

**BECAMEX URBAN DEVELOPMENT JOINT-
STOCK COMPANY**

No: 19/UDJ/2026

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

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Binh Duong, April 17, 2026

Regarding: Disclosure of Q1/2026
financial statements

To: Hanoi Stock Exchange

Persuant to Circular No. 96/2020/TT/BTC dated November 16, 2020 issued by the Ministry of Finance, guiding information disclosure on the securities market, Becamex Urban Development Joint Stock Company hereby discloses the Q1/2026 financial statements to the Hanoi Stock Exchange as follows:

1. Name of Company: **Becamex Urban Development Joint Stock Company**
 - Stock symbol: **UDJ**
 - Address of headoffice: **C1-2-3, DT6 street, Binh Duong Industrial Service Complex, Binh Duong Ward, Ho Chi Minh City.**
 - Telephone: 0274.3816681 Fax: 0274.3816655
 - Email: **becamexudj@gmail.com** Website: **becamexudj.com.vn**

2. Disclosed information Content

- Q1/2026 Financial Statements

- Separate Financial Statements
 Consolidated Financial Statements
 Combined Financial Statements

- Cases requiring explanation:

+ The audit firm issues an opinion other than an unqualified opinion on the Financial Statements (for reviewed/audited financial statements, etc.):

- Yes No

Explanation document (if Yes):

- Yes No

+ Profit after tax in the reporting period shows a difference of 5% or more before and after auditing, or changes from loss to profit (or vice versa):

- Yes No

Explained Text in case of ticking yes

- Yes No



+ Profit after corporate income tax in the income statement for the reporting period changes by 10% or more compared to the same period of the previous year:

Yes No

Explanation document (if Yes):

Yes No

+ Profit after tax in the reporting period is a loss, changing from profit in the same period of the previous year to a loss in this period (or vice versa):

Yes No

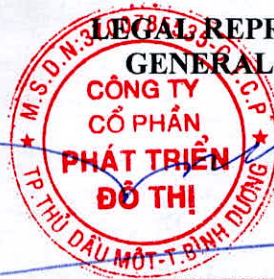
Explanation document (if Yes):

Yes No

This information was published on the company's website on April 17, 2026 at the link: www.becamexudj.com.vn

Attached:

- Q1/2026 Financial Statements



HUYNH GIA DAT



FINANCIAL STATEMENT REPORT

As of March 31, 2026

Currency Unit: VND

Norm	Code	Interpretation	Closing Balance	Opening Balance
1	2	3	4	5
A - SHORT-TERM ASSETS	100		199,062,387,496	207,062,846,933
I. CASH AND CASH EQUIVALENTS	110	V.1	9,912,223,929	15,250,129,664
1. Cash	111		412,223,929	3,250,129,664
2. Cash Equivalents	112		9,500,000,000	12,000,000,000
II. SHORT-TERM INVESTMENTS	120			
1. Trading Securities	121			
2. Allowances for decline in value of trading securities	122			
3. Held-to-Maturity Investments	123			
4. Provision on held-to-maturity investments	124			
5. Other short-term investments	125			
6. Provision for loss on other short-term investments	126			
III. SHORT-TERM RECEIVABLES	130		79,318,497,746	83,118,042,653
1. Short-term trade receivables	131	V.2	78,469,781,650	82,368,642,650
2. Short-term repayments to suppliers	132			
3. Short-term intra-company receivables	133			
4. Receivables under schedule of construction contract	134			
5. Other Short-term Receivables	135	V.4	848,716,096	749,400,003
6. Short-term allowances for doubtful debts	136			
7. Shortage of assets awaiting resolution	137			
IV. INVENTORIES	140		108,330,181,105	108,330,181,105
1. Inventories	141	V.5	108,330,181,105	108,330,181,105
2. Allowances for decline in value of inventories	142			
V. Short-term Biological Assets	150			
1. Consumable Livestock in short-term	151			
2. Consumable Plants or Seasonal Crops in short-term	152			
3. Provision for Loss on Short-term Biological Assets	153			
V. OTHER CURRENT ASSETS	160		1,501,484,716	364,493,511
1. Short-term Prepaid Expenses	161	V.6a	4,532,626	7,741,699
2. Deductible VAT	162			
3. Taxes and other receivables from government budget	163	V.12	1,496,952,090	356,751,812
4. Government bonds purchased for resale	164			
5. Others Current Assets	165			
B - LONG-TERM ASSETS	200		201,765,052,574	201,891,311,474
I. LONG-TERM RECEIVABLES	210			
1. Long-term trade receivables	211			
2. Long-term repayments to suppliers	212			
3. Working capital provided to sub-units	213			
4. Long-term intra-company receivables	214			
5. Other Long-term Receivables	215			
6. Long-term allowances for doubtful debts	216			



