision for loss of investments in subsidiaries, joint ventures, and associates is made when the investee suffers from loss leading to possible loss of capital of investor or the value of the investments is devalued. The basis for making provisions is based on the consolidated financial statements of the investee (if it is a parent company), and the investee's financial statements (if it is an independent enterprise without subsidiaries).

Principles for recording equity investments in other entities

Equity investments in other entities are the investments in other entities' equity instruments but the Company has no control or joint control or has significant influence over the investee.

The investments are stated at the cost including the purchase price and costs directly attributable to the investment. In case of the investments in non-monetary assets, the investment fee should be recorded at the fair value of the non-monetary assets at the date of occurrence.

Regarding the investments the Company holds for a long time (not trading securities) and has insignificant influences over the investees, provision for the loss will be made as follows:

+ If an investment in listed shares or the fair value of the investment is determined reliably, the provision shall be made according to the market values of the shares.

+ If it is impossible to determine the investments' fair value at the reporting date, the provision will be made based on the loss that the investee suffers. The basis for making provision for loss of investments is the consolidated financial statements of the investee (if it is a parent company), and the investee's financial statements (if it is an independent enterprise without a subsidiary).

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS*For the period from 01 October 2024 to 31 March 2025**Unit: VND***3. Principle for recording trade receivables and other receivables****Principle for recording receivables:** At cost less provision for doubtful receivables.

The classification of the receivables as trade receivables, internal receivables and other receivables depends on the nature of the transaction or relationship between the company and the debtor.

Method of making provision for doubtful receivables: Provision for doubtful debts is estimated for the loss value of the receivables, other held-to-maturity investments similar to doubtful debts that are overdue and undue, but are likely to become possibly irrecoverable due to insolvency of debtors who go bankruptcy, making procedures for dissolution, go missing or run away, etc.

4. Principle of recording inventories**Principle of recording inventories:** Inventories are stated at cost less the provision for the devaluation and provision for obsolete or deteriorated inventories.**Cost of inventories is determined as follows:**

- Raw materials and merchandise consists of purchase cost, transportation cost, and other costs incurred in bringing the inventories to their present location and condition.
- Finished goods: include costs of raw materials, direct labor, and related manufacturing overhead costs, which are allocated based on direct labor cost.
- Work-in-progress includes costs of materials, labor, asset depreciation, and other expenses incurred during the production and business process.

Method of calculating value of inventories: monthly weighted average cost.**Method of accounting for the inventories:** Perpetual method

Method of making provision for the devaluation of inventories: Provision for the devaluation of inventories is made when the net realizable value of inventories is lower than their original cost. Net realizable value is the estimated selling price less the estimated costs of completion and selling expenses. Provision for the devaluation of inventories is the difference between the cost of inventories greater than their net realizable value. Provision for the devaluation of inventories is made for each inventory with the cost greater than the net realizable value.

5. Principles for recording and depreciating fixed assets**5.1 Principles for recording tangible fixed assets**

Tangible fixed assets are stated at the original cost less accumulated depreciation. The original cost of a tangible fixed asset comprises all expenditures of bringing the asset to its working condition and location for its intended use. The expenses incurred after initial recognition are capitalized when they have resulted in an increase in the future economic benefits from the use of those tangible fixed assets. The expenses which do not meet the above conditions are expensed in the period.

When the assets are sold or disposed of, their original costs and the accumulated depreciation which have been written off, and any gain or loss from the disposal of assets are recorded as income or expense during the period.

Determination of original cost in each case:

Tangible fixed assets purchased

The original cost of purchased tangible fixed assets shall consist of the actual purchase price (less trade discounts or reduction) plus taxes (excluding taxes to be refunded) and relevant expenses calculated to the time when such fixed assets are put into operation such as fees for installation and trial operation of fixed assets; specialists and other direct costs.

The original cost of a tangible fixed asset formed from capital construction under the mode of tendering shall be the finalization price of the construction project, other relevant fees plus registration fee (if any).

Fixed assets are buildings, and structures attached to land use rights, the value of land use rights is computed separately and recorded as intangible fixed assets.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS*For the period from 01 October 2024 to 31 March 2025**Unit: VND***5.1 Principles for recording tangible fixed assets (continued)***Tangible fixed assets constructed or produced by the Company itself:*

The original cost of a tangible fixed asset that is constructed or produced by the Company itself shall include the actual production cost of the fixed asset plus expenses for installation and trial operation. In the case where the Company transfers its self-produced products to fixed assets, the original costs will be the production costs plus other relevant expenses calculated to the time when such fixed asset is put into operation. In such cases, all internal gains will not be recorded in the original costs of those fixed assets.

5.2 Method of depreciating fixed assets

Fixed assets are depreciated on a straight-line basis over their estimated useful lives. Useful life means the duration in which the tangible fixed assets produce their effect on production and business.

The estimated useful life of an asset is as follows:

<i>Building and structures</i>	<i>6 - 35 years</i>
<i>Machinery and equipment</i>	<i>6 - 8 years</i>
<i>Means of transportation</i>	<i>7 - 10 years</i>
<i>Management equipment, tool</i>	<i>3 - 10 years</i>

6. Principles for recording construction in progress

Construction in progress is stated at cost. These are all necessary costs for new purchasing fixed assets, building, or repairing, improving, extending or equipping the works such as expenses of construction, equipment, compensation, support and re-residence, project management, consultancy on construction investment and other expenses.

These costs are capitalized as an additional cost of the asset when the works have been completed. After the works have been finalized, the asset will be handed over and put into ready use.

7. Principles for recording prepaid expenses

The Company's prepaid expenses include actual expenses incurred but related to the operating results of multiple accounting periods. The company's prepaid expenses include investment attraction costs in industrial parks, infrastructure investment costs, tools and equipment used and other prepaid expenses.

Method of allocating prepaid expenses: The determination and allocation of prepaid expenses into operating expenses for each period is based on the straight-line method. Based on the nature and level of each type of expense, the term of allocation is defined as follows: short-term prepaid expenses are allocated within 12 months; long-term prepaid expenses are allocated from over 12 months to 48 months.

Land leveling and infrastructure construction costs are amortized over the project's duration.

8. Principles for recording liabilities

Liabilities are recorded at the original cost and not lower than the payment obligation.

The Company classifies liabilities into trade payables and other payables depending on the nature of transactions and the relationship between the Company and debtors.

Liabilities must be recorded in detail according to the payment schedule, creditor, original currency (including the revaluation of liabilities that meet the definition of monetary items denominated in foreign currencies) and other factors as per the Company's management.

At the reporting date, if it is evident that there is an unavoidable loss, an amount payable will be immediately recorded under prudent principles.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

9. Principles for recording borrowings and finance lease liabilities

Borrowings are the total amounts the Company owes to banks, institutions and other entities (excluding borrowings under the form of bonds or preferred stock issuance which require the issuer to repurchase at a certain time in the future).

Borrowings are monitored in detail according to creditor, agreement and borrowed asset.

10. Principles for recording and capitalizing borrowing costs

Principles for recording borrowing costs: Loan interest and other costs incurred in direct relation to borrowings of an enterprise are recognized as a business and production cost in the period, except where these costs incurred from the borrowings directly related to the construction investment or production of uncompleted assets are computed in these assets' value (capitalized) when they satisfy conditions stipulated in the VAS No. 16 "Borrowing costs".

The capitalization rate is used to determine the borrowing costs capitalized during the period: In the case of joint borrowings involving construction investment purposes or the production of an unfinished asset, the amount of borrowing costs eligible for capitalization in each accounting period is determined based on the capitalization rate for the weighted average accumulated costs incurred for the construction investment or production of that asset. The capitalization rate is calculated based on the weighted average interest rate of the loans outstanding during the period. Borrowing costs capitalized must not exceed the total borrowing costs incurred during that period.

11. Principles for recording accrued expenses

Accrued expenses are amounts that have to be paid for goods and services that the Company has received from the suppliers in the period but have not yet been paid out due to pending invoices or insufficient accounting documents, and are recorded in operating costs of the reporting period, such as: loan interest expense; accrued expenses for works,...

12. Principle for recording unearned revenue

Unearned revenue refers to revenue that will be recognized in proportion to the obligations that the Company will fulfill in one or more subsequent accounting periods.

Unearned revenue consists of amounts received from customers in advance of one or more accounting periods for the rental of property, land leveling fees, infrastructure usage fees, and wastewater treatment fees.

The method of allocating unearned revenue is based on the matching principle, which corresponds to the obligations that the Company will fulfill in one or more subsequent accounting periods.

13. Principles for recording owners' equity**Principle for recording owners' contributed capital**

The owners' capital is the amount initially contributed by members and supplemented by shareholders. Owner's capital is recorded at the contributed capital by cash or assets calculated at the par value of shares issued in the early establishment period or additional mobilization to expand the operation.

Share premium: recognized as the difference (positive or negative) between the actual issuance price and the par value of shares when issuing shares for the first time, additional issuance, or re-issuance of treasury shares.

Principles for recording undistributed profit:

Undistributed profit after tax is recorded at the profit (loss) from the Company's result of operation after deducting the current corporate income tax expense and the adjusted items due to the retroactive application of changes in accounting policy and adjustments for material misstatement of the previous years.

The distribution of profits is based on the Company's charter and approved by the Annual General Meeting of Shareholders.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS*For the period from 01 October 2024 to 31 March 2025**Unit: VND***14. Principles for recording treasury shares**

Equity instruments repurchased by the Company (treasury shares) are recorded at cost and deducted from equity. The Company does not recognize any (gain)/(loss) when purchasing, selling, issuing, or canceling its own equity instruments. Upon re-issuance, the difference between the re-issuance price and the book value of treasury shares is recorded in the "Share premium".

15. Principles and methods for recording revenues and other income**Principles and methods for recording revenue from services rendered**

Revenue from a service rendered is recognized when the transaction results can be measured reliably. In a case where the services are rendered in several periods, the revenue will be recorded by the part of completed works at the end of the financial year. Revenue from services rendered is recognized when all four (4) of the following conditions are satisfied simultaneously: 1. The revenue is determined firmly. When the contract specifies that buyers are entitled to return the service they have bought under specific conditions, the enterprise will record the revenue only when those conditions no longer exist and the buyers do not have the right to return the service; 2. The economic benefits associated with the transaction have flown or will flow from the supply of the service; 3. Part of completed works can be determined at the balance sheet date; 4. The costs incurred or to be incurred in respect of the transaction can be measured reliably.

If the contract result cannot be determined reliably, revenue will only be recognized at the recoverable amount of the recognized costs.

Principles and methods of recording revenue from leasing properties

For revenue from land and infrastructure subleasing at Khai Quang Industrial Zone, the Company recognizes revenue within the secondary enterprise fence (including site clearance compensation and ground leveling) once upon handover, based on the proportion of fees within the fence and infrastructure usage fees outside the fence as specified in each signed contract. Infrastructure usage fees outside the fence are amortized evenly over the entire lease term.

Revenue from infrastructure management fees is recognized based on the customer's land usage area and unit price specified in the contract signed between the Company and the customer.

Principles and methods of recording revenue from real estate sales

For projects and project items in which the Company is the investor: revenue from real estate sales is recognized when all 5 conditions are simultaneously satisfied: 1. The real estate has been fully completed and handed over to the buyer, and the enterprise has transferred the risks and benefits associated with the ownership of the real estate to the buyer. 2. The enterprise no longer retains management rights over the real estate as the owner of the real estate or control over the real estate; 3. Revenue is measured with relative certainty; 4. The enterprise has obtained or will obtain economic benefits from the real estate sale transaction; 5. The costs associated with the real estate sale transaction can be determined.

Principles and methods for recording financial income

Financial income is recognized when two conditions for revenue recognition are simultaneously met, as specified in Accounting Standard No. 14 - Revenue and Other Income, including: interest on bank deposits is recognized based on monthly interest notifications from banks, dividends, profits, interest earned from securities trading, and other financial income.

When an amount that has been recorded as an income becomes irrecoverable, such irrecoverable or uncertainly recoverable amount must be recorded as an expense incurred in the period, but not recorded as an income decrease.

16. Principles and methods of recording cost of goods sold

The cost of goods sold reflects the costs of goods and services; Production cost of construction products accepted during the period. The cost of goods sold is recorded at the date the transaction incurs or is likely to incur in the future regardless of whether payment has been made or not. The cost of goods sold and revenue shall be recorded simultaneously on the matching principle.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

17. Principles and methods for recording financial expenses

Financial expenses include expenses or losses related to the financial investment, lending and borrowing cost, equity investments in joint ventures, associates, loss from the transfer of short-term securities, expenses for trading securities...; Provision for the devaluation of financial investment, loss from selling foreign currencies, foreign exchange loss, and other financial expenses.

Financial expenses are recorded in detail for each expense incurred in the period and determined reliably when there is reliable evidence of these expenses.

18. Principles for recording Selling expenses and General and Administrative expense

Selling expenses are actual expenses incurred in the process of selling products and goods and rendering services including expenses relating to price offer, product launching, and advertisement, sales commission, product and warranty of goods (except for construction activity), reservation expense, packing, transportation, etc.

General and Administrative expenses are general overhead costs including salary expenses of management staff (salary, wages, subsidies,...); social insurance, health insurance, union fee, unemployment insurance for management staff; expenses for office materials, labor instruments, fixed asset depreciation used for business management, land rental fee, license tax, provisions for doubtful debt, external services (electricity, water, telephone,...); Other costs in cash (meal expenses for guests, customer workshop, etc.).

Selling expenses and General and Administrative expenses that are recognized but not considered deductible expenses when calculating corporate income tax under Tax Law. They are not deducted from accounting expenses when having sufficient invoices and documents, but are instead adjusted in the corporate income tax finalization to increase the corporate income tax payable.

19. Principles and methods for recording current Corporate income tax expense

Current Corporate tax expense is the tax payable on the taxable income and tax rate enacted in the current year.

The tax payables to the State budget will be finalized with the tax office. The difference between the tax payables specified in the book and the tax amounts under finalization will be adjusted upon tax finalization by the tax office. Other taxes are implemented according to current regulations of the State.

20. Financial instruments**Initial recognition:****Financial assets**

According to Circular No. 210/2009/TT-BTC dated November 06, 2009 (Circular No. 210) by the Ministry of Finance; financial assets are classified properly, for the purpose of presentation in the financial statements, into the financial assets which are stated at fair value through the Income Statement, loans and receivables, held-to-maturity investments and available-for-sale financial assets. The Company decides to classify these assets at the date of initial recognition.

At the date of initial recognition, the financial assets are recognized at cost plus directly related transaction costs.

Financial assets of the Company comprise cash, short-term deposits, trade receivables, loan receivables, other receivables and financial investments.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS*For the period from 01 October 2024 to 31 March 2025**Unit: VND***20. Financial instruments (continued)****Financial liabilities**

According to Circular 210/2009/TT-BTC dated November 06, 2009, financial liabilities are classified properly, for the purpose of presentation in the financial statements, into the financial liabilities which are stated through the Income Statement, financial liabilities determined on an allocated cost basis. The Company decides to classify these liabilities at the date of initial recognition.

At the date of initial recognition, all the financial liabilities are recognized at cost plus directly related transaction costs.

Financial liabilities of the Company comprise trade payables, other payables, borrowings and liabilities and accrued expenses.

Value after initial recognition

Currently, there are no requirements for the re-measurement of the financial instruments after initial recognition.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the report on financial position if, and only if, there is a currently enforceable legal right to offset the financial assets against financial liabilities or vice-versal and there is an intention to settle on a net basis or to realize the assets and settle the liability simultaneously.