Norm	Code	Interpretation	Closing Balance	Opening Balance
1	2	3	4	5
II. FIXED ASSETS	220		17,450,779,109	17,594,678,099
1. Tangible Fixed Assets	221	V.7	5,570,021,884	5,623,228,072
- Historical Cost	222		12,503,823,899	12,503,823,899
- Accumulated Depreciation	223		(6,933,802,015)	(6,880,595,827)
2. Finance lease fixed assets	224			
- Historical Cost	225			
- Accumulated Depreciation	226			
3. Intangible Fixed Assets	227	V.8	11,880,757,225	11,971,450,027
- Historical Cost	228		11,971,450,027	11,971,450,027
- Accumulated Depreciation	229		(90,692,802)	
III. Long-term Biological Assets	230			
1. Bearer Livestock	231			
a) Bearer Livestock: Cost of Immature Phase	232			
b) Bearer Livestock: Cost of Mature Phase	233			
- Original Cost	234			
- Accumulated Depreciation	235			
2. Consumable Livestock in long-term	236			
3. Consumable Plants or Seasonal Crops in long-term	237			
4. Provision for Loss on Biological Assets: Long term	238			
III. INVESTMENT PROPERTIES	240			
- Historical Cost	241			
- Accumulated Depreciation	242			
IV. LONG-TERM ASSETS IN PROGRESS	250		184,294,383,000	184,294,383,000
1. Long-term Work In Progress	251	V.9	184,294,383,000	184,294,383,000
2. Construction in progress	252			
V. LONG-TERM INVESTMENTS	260			
1. Investments in Subsidiaries	261			
2. Investments in joint ventures and associates	262			
3. Investments in equity of other entities	263			
4. Provision for loss on investments in other companies in long-	264			
5. Held-to-Maturity Investments	265			
6. Provision for loss on held-to-maturity investments in long-ter	266			
VI. OTHER LONG-TERM ASSETS	270		19,890,465	2,250,375
1. Long-term Deferred Expenses	271	V.6b	19,890,465	2,250,375
2. Deferred Income Tax Assets	272			
3. Long-term equipment and spare parts for replacement	273			
4. Other long-term assets	274			
TOTAL ASSETS	280		400,827,440,070	408,954,158,407
C - LIABILITIES	300		174,316,678,296	181,341,582,092
I. SHORT-TERM LIABILITIES	310		160,709,165,085	167,734,068,881
1. Short-term trade payables	311		147,345,762,364	152,314,281,617
2. Short-term prepayments from customers	312		10,359,000,200	10,359,000,200
3. Dividend and interest payables	313		741,501,900	764,751,900
4. Taxes and other payables to government budget in short-term	314		237,500	1,800,000
5. Payables to employees	315		200,686,498	200,111,100
6. Short-term accrued expenses	316			65,000,000
7. Short-term intra-company payables	317			
8. Payables under schedule of construction contract	318			
9. Short-term Deferred Revenues	319			
10. Other Short-term Payables	320		1,158,504,938	2,691,502,379

This report must be read in conjunction with the Notes to the Financial Statements.