21. Related parties

Related parties include enterprises and individuals that directly or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Company. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the company, key management personnel, including the Board of Directors, Board of Management, and close members of the family of these individuals and companies associated with these individuals also constitute related parties. In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

22. Principles for presenting assets, revenue and operating results by segment

A reportable segment includes business segment and a geographical segment.

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.

The Company's operating area is mainly in Vinh Phuc province. For management purposes, the Company presents its primary segment report by business sector and does not prepare a secondary segment report by geographical area.

23. Other accounting principles and methods

Other taxes and fees are implemented under regulations on current taxes, and fees by the State.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

V. ADDITIONAL INFORMATION FOR ITEMS IN THE INTERIM BALANCE SHEET

Unit: VND

1. Cash and cash equivalents

	31/3/2025	01/10/2024
Cash	19,307,957,544	12,611,691,756
Cash on hand	456,720,669	21,777,759
Demand deposits	18,851,236,875	12,589,913,997
Cash equivalents	3,217,212,819	33,000,000,000
Term deposits of less than 3 months (*)	3,217,212,819	33,000,000,000
Total	22,525,170,363	45,611,691,756

(*) 1-month term deposit certificates at Vietnam Technological and Commercial Joint Stock Bank (Techcombank) - Vinh Phuc Branch, interest rate from 3.00%/year to 3.60%/year.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

2. Financial investments

a. Trading securities

	31/03/2025			01/10/2024		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Shares	13,859,271,546	14,939,146,250	(889,639,820)	16,788,177,111	21,585,466,850	(1,364,876,840)
DIC No. 4 Joint Stock Company	607,230,136	1,376,251,250	-	3,688,912,436	9,751,556,850	-
Lilama 45.3 Joint Stock Company	1,958,627,885	1,073,840,000	(884,787,885)	1,958,627,885	831,360,000	(1,127,267,885)
Saigon - Hanoi Commercial Joint Stock Bank	10,642,760,455	11,827,500,000	-	10,137,608,955	9,900,000,000	(237,608,955)
Military Commercial Joint Stock Bank	1,008,235	1,205,000	-	574,899,435	642,500,000	-
Vietnam Maritime Commercial Joint Stock Bank	143,042,900	158,600,000	-	143,042,900	169,650,000	-
Orient Commercial Joint Stock Bank	506,601,935	501,750,000	(4,851,935)	285,085,500	290,400,000	-
Total	13,859,271,546	14,939,146,250	(889,639,820)	16,788,177,111	21,585,466,850	(1,364,876,840)

The fair value of investments in stocks is determined based on the closing price of shares on UPCOM and HOSE as at 31 March 2025. Details are as follows:

Shares	Securities code	Closing price as at 31/03/2025	Number of shares	Fair value	Exchange
DIC No. 4 Joint Stock Company	DC4	13,750	100,091	1,376,251,250	HOSE
Lilama 45.3 Joint Stock Company	L43	3,100	346,400	1,073,840,000	UPCOM
Military Commercial Joint Stock Bank	MBB	24,100	50	1,205,000	HOSE
Saigon - Hanoi Commercial Joint Stock Bank	SHB	12,450	950,000	11,827,500,000	HOSE
Vietnam Maritime Commercial Joint Stock Bank	MSB	12,200	13,000	158,600,000	HOSE
Orient Commercial Joint Stock Bank	OCB	11,150	45,000	501,750,000	HOSE
Total				14,939,146,250	

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

2. Financial investments (continued)

b. Short-term held-to-maturity investments

Term Deposits (*)

	31/03/2025		01/10/2024	
	Cost	Book value	Cost	Book value
	37,500,000,000	37,500,000,000	71,500,000,000	71,500,000,000
Total	37,500,000,000	37,500,000,000	71,500,000,000	71,500,000,000

(*) Term deposits at Saigon - Hanoi Commercial Joint Stock Bank - Vinh Phuc Branch, Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch, Tien Phong Commercial Joint Stock Bank, terms from 6 to 12 months, interest rate from 4.1% - 6.1%/year.

c. Equity investments in other entities

c. Equity investments in other entities	31/03/2025			01/10/2024		
	Cost	Provision	Fair value	Cost	Provision	Fair value
Investments in subsidiaries	61,694,000,000	-		61,694,000,000	(56,712,915)	
Company Limited Ha Nam VPID	45,000,000,000	-	(**)	45,000,000,000	-	(**)
VPID Vinh Phuc Joint Stock Company	4,326,000,000	-	(**)	4,326,000,000	-	(**)
Song Lo Construction MTV Company Limited	12,368,000,000	-	(**)	12,368,000,000	(56,712,915)	(**)
Investment in joint ventures and associates	94,734,310,400	-		94,734,310,400	-	
Dong Van III - Ha Nam Industrial Zone						
Infrastructure Development Investment Joint Stock Company	92,734,310,400	-	(**)	92,734,310,400	-	(**)
VL Investment Development Joint Stock Company	2,000,000,000		(**)	2,000,000,000	-	(**)
Investments in other entities	143,809,725,560	(2,476,008,589)		143,809,725,560	(2,358,198,904)	
Trung Thu Hydropower Joint Stock Company	38,128,350,000	-	(**)	38,128,350,000	-	(**)
Trung Anh Joint Stock Company	39,000,000,000	(2,476,008,589)	(**)	39,000,000,000	(2,358,198,904)	(**)
Construction and Investment Joint Stock Company No. 18 (***)	29,981,375,560	-	146,603,214,000	29,981,375,560	-	125,954,874,000
Hoang Thanh Du Long Industrial Park Investment Joint Stock Company	36,700,000,000	-	(**)	36,700,000,000	-	(**)
Total	300,238,035,960	(2,476,008,589)		300,238,035,960	(2,414,911,819)	

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

2. Financial investments (continued)

(**) The Company has not determined the fair value of these investments because there is no listed price on the market and the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting Regime currently do not provide guidance on determining fair value using valuation techniques. The fair value of these investments may differ from their book value.

(***) The fair value of the investment of Construction and Investment Joint Stock Company No. 18 as at 31 March 2025 is determined based on the closing price of this securities code on the HNX as at 31 March 2025, which is VND 42,600/share. The number of shares held by the Company is 3,441,390 shares.

Details of capital investments in subsidiaries, associates and other entities

Company name	31/03/2025		01/10/2024	
	Cost of investment	Ownership ratio	Voting ratio	Cost of investment
Investments in subsidiaries				
Company Limited Ha Nam VPID	45,000,000,000	100.00%	100.00%	45,000,000,000
Song Lo Construction MTV Company Limited	12,368,000,000	100.00%	100.00%	12,368,000,000
VPID Vinh Phuc Joint Stock Company	4,326,000,000	51.22%	51.22%	4,326,000,000
Investments in joint ventures and associates				
Dong Van III - Ha Nam Industrial Zone				
Infrastructure Development Investment Joint Stock Company	92,734,310,400	20.00%	20.00%	92,734,310,400
VL Investment Development Joint Stock Company	2,000,000,000	20.00%	20.00%	2,000,000,000
Investments in other entities				
Trung Anh Joint Stock Company	39,000,000,000	15.00%	15.00%	39,000,000,000
Trung Thu Hydropower Joint Stock Company	38,128,350,000	13.78%	13.78%	38,128,350,000
Hoang Thanh Du Long Industrial Park Investment Joint Stock Company	36,700,000,000	10.00%	10.00%	36,700,000,000
Construction and Investment Joint Stock Company No. 18	29,981,375,560	9.03%	9.03%	29,981,375,560