Norm	Code	Interpretation	Closing Balance	Opening Balance
1	2	3	4	5
11. Short-term borrowings and finance lease liabilities	321			
12. Short-term provisions	322			
13. Bonus and welfare fund	323		903,471,685	1,337,621,685
14. Price Stabilisation Fund	324			
15. Government bonds purchased for resale	325			
II. LONG-TERM LIABILITIES	330		13,607,513,211	13,607,513,211
1. Long-term trade payables	331		13,607,513,211	13,607,513,211
2. Long-term repayments from customers	332			
3. Taxes and other payables to government budget in long-term	333			
4. Long-term accrued expenses	334			
5. Intra-company payables for operating capital received	335			
6. Long-term intra-company payables	336			
7. Long-term Deferred Revenues	337			
8. Other Long-term Payables	338			
9. Long-term borrowings and finance lease liabilities	339			
10. Convertible Bonds	340			
11. Preferred Shares	341			
12. Deferred income tax payables	342			
13. Long-term provisions	343			
14. Science and Technology Development Fund	344			
D - OWNER'S EQUITY	400		226,510,761,774	227,612,576,315
1. Contributed capital	411		165,000,000,000	165,000,000,000
- Ordinary Shares with Voting Right	411A		165,000,000,000	165,000,000,000
- Preferred Shares	411B			
2. Capital surplus	412		9,946,177,034	9,946,177,034
3. Conversion options on convertible bonds	413			
4. Other capital	414			
5. Treasury shares	415			
6. Differences upon asset revaluation	416			
7. Exchange Rate Differences	417			
8. Development and investment funds	418		43,812,587,308	43,812,587,308
9. Other equity funds	419			
10. Undistributed profit after tax	420		7,751,997,432	8,853,811,973
- Undistributed profit after tax brought forward	420A		8,853,811,973	8,853,811,973
- Undistributed profit after tax for the current year	420B		(1,101,814,541)	
TOTAL SOURCES	440		400,827,440,070	408,954,158,407

PREPARED BY
(Signature, full name)

BUI THI HONG ANH

CHIEF ACCOUNTANT
(Signature, full name)

NGUYEN PHAM VAN KHOA

Approved, April 9, 2026

LEGAL REPRESENTATIVE

(Signature, full name, seal)



HUYNH GIA DAT

REPORT ON BUSINESS PERFORMANCE

Accounting period from March 1st to March 31st, 2026

Currency Unit: VND

Norm	Code	Interpretation	Quarter 1		Accu. from Beginning of Year	
			Current Year	Previous Year	Current Year	Previous Year
1	2	3	4	5	6	7
1. Revenues from sales and services rendered	01	VI.1	3,000,000	4,241,898,422	3,000,000	4,241,898,422
2. Revenue deductions	02					
3. Net revenues from sales and services rendered (10=01-02)	10	VI.2	3,000,000	4,241,898,422	3,000,000	4,241,898,422
4. Costs of goods sold	11			3,863,718,315		3,863,718,315
5. Gross revenues from sales and services rendered (20=01-02-03+04)	20	VI.3	3,000,000	378,180,107	3,000,000	378,180,107
4. Profit and Loss from the investment property selling	21					
7. Financial income	22	VI.4	113,165,297	434,310	113,165,297	434,310
8. Financial expenses	23			107,291,250		107,291,250
- In Which: Borrowing Cost	24					
9. Selling expenses	25					
10. General administration expenses	26	VI.5	1,217,979,838	1,157,754,532	1,217,979,838	1,157,754,532
11. Net profits from operating activities {30=20+21+22-(23+25+26)}	30		(1,101,814,541)	(886,431,365)	(1,101,814,541)	(886,431,365)
12. Other income	31					
13. Other expenses	32	VI.6		300,055,145		300,055,145
14. Other profits (40=31-32)	40			(300,055,145)		(300,055,145)
15. Total net profit before tax (50=30+40)	50	V.12	(1,101,814,541)	(1,186,486,510)	(1,101,814,541)	(1,186,486,510)
16. Current corporate income tax expenses	51					
17. Deferred corporate income tax expenses	52					
18. Profits after enterprise income tax (60=50-51-52)	60	V.12	(1,101,814,541)	(1,186,486,510)	(1,101,814,541)	(1,186,486,510)
19. Basic earnings per share	70	VI.7	(72)	(78)	(72)	(78)
20. Diluted earnings per share	71	VI.7	(72)	(78)	(72)	(78)