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

3. Trade receivables	31/3/2025		01/10/2024	
	Value	Provision	Value	Provision
a. Short-term	4,149,691,349	(19,250,000)	4,919,210,354	(19,250,000)
BHFlex Vina Company Limited	1,925,682,336	-	2,391,514,524	-
Partron Vina Company Limited	227,641,050	-	231,809,025	-
Thien My Vinh Phuc One Member Company Limited	114,055,258	-	170,783,251	-
Vietnam Precision Industrial No. 1 Company Limited	133,566,058	-	136,194,579	-
Haesung Vina Co., Ltd	56,337,600	-	73,664,800	-
Others	1,692,409,047	(19,250,000)	1,915,244,175	(19,250,000)
Total	4,149,691,349	(19,250,000)	4,919,210,354	(19,250,000)

b. Trade receivables from related parties

Construction and Investment Joint Stock Company No. 18	-	-	22,140,000	-
Total	-	-	22,140,000	-

4. Prepayments to suppliers	31/3/2025		01/10/2024	
	Value	Provision	Value	Provision
a. Short-term	175,277,566,168	-	122,173,727,328	-
Construction and Investment Joint Stock Company No. 18 (*)	127,581,848,488	-	88,950,008,784	-
Hiep Thanh Company Limited	17,916,331,953	-	24,770,956,993	-
KOASTAL ECO INDUSTRIES CO., LTD.	5,086,376,016	-	5,206,355,536	-
Van Cat Investment and Construction Joint Stock Company	8,117,382,602	-	-	-
Others	16,575,627,109	-	3,246,406,015	-
Total	175,277,566,168	-	122,173,727,328	-

b. Prepayments to related parties

Construction and Investment Joint Stock Company No. 18	127,581,848,488	-	88,950,008,784	-
Total	127,581,848,488	-	88,950,008,784	-

(*) Is an advance payment to Construction and Investment Joint Stock Company No. 18 related to:

- Contracts for transferring adjacent land and houses of the Bac Cau Han New Urban Area Project (phase 1) in Minh Tan commune, Nam Sach District and An Thuong commune, Hai Duong city.
- Construction contract No. XL02/2023/HDXD-SLII/VPID-L18 on the construction of the technical infrastructure of Song Lo Industrial Park, Song Lo District, Vinh Phuc Province, dated 27 November 2023.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

5. Loan receivables	31/3/2025		01/10/2024	
	Value	Provision	Value	Provision
a. Short-term	-	-	24,900,000,000	-
Construction and Investment Joint Stock Company No. 18	-	-	24,900,000,000	-
Total	-	-	24,900,000,000	-
b. Loan receivables from related parties				
Construction and Investment Joint Stock Company No. 18	-	-	24,900,000,000	-
Total	-	-	24,900,000,000	-

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

6. Other receivables	31/3/2025		01/10/2024	
	Value	Provision	Value	Provision
a. Short-term				
Employee advances	279,674,000	-	330,183,000	-
Accrued interest on bank deposits	764,207,034	-	1,152,126,026	-
Accrued interest from Construction and Investment Joint Stock Company No. 18	-	-	695,835,616	-
Mr. Nguyen Anh De - Personal income tax receivable	224,472,863	-	-	-
Others	17,000,000	-	17,000,000	-
Total	1,285,353,897	-	2,195,144,642	-
b. Long-term				
Land rent deduction - Khai Quang Industrial Park expansion (*)	3,133,032,033	-	3,866,020,089	-
Site clearance compensation	509,050,367,043	-	508,646,142,587	-
Site clearance compensation of the Investment project for the construction and operation of technical infrastructure in Song Lo II Industrial park (**)	480,708,473,232	-	480,239,709,410	-
Works to be reimbursed (***)	5,631,452,689	-	4,870,427,546	-
Others (****)	22,710,441,122	-	23,536,005,631	-
Total	512,183,399,076	-	512,512,162,676	-
c. Other receivables from related parties				
Mr. Nguyen Anh De	224,472,863	-	-	-
Construction and Investment Joint Stock Company No. 18	-	-	695,835,616	-
Total	224,472,863	-	695,835,616	-

(*) The site clearance compensation cost of the Khai Quang industrial Park Expansion Project was advanced by the Company for compensation and land support. This amount will be gradually deducted from the land rental fees payable to the State from the time the Company incurs the obligation to pay land rental fees, with the deduction not exceeding the advanced amount.

(**) Compensation amounts for households according to approved plans by Song Lo District People's Committee for the investment project for construction and operation of technical infrastructure in Song Lo II Industrial park, Song Lo District.

(***) Payment to the Compensation and Site Clearance Board of Song Lo District, Vinh Phuc Province, for the reimbursement for works on the for land clearance to implement the projects. This amount will be settled and offset against the land rental fees payable for the Song Lo II Industrial park project.

(****) Support and compensation payments to households pending approval of compensation plans for land clearance to implement the investment project for construction and operation of technical infrastructure in Khai Quang Industrial Park Vinh Phuc Province, and investment project for construction and operation of technical infrastructure in Song Lo II Industrial park, Song Lo District, Vinh Phuc Province.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

7. Inventories	31/3/2025		01/10/2024	
	Cost	Provision	Cost	Provision
Raw materials	71,170,379	-	67,712,065	-
Total	71,170,379	-	67,712,065	-
8. Prepaid expenses			31/3/2025	01/10/2024
a. Short-term prepaid expenses				
Insurance premium pending allocation			79,636,316	61,619,590
Loan guarantee fee			144,924,748	28,335,594
Others			37,741,121	250,272,734
Total			262,302,185	340,227,918
b. Long-term prepaid expenses				
Tools and instruments used			306,822,623	347,153,892
Industrial park investment attraction costs			8,250,875,353	8,400,891,277
Ground leveling and site clearance costs pending allocation			4,323,285,057	4,401,890,241
Infrastructure investment costs pending allocation			19,604,938,220	19,961,404,382
Others			1,042,480,983	1,342,347,709
Total			33,528,402,236	34,453,687,501
9. Long-term assets in progress			31/3/2025	01/10/2024
	Value	Provision	Value	Provision
Construction in progress				
Construction	229,378,064,469	-	159,483,579,705	
Investment project for the construction and operation of technical infrastructure in Song Lo II Industrial park	121,349,437,947	-	78,845,266,959	-
Construction investment and operation of technical infrastructure of fire protection water supply item of Khai Quang Industrial Park	11,953,347,656	-	9,774,244,858	-
Land use rights of the Bac Cau Han New Urban Area Project (phase 1) (*)	53,471,917,894	-	53,471,917,894	-
Increase Module 2 capacity from 4,000 m3 to 14,000 m3/day and night	40,785,757,051	-	15,502,441,443	-
Other projects	1,817,603,921	-	1,889,708,551	-
Site clearance compensation	2,290,219,027	-	2,290,219,027	-
Site clearance compensation for Khai Quang Project	801,017,238	-	801,017,238	-
Site clearance compensation for Quat Luu Project	1,489,201,789	-	1,489,201,789	-
Total	231,668,283,496	-	161,773,798,732	-

(*) The Company received the transfer of land use rights of the Bac Cau Han New Urban Area Project (Phase 1) in Minh Tan Commune, Nam Sach District and An Thuong Commune, Hai Duong City from Construction and Investment Joint Stock Company No. 18 according to land use rights transfer contracts. The Company is completing procedures to transfer land use rights for these land lots.

These notes are an integral part of the Interim Financial Statements

VINHPHUC INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY
NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

Form B 09 - DN

For the period from 01 October 2024 to 31 March 2025

Unit: VND

10. Tangible fixed assets

Items	Buildings and structures	Machinery, equipment	Means of transportation	Management equipment, tools	Total
Original cost					
Opening balance	91,007,305,747	30,714,832,485	15,496,486,876	629,955,256	137,848,580,364
Closing balance	91,007,305,747	30,714,832,485	15,496,486,876	629,955,256	137,848,580,364
Accumulated depreciation					
Opening balance	36,382,618,126	6,553,788,376	8,808,278,447	308,875,481	52,053,560,430
<i>Depreciated for the period</i>	3,537,957,466	1,554,042,288	633,878,736	59,667,551	5,785,546,041
Closing balance	39,920,575,592	8,107,830,664	9,442,157,183	368,543,032	57,839,106,471
Net book value					
Opening balance	54,624,687,621	24,161,044,109	6,688,208,429	321,079,775	85,795,019,934
Closing balance	51,086,730,155	22,607,001,821	6,054,329,693	261,412,224	80,009,473,893

* Net book value of tangible fixed assets used as mortgage or pledge to secure loans: VND 0.

* Original cost of tangible fixed assets at the end of the period fully depreciated but still in use: VND 14,034,110,444.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

11. Trade payables	31/3/2025		01/10/2024	
	Value	Debt service coverage	Value	Debt service coverage
a. Short-term	5,619,582,044	5,619,582,044	8,080,125,189	8,080,125,189
VPID Vinh Phuc Joint Stock Company	4,217,386,257	4,217,386,257	4,217,386,257	4,217,386,257
Song Lo Construction MTV Company Limited	891,178,506	891,178,506	1,486,326,051	1,486,326,051
Ha Thu Investment Construction and Trading Joint Stock Company	-	-	890,783,154	890,783,154
Vinh Phuc Power Company - Branch of Northern Power Corporation	134,470,177	134,470,177	138,781,104	138,781,104
Others	376,547,104	376,547,104	1,346,848,623	1,346,848,623
Total	5,619,582,044	5,619,582,044	8,080,125,189	8,080,125,189
b. Trade payables to related parties				
VPID Vinh Phuc Joint Stock Company	4,217,386,257	4,217,386,257	4,217,386,257	4,217,386,257
Song Lo Construction MTV Company Limited	891,178,506	891,178,506	1,486,326,051	1,486,326,051
Total	5,108,564,763	5,108,564,763	5,703,712,308	5,703,712,308
12. Taxes and payables to the state	01/10/2024	Payables in the period	Paid in the period	31/3/2025
a. Payables				
Corporate income tax	1,145,532,244	4,371,771,390	1,145,532,244	4,371,771,390
Personal income tax	170,796,028	4,009,332,949	4,130,953,989	49,174,988
Housing tax and land rental fee	47,443,188	824,366,674	871,809,862	-
License tax	-	3,000,000	3,000,000	-
Total	1,363,771,460	9,208,471,013	6,151,296,095	4,420,946,378
13. Accrued expenses			31/3/2025	01/10/2024
a. Short-term			2,324,409,930	2,122,365,747
Interest expense			2,271,758,709	2,002,867,066
Others			52,651,221	119,498,681
Total			2,324,409,930	2,122,365,747
b. Accrued interest expenses for related parties				
Trung Anh Joint Stock Company			121,117,809	49,315,069
Company Limited Ha Nam VPID			2,077,438,356	1,872,226,027
Total			2,198,556,165	1,921,541,096

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

14. Unearned revenue

	31/3/2025	01/10/2024
a. Short-term		
Multi-year prepayments from infrastructure leasing	13,474,897,287	13,427,750,724
Total	13,474,897,287	13,427,750,724
b. Long-term		
Multi-year prepayments from infrastructure leasing	296,241,715,990	296,241,715,990
Total	296,241,715,990	296,241,715,990

15. Other short-term payables

	31/3/2025	01/10/2024
Trade union fund, social insurance, health insurance, unemployment insurance	42,269,979	41,775,988
Input VAT on invoices for transferred land use rights and housing when paid in progress-based installments	8,481,032,595	-
Other payables	1,338,497,683	1,440,571,728
<i>Cao Dinh Thi</i>	<i>104,090,909</i>	<i>104,090,909</i>
<i>People's Committee of Vinh Phuc province (*)</i>	<i>414,640,008</i>	<i>414,640,008</i>
<i>Toyotaki Industrials Joint Stock Company</i>	<i>100,000,000</i>	<i>100,000,000</i>
<i>Others</i>	<i>719,766,766</i>	<i>821,840,811</i>
Total	9,861,800,257	1,482,347,716

(*) The land leveling fee collected by Vinh Phuc Infrastructure Development Joint Stock Company from the Companies in the project and paid to the People's Committee of Vinh Phuc Province, the total amount to be recovered is VND 11,352,569,000. The Company has collected and transferred to the People's Committee of Vinh Phuc Province the amount of VND 10,937,928,992, the remaining amount of VND 414,640,008 must be collected and paid to the People's Committee of Vinh Phuc Province.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

16. Borrowings and finance lease liabilities

	01/10/2024		During the period		31/03/2025	
	Value	Debt service coverage	Increase	Decrease	Value	Debt service coverage
a. Short-term	219,080,000,000	219,080,000,000	108,620,000,000	57,360,000,000	270,340,000,000	270,340,000,000
a.1 Short-term borrowings						
Trung Anh Joint Stock Company (*)	9,000,000,000	9,000,000,000	-	-	9,000,000,000	9,000,000,000
Company Limited Ha Nam VPID (**)	198,000,000,000	198,000,000,000	99,700,000,000	52,700,000,000	245,000,000,000	245,000,000,000
a.2 Long-term borrowings due to date						
Vietnam Environment Protection Fund (***)	9,320,000,000	9,320,000,000	4,660,000,000	4,660,000,000	9,320,000,000	9,320,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch (****)	2,760,000,000	2,760,000,000	2,760,000,000	-	5,520,000,000	5,520,000,000
Environment Protection Fund of Vinh Phuc Province (*****)	-	-	1,500,000,000	-	1,500,000,000	1,500,000,000
b. Long-term	60,113,384,660	60,113,384,660	12,000,000,000	8,920,000,000	63,193,384,660	63,193,384,660
Vietnam Environment Protection Fund (***)	20,353,391,000	20,353,391,000	-	4,660,000,000	15,693,391,000	15,693,391,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch (****)	39,759,993,660	39,759,993,660	-	2,760,000,000	36,999,993,660	36,999,993,660
Environment Protection Fund of Vinh Phuc Province (*****)	-	-	12,000,000,000	1,500,000,000	10,500,000,000	10,500,000,000
Total	279,193,384,660	279,193,384,660	120,620,000,000	66,280,000,000	333,533,384,660	333,533,384,660

(*) A short-term loan according to Contract and Appendix No. 06/2022/HĐVV/TA-VPID dated 25 November 2022, with Trung Anh Joint Stock Company, for the purpose of serving the business operations of the enterprise. The original loan term is 2 months with automatic extension, and the lending interest rate is according to the contract appendix. The loan amount is secured by all shares of VinhPhuc Infrastructure Development Joint Stock Company currently held at Trung Anh Joint Stock Company.

(**) A short-term loan under Contract and Appendix No. 01/2022/HDCV dated 01 November 2022, with Company Limited Ha Nam VPID, for the purpose of serving the operating activities of the company. The loan term ranges from 1 to 12 months, with interest rates specified in each promissory note; the loan is unsecured.

These notes are an integral part of the Interim Financial Statements

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

16. Borrowings and finance lease liabilities (continued)

(***) Borrowings from Vietnam Environment Protection Fund:

- Long-term borrowings under Credit Agreement No. 03-19/TDTT-QMT/VP dated 8 May 2019, for the purpose of constructing the wastewater treatment module (phase 3) with a capacity of 4,000 m3/night at the Centralized Wastewater Treatment Plant in Khai Quang Industrial Park, Vinh Yen City, Vinh Phuc Province. The contract limit is VND 32 billion, with a 7-year loan term, 12-month principal repayment grace period, and a lending interest rate of 2.6% per annum. Principal repayments are made every 3 months, and interest payments are made every month. The loan is guaranteed by Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch.
- Long-term borrowings under Credit Agreement No. 09-21/TDTT-QMT/VP dated 7 December 2021, for the purpose of construction of a wastewater treatment module with a capacity of 7,000 m3/night at the Centralized Wastewater Treatment Plant in Khai Quang Industrial Park, Vinh Yen City, Vinh Phuc Province. The contract limit is VND 30 billion, with a 7-year loan term, 12-month principal repayment grace period, and a lending interest rate of 2.6% per annum. Principal repayments are made every 3 months, and interest payments are made every month. The loan is guaranteed by the Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch.