Approved, April 9, 2026

PREPARED BY

(Signature, full name)



BUI THI HONG ANH

CHIEF ACCOUNTANT

(Signature, full name)



NGUYEN PHAM VAN KHOA

LEGAL REPRESENTATIVE

(Signature, full name, seal)



TRUYNH GIA DAT

CASH FLOW STATEMENT

Accounting period from March 1st to March 31st, 2026

Currency: VND

Article	Code	Interpretation	Accu. from Beginning of Year	
			Current Year	Previous Year
1	2	3	4	5
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before Tax	01		(1,101,814,541)	(1,186,486,510)
2. Adjustments for				
- Depreciation of Fixed Asset and Investment Properties	02	V.7	143,898,990	53,206,188
- Provisions	03			
- Gains (losses) on exchange rate differences from revaluation of	04			
Profit and Loss from the financial investment activities	05	VI.3	(113,165,297)	
- Borrowing Cost	06			
- Other Adjustments	07			
3. Operating Profit before Changes in Working Capital	08		(1,071,080,848)	(1,133,280,322)
- Increase (decrease) in receivables	09		3,793,558,931	(1,521,398,551)
- Increase (decrease) in inventories	10			3,865,257,625
- Increase (decrease) in payables (exclusive of interest payables, e	11		(6,600,166,296)	157,299,643
- Increase (decrease) in deferred expenses	12		(14,431,017)	1,323,750
- Increase (decrease) in trading securities	13			
- Paid Borrowing Cost	14			
- Enterprise income tax paid	15	V.12	(1,120,858,840)	(1,509,702,633)
- Other Receipts from Operating Activities	16			
- Other payments on operating activities	17	V.17	(399,925,000)	(227,850,000)
Net Cash Flows from Operating Activities	20		(5,412,903,070)	(368,350,488)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase or construction of fixed assets and other long-term as	21			
2. Proceeds from disposals of fixed assets and other long-term ass	22			
3. Loans and purchase of debt instruments from other entities	23			
4. Collection of loans and repurchase of debt instruments of othe	24			
5. Equity investments in other entities	25			
6. Proceeds from equity investment in other entities	26			
7. Interest and dividend received	27	V.4; VI.3	98,247,335	
Net Cash Flows from Investing Activities	30		98,247,335	
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from issuance of shares and receipt of contributed ca	31			
2. Repayments of contributed capital and repurchase of stock iss	32			
3. Proceeds from borrowings	33			
4. Repayment of principal	34			
5. Repayment of financial principal	35			
6. Dividends or profits paid to owners	36	V.15	(23,250,000)	(36,800,000)
Net Cash Flows from Financing Activities	40		(23,250,000)	(36,800,000)
Net cash flows during the fiscal year (50=20+30+40)	50		(5,337,905,735)	(405,150,488)
Cash and cash equivalents at the beginning of fiscal year	60		15,250,129,664	1,700,024,705

Article	Code	Interpretation	Accu. from Beginning of Year	
			Current Year	Previous Year
1	2	3	4	5
Effect of exchange rate fluctuations	61			
Cash and cash equivalents at the end of fiscal year (70=50+60+61)	70		9,912,223,929	1,294,874,217

Approved, April 9, 2026

PREPARED BY

(Signature, full name)

BUI THI HONG ANH

CHIEF ACCOUNTANT

(Signature, full name)

NGUYEN PHAM VAN KHOA

LEGAL REPRESENTATIVE

(Signature, full name)



NGUYEN GIA DAT



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Binh Duong Ward, Ho Chi Minh City

First quarter for the fiscal year ending December 31, 2026

NOTES TO THE FINANCIAL STATEMENTS

First quarter for the fiscal year ending December 31, 2026

I. GENERAL INFORMATION

1. Ownership form

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

2. Operating field

The company's business field is trade and services.