(****) Long-term borrowings under Loan Agreement No. 01/2021/DADT/VCB-HTVP dated 3 November 2021 with Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thanh Xuan Branch, with a credit limit of VND 835,103,800,000 and a maximum outstanding balance of VND 685,103,800,000 at any time. The loan is for advance payment into the Site Clearance Fund of the Investment Project "Construction and operations of technical infrastructure of Song Lo II Industrial Park" with a term of 80 months, and interest rates as specified in each promissory note. Collateral: Term deposit balance owned by the Company at credit institutions and all accrued interest; The factory for lease with an area of 4.3 hectares in Chau Son Industrial Park, built on a land plot with Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. BD 634304 owned by Company Limited Ha Nam VPID; All real estate and property rights that have been or will be formed in the Song Lo II Industrial Park Project.

(*****) Long-term borrowings under Credit Agreement No. 01.2024/HBTD-QBVM dated 19 December 2024 with the Environment Protection Fund of Vinh Phuc Province, with a credit limit of VND 12,000,000,000, a loan term of 60 months, a 12-month grace period, and a lending interest rate of 2% per annum. The loan is for the purpose of "Investing in environmental components of the project to upgrade the wastewater treatment capacity of Module 2 from 4,000 m3/night to 14,000 m3/night at the Centralized Wastewater Treatment Plant in Khai Quang Industrial Park, Vinh Yen City, Vinh Phuc Province". The loan is secured by a guarantee letter from the Joint Stock

c. Borrowings and finance leases of related parties

Trung Anh Joint Stock Company	31/03/2025	01/10/2024
Company Limited Ha Nam VPID	9,000,000,000	9,000,000,000
	245,000,000,000	198,000,000,000
	<u>254,000,000,000</u>	<u>207,000,000,000</u>

VINHPHUC INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY
NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Form B 09 - DN

Unit: VND

17. Owner's equity

a. Comparison table for changes in owner's equity

Items	Owner's contributed capital	Share premium	Investment and Development Fund	Undistributed profit after tax	Total
Period from 01/10/2023 to 30/9/2024					
As at 01/10/2023	311,814,740,000	(11,000,000)	67,586,704,802	298,942,939,521	678,333,384,323
Gain during the period	-	-	-	147,001,505,686	147,001,505,686
Capital increase during the period	46,769,110,000	-	-	-	46,769,110,000
Profit distribution	-	-	10,681,079,722	(20,027,024,478)	(9,345,944,756)
Dividend payment	-	-	-	(93,541,321,000)	(93,541,321,000)
- Cash	-	-	-	(46,772,211,000)	(46,772,211,000)
- Common shares	-	-	-	(46,769,110,000)	(46,769,110,000)
As at 30/9/2024	358,583,850,000	(11,000,000)	78,267,784,524	332,376,099,729	769,216,734,253
Period from 01/10/2024 to 31/3/2025					
As at 01/10/2024	358,583,850,000	(11,000,000)	78,267,784,524	332,376,099,729	769,216,734,253
Gain during the period	-	-	-	43,650,882,294	43,650,882,294
Capital increase during the period (*)	53,783,920,000	-	-	-	53,783,920,000
Dividend payment (*)	-	-	-	(107,571,497,500)	(107,571,497,500)
- Cash	-	-	-	(53,787,577,500)	(53,787,577,500)
- Common shares	-	-	-	(53,783,920,000)	(53,783,920,000)
As at 31/3/2025	412,367,770,000	(11,000,000)	78,267,784,524	268,455,484,523	759,080,039,047

(*) According to Resolution No. 1801/2025/NQ-DHDCD/IDV dated 18 January 2025 of the General Meeting of Shareholders; Resolution No. 1411.2/2024/NQ-HDQT/IDV dated 14 November 2024, Resolution No. 1302.1/2025/NQ-HDQT/IDV dated 13 February 2025, and Resolution No. 2502/2025/NQ-HDQT/IDV dated 25 February 2025 of the Board of Directors regarding the 2024 dividend payment:

- Cash dividend rate is 15%, equivalent to VND 53,787,577,500

- Stock dividend rate is 15%, with a total expected number of shares to be issued for dividend payment in 2024 to existing shareholders being 5,378,757 shares, equivalent to VND 53,787,577,500; the total number of shares distributed is 5,378,392 shares, equivalent to VND 53,783,920,000; the number of canceled shares is 365.75 shares.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

17. Owners' equity (continued)

b. Owners' equity in detail

	31/3/2025		01/10/2024	
	VND	Proportion	VND	Proportion
Mr. Hoang Dinh Thang	52,138,850,000	12.64%	45,338,140,000	12.64%
America LLC	72,096,190,000	17.48%	62,692,340,000	17.48%
Mr. Trinh Viet Dung	32,811,150,000	7.96%	28,531,440,000	7.96%
Ms. Nguyen Thi Kien	28,557,700,000	6.93%	14,832,790,000	4.14%
Other shareholders	226,763,880,000	54.99%	207,189,140,000	57.78%
Total	412,367,770,000	100.00%	358,583,850,000	100.00%

c. Capital transactions with owners and distribution of dividends, profit

Contributed capital of owners

*At the beginning of the period**Increase during the period**At the end of the period*

Dividends and profits distributed

From 01/10/2024 to 31/3/2025	From 01/10/2023 to 30/9/2024
412,367,770,000	358,583,850,000
358,583,850,000	311,814,740,000
53,783,920,000	46,769,110,000
412,367,770,000	358,583,850,000
(107,571,497,500)	(93,541,321,000)

d. Shares

Number of shares registered for issuance

Number of shares sold to the public

Common shares

Number of shares in circulation

*Common shares**Par value of share in circulation: VND per share*

31/3/2025

01/10/2024

Share

Share

41,236,777

35,858,385

41,236,777

35,858,385

41,236,777

35,858,385

41,236,777

35,858,385

41,236,777

35,858,385

10,000

10,000

e. Enterprise's funds

Investment and Development Fund

Total

31/3/2025

01/10/2024

78,267,784,524

78,267,784,524

78,267,784,524

78,267,784,524

* Purpose of creating and utilizing funds

Investment and development fund is appropriated from the Company's profit after tax and used for expanding scale of production and business activities or in-depth investment of the Company.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

VI. ADDITIONAL INFORMATION FOR ITEMS IN THE INTERIM INCOME STATEMENT

1. Revenue from goods sold and services rendered

	Current period	Previous period
Revenue from infrastructure usage, management, and raw land rental	11,900,421,668	11,381,980,827
Revenue from wastewater treatment fees	20,305,692,933	17,047,054,078
Total	32,206,114,601	28,429,034,905

2. Net revenue from goods sold and services rendered

	Current period	Previous period
Revenue from infrastructure usage, management, and raw land rental	11,900,421,668	11,381,980,827
Revenue from wastewater treatment fees	20,305,692,933	17,047,054,078
Total	32,206,114,601	28,429,034,905

3. Cost of goods sold

	Current period	Previous period
Cost of infrastructure usage, management, and raw land rental	2,978,830,262	2,992,930,760
Cost of wastewater treatment	9,274,746,207	8,580,806,948
Total	12,253,576,469	11,573,737,708

4. Financial income

	Current period	Previous period
Interest from loans, deposits	3,267,597,804	4,643,780,618
Dividends and profits received	27,821,316,297	31,638,321,351
Profit from selling shares	8,128,115,711	2,014,884,255
Total	39,217,029,812	38,296,986,224