3. Principal business activities

The main business activities of the Company are: Investment in construction and business of technical infrastructure for industrial zones, residential areas, and urban areas; Real estate business, leasing of housing, apartments, factories, and offices; Real estate brokerage services; Land leveling; Consulting, design, supervision, construction, and interior decoration.

4. Normal operating cycle

Normal operating cycle of the Company is within 12 months.

5. Statement of information comparability on the Financial Statements

The figures in the current year can be comparable with corresponding figures in the previous year.

6. Headcount

As of the balance sheet date, the Company’s headcount is 14 (headcount at the beginning of the year: 14).

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

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

2. Accounting currency unit

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

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Company applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 99/2025/TT-BTC dated October 27, 2025, along with relevant circulars guiding the implementation of accounting standards issued by the Ministry of Finance in the preparation and presentation of interim financial statements.

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

The Board of Directors ensures to follow all the requirements of the Vietnamese Accounting Standards and System, which were issued together with the Circular No. 99/2025/TT-BTC dated October 27, 2025, as well as relevant circulars guiding the implementation of accounting standards issued by the Ministry of Finance in the preparation and presentation of financial statements.



BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Binh Duong Ward, Ho Chi Minh City

First quarter for the fiscal year ending December 31, 2026

Notes to the Financial Statements (cont.)

IV. APPLICABLE ACCOUNTING POLICIES

1. Accounting convention

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

2. Cash and cash equivalents

Cash includes cash on hand and demand deposits in banks. Cash equivalents are short-term investments of which the due dates cannot exceed 03 months from the dates of the investments and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash as of the balance sheet date.

3. Financial investments

Investments held to maturity

Investments are classified as held to maturity when the Company has the intent and ability to hold them until maturity. Held-to-maturity investments include: time deposits (including various types of promissory notes and certificates of deposit), bonds, preferred stocks that the issuer is required to redeem at a certain point in the future, and loans held to maturity for the purpose of earning periodic interest, as well as other held-to-maturity investments.

Investments held to maturity are initially recognized at cost, which includes the purchase price and related transaction costs. After initial recognition, these investments are recorded at their recoverable amount. Interest income from investments held to maturity after the purchase date is recognized in the Income Statement on an accrual basis. Interest earned before the Company holds the investment is deducted from the cost at the time of purchase.

When there is clear evidence that a part or all of the investment may be unrecoverable and the amount of loss can be reliably determined, the loss is recognized as a financial expense in the year and directly reduces the value of the investment.

4. Pending cost

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

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

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

Allowance is made for each doubtful debt on the basis of the debt age after offsetting against payables obligations (if any) or estimated loss as follows:

- As for overdue debts for telecommunications, IT, post-paid television, retail goods with deferred/installment payment from individuals:
 - 30% of the value of debts outstanding from 03 months to under 06 months.
 - 50% of the value of debts outstanding from 06 months to under 09 months.
 - 70% of the value of debts outstanding from 09 months to under 12 months.
 - 100% of the value of debts outstanding from over 12 months.
- As for other outstanding debts:
 - 30% of the value of debts outstanding from 06 months to under 01 year.
 - 50% of the value of debts outstanding from 01 year to under 02 years.
 - 70% of the value of debts outstanding from 02 years to under 03 years.
 - 100% of the value of debts outstanding from 03 years.
- As for doubtful debts: Allowance is made on the basis of the estimated loss.

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

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Binh Duong Ward, Ho Chi Minh City

First quarter for the fiscal year ending December 31, 2026

Notes to the Financial Statements (cont.)

5. Inventories

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

Cost of inventories is determined as follows:

- For materials and merchandises: Costs comprise costs of purchases and other directly relevant costs incurred in bringing the inventories to their present location and conditions.
- Work-in-process: Costs comprise costs of main materials, labors and other directly relevant expenses.

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

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

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

6. Pending cost

Provisions for deferred expenses comprise actual expenses arising and relevant to financial performance in several fiscal years. Prepaid expenses of the Company mainly include expenses of tools, land rental, exploration materials and equipment, construction and repair expenses. These prepaid expenses are allocated over the prepayment period or period of corresponding economic benefits generated from these expenses.

Software licensing costs

The one-time software licensing costs are allocated using the straight-line method over 12 months.

Tools

Expenses of tools being put into use are allocated into expenses in accordance with the straight-line method for the maximum period of 02 years.

Other expenses

Other expenses are allocated into expenses in accordance with the straight-line method for the maximum period of 02 years.

7. Tangible fixed assets

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Company to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into operation costs during the year.

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

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

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	05 – 40
Machinery and equipment	06 – 07
Vehicles	07 – 08
Office equipment	04 – 05
Other tangible fixed assets	03 – 05

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Binh Duong Ward, Ho Chi Minh City

First quarter for the fiscal year ending December 31, 2026

Notes to the Financial Statements (cont.)

8. Payables and accrued expenses

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

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

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

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

9. Provisions for payables

Provisions are recorded when the Company has present obligations (legal or constructive) as a result of a past event; it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and a reliable estimate can be made of the amount of the obligation.

If time causes material effects, the provisions will be determined by deducting the amount to be spent in future to settle the liability at the pre-tax discount rate that reflects the assessments of the time value of money and the specific risks from this liability in the current market. The increase in provisions due to the effect of time will be recognized as a financial expense.

The Company's provisions for payables only include provisions on warranty of construction works:

Provisions for warranty expenses are made for each type of construction works under the commitment of warranty.

The warranty provision rate is set at 2% of the revenue from construction projects that require a warranty. This rate is estimated on the basis of weighted rate of all the possible bad results with corresponding probability. Upon expiry of the warranty period, provisions for warranty of construction works which are not used or not used up are recorded in other income.

10. Owner's equity

Capital

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

Treasury stock

When repurchasing shares issued by the Company, the payment amount, including related transaction costs, is recorded as treasury stock and reflected as a deduction in equity. Upon reissue, the difference between the reissue price and the book value of the treasury shares is recorded under "Additional paid-in capital."

11. Profit distribution

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

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

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

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Notes to the Financial Statements (cont.)

Dividends are recorded as payables upon approval of the General Meeting of Shareholders and when there is a notice on dividend payment of the Board of Management.

12. Recognition of sales and income

Sales of service provision

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

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

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

Real estate sales revenue

Revenue from real estate sales in which the Company is the investor is recognized when all of the following conditions are met:

- The real estate has been fully completed and handed over to the buyer; the company has transferred the risks and benefits associated with the ownership of the property to the buyer.
- The company no longer holds the rights to manage the property as the owner of the property or the rights to control the property.
- Revenue is determined relatively confidently.
- The company has obtained or will obtain economic benefits from the real estate sale transaction.
- Identify the costs associated with real estate sales transactions.

In cases where the customer has the right to complete the interior of the property and the Company carries out the interior completion of the property according to the design, model, and requirements of the customer under a separate interior completion contract, the revenue is recognized upon completion and handover of the shell construction to the customer..

Real estate sales revenue

Sales of real estates sold for irrevocable contracts shall be recognized when all of the following conditions are satisfied:

- the Company has transferred most of risks and benefits incidents to the ownership of the land use right to the buyer.
- the amount of sales can be measured reliably.
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.
- the Company received or shall probably receive the economic benefits associated with the transaction.

Interest

Interest is recorded, based on the term and the actual interest rate applied in each particular period.

Dividends and profit shared

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

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Notes to the Financial Statements (cont.)

13. Borrowing costs

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

Borrowing costs are recorded as an expense when it is incurred. In case the borrowing costs are directly attributable to the construction or the production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for intended use or sales of the asset, these costs will be included in the cost of that asset. To the extent that the borrowings are especially for the purpose of construction of fixed assets and investment properties, the borrowing cost is eligible for capitalization even if construction period is under 12 months. Incomes arisen from provisional investments as loans are recognized as a decrease in the costs of relevant assets.