5. Financial expenses

	Current period	Previous period
Loan interest expense	4,355,080,867	1,988,755,270
Reversal of provision for trading securities	(475,237,020)	-
Reversal/Provision for devaluation of investments	61,096,770	(49,102,757)
Others	20,000,000	25,000,000
Total	3,960,940,617	1,964,652,513

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

6. Selling expenses and General and administrative expenses

a. Selling expenses

External services

Total

Current period

Previous period

88,636,818

88,636,818

88,636,818

88,636,818

b. General and administrative expenses

Management staff costs

Cost of materials and office supplies

Fixed asset depreciation

Taxes, fees, charges

External services

Other costs in cash

Total

Current period

Previous period

5,483,698,514

4,912,702,869

280,735,964

341,376,254

616,970,298

392,767,237

8,956,493

11,696,648

750,154,045

1,045,466,047

916,411,537

673,913,243

8,056,926,851

7,377,922,298

7. Other income

Income from leasing offices, warehouses, broadcasting stations, cars

Income from liquidation of tools and instruments

Others

Total

Current period

Previous period

563,127,283

524,954,546

423,952,729

-

11,505,763

5,455,548

998,585,775

530,410,094

8. Other expenses

Administrative penalties

Others

Total

Current period

Previous period

18,726,428

-

20,269,321

-

38,995,749

-

9. Business costs by factor

Raw material cost

Labor cost

Fixed asset depreciation

External services

Other costs in cash

Total

Current period

Previous period

1,195,834,185

473,473,212

8,333,285,649

7,445,189,354

5,785,546,041

5,802,537,538

4,110,940,712

4,645,183,477

973,533,551

673,913,243

20,399,140,138

19,040,296,824

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

10. Current Corporate income tax expense

	Current period	Previous period
Total accounting profit before tax	48,022,653,684	46,251,481,886
Adjustments to profits when calculating tax	(26,163,796,730)	(30,276,077,147)
Adjustments to increase	1,657,519,567	1,362,244,204
Non-deductible expenses	1,657,519,567	1,362,244,204
Non-deductible expenses for assets not used for operating activities	59,611,302	59,611,302
Expenses (penalties)	18,726,428	-
Fixed asset depreciation cost corresponding to the original cost exceeding VND 1.6 billion	125,822,724	-
Salary and allowances of non-executive Board of Directors	1,242,000,000	1,194,000,000
Other non-deductible expenses	211,359,113	108,632,902
Adjustments to decrease	(27,821,316,297)	(31,638,321,351)
Dividends, profits received	(27,821,316,297)	(31,638,321,351)
Total assessable income	21,858,856,954	15,975,404,739
Taxable income at 20%	21,858,856,954	15,975,404,739
Corporate income tax expense calculated on current year taxable income	4,371,771,390	3,195,080,948
Total current corporate income tax expense	4,371,771,390	3,195,080,948

11. Basic earnings per share

According to Vietnamese Accounting Standard No. 30 "Earnings per share", in case an enterprise has to prepare both separate financial statements and consolidated financial statements, it must present information on earnings per share in the consolidated financial statements. Therefore, the Company does not present information on earnings per share in this financial statement.

12. Financial risk management policies and objectives

The risks from financial instruments include market risk, credit risk and liquidity risk.

The Board of Management considers the application of management policies for the above risks as follows:

12.1 Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in market prices. There are three market risks: interest rate risk, foreign exchange risk and other price risks, for example, risk of stock price. Financial instruments affected by the market risks include borrowings and liabilities, deposits, and available-for-sale investments.

The following sensitivity analysis relates to the financial position of the Company as at 30 September 2024 and 31 March 2025.

The sensitivity analysis has been prepared on the basis that the amount of net debt, the ratio of fixed to floating interest rates of the debt and the proportion of the financial instruments in foreign currencies are all constant.

When calculating the sensibility analysis, the Board of Management assumes that the sensibility of available-for-sale liability in the balance sheet and related items in the income statement is affected by changes in the assumption of corresponding market risks. This analysis is based on the financial assets and liabilities that the Company held at 30 September 2024 and 31 March 2025.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

12. Financial risk management policies and objectives (continued)**Interest rate risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. Market risks due to change in the interest rate of the Company mainly relate to the borrowings and liabilities, cash and short-term deposits.

The Company manages the interest rate risk by analyzing the competition status in the market in order to apply the interest rate that brings benefits to the Company and still within the limit of its risk management.

Sensitivity to interest rates

The sensitivity of the Company's (loans and liabilities, cash and short-term deposits) to a reasonably possible change in interest rates is presented as follows.

Assuming all other variables remain unchanged, fluctuations in interest rates on loans with floating rates would impact the company's pre-tax profit as follows: (The significant increase in fluctuations is mainly due to the company's large cash deposits).

	Increase/decrease basis points	Impact on pre-tax profit
Period from 01/10/2024 to 31/03/2025		
VND	+100	(3,110,082,143)
VND	-100	3,110,082,143
Period from 01/10/2023 to 30/09/2024		
VND	+100	(2,335,816,929)
VND	-100	2,335,816,929

The basis point increase/decrease used to analyze interest rate sensitivity is assumed based on current observable market conditions, which indicate higher volatility compared to previous periods.

Foreign exchange risk

Foreign exchange risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in the exchange rate. The Company bears risks due to changes in the exchange rate of currencies other than VND related directly to the Company's operating activities.

The Company manages foreign currency risk by considering current and expected market conditions when planning future transactions in foreign currencies. The Company does not use any derivative financial instruments to hedge its foreign currency risks.

Sensitivity to foreign currencies

The Company did not perform a sensibility analysis to foreign currencies, as the risk of changes in foreign currencies at the balance sheet date is not significant.

Stock price risk

Listed and unlisted shares held by the Company are exposed to market risks due to the uncertainty of their future value. The company manages stock price risk by setting investment limits. The Company's Board of Directors also reviews and approves decisions to invest in stocks.

At the date of the financial statements, the fair value of the Company's investments in listed shares is VND 161,542,360,250.

12.2 Credit risk

Credit risk is the risk due to the uncertainty in the counterparty's ability to meet its obligations causing financial loss. The Company bears credit risks from production and doing business activities (mainly trade receivables) and from its financial activities including deposits, foreign exchange transactions and other financial instruments.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

12.2 Credit risk (continued)

Trade receivables

The Company minimizes the credit risk by only doing business with entities that have a good financial capacity and closely keeping track of the liabilities to speed up the recovery of debts. On the basis of this method and receivables related to different customers, the credit risk does not concentrate on a certain customer.

Bank deposits

The company mainly maintains deposits at large and prestigious banks in Vietnam. The Company finds that the concentration of credit risk on bank deposits is low.

The Company's Board of Management assesses that all financial assets are current and not impaired because these financial assets are related to reputable and solvent customers.

12.3 Liquidity risk

Liquidity risk is the risk that arises from difficulty in fulfilling financial obligations due to a lack of capital. The liquidity risk of the Company mainly arises from the difference in the maturity of the financial assets and liabilities.

The Company supervises liquidity risk by maintaining an amount of cash, cash equivalents and borrowings from banks at the level that the Board of Management considers sufficient to satisfy the Company's activities and minimize influences of changes in cash flows.

The following table summarizes liquidity deadline of the Company's financial liabilities on the basis of estimated payments in accordance with contract which are not discounted:

As at 31/3/2025	Less than 1 year	From 1 to 5 years	Total
Borrowings and liabilities	270,340,000,000	63,193,384,660	333,533,384,660
Trade payables	5,619,582,044	-	5,619,582,044
Accrued expenses	2,324,409,930	-	2,324,409,930
Other payables	9,819,530,278	-	9,819,530,278
Total	288,103,522,252	63,193,384,660	351,296,906,912
As at 01/10/2024	Less than 1 year	From 1 to 5 years	Total
Borrowings and liabilities	219,080,000,000	60,113,384,660	279,193,384,660
Trade payables	8,080,125,189	-	8,080,125,189
Accrued expenses	2,122,365,747	-	2,122,365,747
Other payables	1,440,571,728	-	1,440,571,728
Total	230,723,062,664	60,113,384,660	290,836,447,324

The Company has access to sufficient funding and loans maturing within 12 months can be rolled over with existing lenders.

13. Financial assets and liabilities

The fair value of financial assets and financial liabilities is stated at the value that the financial instruments are convertible in present transaction among partners, except for compulsory sale or disposal.

The Company uses the following methods and assumptions to estimate the fair value:

The fair value of cash on hand and short-term deposits, trade receivables, trade payables and other short-term liabilities is equivalent to the book value of these items because these instruments are in short-term.

The fair value of securities and listed financial liabilities is determined at market value.

For unlisted securities investments with frequent transactions, fair value is determined as the average price provided by three independent securities companies at the end of the financial year.

Except for the items mentioned above, the fair value of long-term financial assets and financial liabilities has not been formally assessed and determined as at 31 March 2025 and 30 September 2024. However, the Board of Management of the Company assess that the fair value of these financial assets and financial liabilities is not materially different from the book value at the end of the period.

VINHPHUC INFRASTRUCTURE DEVELOPMENT JOINT STOCK COMPANY
NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

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For the period from 01 October 2024 to 31 March 2025

Unit: VND

13. Financial assets and liabilities (continued)

The following table presents the book value and fair value of financial instruments presented in the Company's Financial Statements:

	Book value			Fair value	
	31/03/2025	01/10/2024		31/03/2025	01/10/2024
	Value	Provision	Value	Value	Value
Financial assets					
Cash and cash equivalents	22,525,170,363	-	45,611,691,756	22,525,170,363	45,611,691,756
Short-term financial investments	51,359,271,546	(889,639,820)	88,288,177,111	50,469,631,726	86,923,300,271
Trade receivables	4,149,691,349	(19,250,000)	4,919,210,354	4,130,441,349	4,899,960,354
Loan receivables	-	-	24,900,000,000	-	24,900,000,000
Other receivables	781,207,034	-	1,864,961,642	781,207,034	1,864,961,642
Long-term investments (*)	143,809,725,560	(2,476,008,589)	143,809,725,560	(2,358,198,904)	
Total	222,625,065,852	(3,384,898,409)	309,393,766,423	77,906,450,472	164,199,914,023
Financial liabilities					
Borrowings and liabilities	333,533,384,660	-	279,193,384,660	333,533,384,660	279,193,384,660
Trade payables	5,619,582,044	-	8,080,125,189	5,619,582,044	8,080,125,189
Accrued expenses	2,324,409,930	-	2,122,365,747	2,324,409,930	2,122,365,747
Other payables	9,819,530,278	-	1,440,571,728	9,819,530,278	1,440,571,728
Total	351,296,906,912	-	290,836,447,324	351,296,906,912	290,836,447,324

(*) As at 31 March 2025, the Company's long-term investments are VND 143,809,725,560. The fair value of the investment in Construction and Investment Joint Stock Company No. 18 was determined to be VND 146,603,214,000.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

For the period from 01 October 2024 to 31 March 2025

Unit: VND

VII. ADDITIONAL INFORMATION FOR ITEMS IN THE INTERIM CASH FLOW STATEMENT

1. Borrowings collected during the period

	Current period	Previous period
Proceeds from borrowings under normal agreements	111,700,000,000	287,519,993,660

2. Amount of principal paid in the period

	Current period	Previous period
Repayment of loan principal under normal agreements	57,360,000,000	74,660,000,000

VIII. OTHER INFORMATION

1. Contingent liabilities, commitments and other financial information

There are no significant events occurring after the end of the accounting period that require adjustment and presentation in the financial statements.

2. Transaction with related parties

Significant transactions and balances with related parties during the period are as follows:

Transaction with related parties

Related parties	Relationship	Content	Incurred (Exclusive of VAT)
Sales of goods and services			
Company Limited Ha Nam VPID	Subsidiary	Car leasing	90,000,000
Purchase of goods and services			
Song Lo Construction MTV Company Limited	Subsidiary	Construction value	810,180,427
Company Limited Ha Nam VPID	Subsidiary	Car rental	90,000,000
Construction and Investment Joint Stock Company No. 18	Same Board member	Construction value	8,713,888,889
		Purchasing Property	100,576,745,659
Dividends and profits received during the period			
Company Limited Ha Nam VPID	Subsidiary	Distributed profit	23,687,149,682
Trung Thu Hydropower JSC	Board member is major shareholder of Trung Thu Hydropower JSC	Distributed profit	4,134,166,615

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For the period from 01 October 2024 to 31 March 2025

Unit: VND

2. Transaction with related parties (continued)

Related parties	Relationship	Content	Incurred (Exclusive of VAT)
<i>Loan interest, loan principal</i>			
Construction and Investment Joint Stock Company No. 18	Same Board member	Loan interest	1,823,360,704
		Collection of loan interest	1,823,360,704
		Loans	62,334,417,550
		Collection of loan principal	87,234,417,550
<i>Interest expense, loan principal</i>			
Company Limited Ha Nam VPID	Subsidiary	Interest expense	3,928,407,533
Company Limited Ha Nam VPID	Subsidiary	Interest payment on loans	3,723,195,204
Company Limited Ha Nam VPID	Subsidiary	Borrowing	99,700,000,000
Company Limited Ha Nam VPID	Subsidiary	Repayment of principal	52,700,000,000
Trung Anh Joint Stock Company	Same Board member	Interest expense	71,802,740

Balances with related party

Liabilities to related parties are presented in the receivables and payables section in Notes V.3b; V.4b; V.5b; V.6c; V.11b; V.13b; V.16c.

Remuneration of the Board of Directors, income of the Audit Committee and the Board of Management during the period:

Full name	Position	Current period	Previous period
Board of Directors			
Mr. Hoang Dinh Thang	Chairman of the Board of Directors	168,000,000	168,000,000
Mr. Trinh Viet Dung	Vice Chairman of Board of Directors	162,000,000	162,000,000
Mr. Pham Trung Kien	Member of the Board of Directors	138,000,000	69,000,000
Mr. Phung Van Quy	Member of the Board of Directors	138,000,000	138,000,000
Mr. Le Tung Son	Member of the Board of Directors	Remuneration	150,000,000
		Salary	190,000,000
Ms. Nguyen Ngoc Lan	Member of the Board of Directors	138,000,000	138,000,000
Ms. Nguyen Thuy Linh	Independent Board Member - Deputy Head of the Audit Committee	138,000,000	150,000,000
Mr. Pham Huu Anh	Independent Board Member - Head of the Audit Committee	150,000,000	150,000,000
Mr. Ton Tich Quang Nam	Independent Board Member	232,800,000	69,000,000
Board of Management			
Mr. Pham Trung Kien	General Director	554,388,768	539,601,792
Mr. Nguyen Anh De	Deputy General Manager	418,999,032	408,591,321
Total		2,578,187,800	2,322,193,113

These notes are an integral part of the Interim Financial Statements

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

*For the period from 01 October 2024 to 31 March 2025**Unit: VND***3. Comparative information**

Comparative figures as at 01 October 2024 on the Interim Balance Sheet are taken from the Company's Financial Statements for the financial year ended 30 September 2024 audited by the Branch of MOORE AISC Auditing and Informatics Services Company Limited. Comparative figures for the previous period on the Interim Income Statement and Interim Cash Flow Statement are taken from the Company's Financial Statements for the period from 01 October 2023 to 31 March 2024 reviewed by VACO Auditing Company Limited.

4. Information on the going-concern operation: The Company will continue to operate in the future.**PREPARER****Phung Thi Chung Thuy****CHIEF ACCOUNTANT****Nguyen Thi Hoan**

Vinh Phuc, 28 April 2025

GENERAL DIRECTOR**Pham Trung Kien**