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

14. Expenses

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

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

15. Corporate income tax

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

Current income tax

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

Deferred income tax

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

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

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rate to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as of the balance sheet date. Deferred income tax is recognized in the Income Statement. In



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Notes to the Financial Statements (cont.)

the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

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

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

16. Related parties

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

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

17. Segment reporting

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

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

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

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE BALANCE SHEET

1. Cash and cash equivalents

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	85.002.214	164.587.169
Demand deposits in banks	327.221.715	3.085.542.495
Cash equivalents	9.500.000.000	12.000.000.000
Total	<u>9.912.223.929</u>	<u>15.250.129.664</u>

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Notes to the Financial Statements (cont.)

2. Short-term trade receivables

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Receivables from related parties</i>	-	-
<i>Receivables from other customers</i>	78.469.781.650	82.368.642.650
Mrs. Tran Thi Tinh	21.534.034.150	21.534.034.150
Mrs. Nguyen Thi Hue	10.947.000.000	9.561.000.000
Other customers	45.988.747.500	51.273.608.500
Total	<u>78.469.781.650</u>	<u>82.368.642.650</u>

3. Short-term prepayments to suppliers

	<u>Ending balance</u>	<u>Beginning balance</u>
Other suppliers	-	-
Total	<u>-</u>	<u>-</u>

4. Other receivables

4a. Other short-term receivables

	<u>Ending balance</u>		<u>Beginning balance</u>	
	Value	Allowance	Value	Allowance
<i>Receivables from related parties</i>	-	-	-	-
<i>Receivables from other organizations, individuals</i>	-	-	-	-
Temporary corporate income tax for advance payments from real estate business activities.	142.208.442		142.208.442	
Output VAT for advance payments received from customers according to the payment schedule.	360.932.027		360.932.027	
Interest on bank deposits receivable	14.917.808		14.794.521	
Short-term deposits	312.897	-	312.743	-
Advances	178.222.031	-	142.754.484	-
Other short-term receivables	152.122.891	-	88.397.786	-
Total	<u>848.716.096</u>	<u>-</u>	<u>749.400.003</u>	<u>-</u>

5. Inventories

	<u>Ending balance</u>		<u>Beginning balance</u>	
	Original costs	Allowance	Original costs	Allowance
Green Pearl Project	108.330.181.105	-	108.330.181.105	-
Bau Bang Workers' Housing Project	-	-	-	-
Total	<u>108.330.181.105</u>	<u>-</u>	<u>108.330.181.105</u>	<u>-</u>

6. Pending costs

6a. Short-term deferred expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
Cost of tools and equipment	4.532.626	7.741.699
Total	<u>4.532.626</u>	<u>7.741.699</u>

6b. Long-term deferred costs

	<u>Ending balance</u>	<u>Beginning balance</u>
Cost of tools and software plus	19.890.465	2.250.375
Total	<u>19.890.465</u>	<u>2.250.375</u>

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Notes to the Financial Statements (cont.)

7. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Total
Historical costs					
Beginning balance	8.799.523.183	1.919.549.712	1.231.372.845	553.378.159	12.503.823.899
Ending balance	8.799.523.183	1.919.549.712	1.231.372.845	553.378.159	12.503.823.899
<i>In which:</i>					
Assets fully depreciated but still in use	286.533.300	1.812.883.046	1.231.372.845	417.313.250	3.748.102.441
Assets waiting for liquidation	-	106.666.666	-	136.064.909	242.731.575
Depreciation					
Beginning balance	3.176.295.111	1.919.549.712	1.231.372.845	553.378.159	6.667.771.075
Depreciation during the year	53.206.188	-	-	-	53.206.188
Ending balance	3.229.501.299	1.919.549.712	1.231.372.845	553.378.159	6.720.977.263
Net book values					
Beginning balance	5.836.052.824	-	-	-	5.836.052.824
Ending balance	5.570.021.884	-	-	-	5.570.021.884
<i>In which:</i>					
Assets temporarily not in use	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-

8. Intangible Fixed Assets

	Land use rights Copyrights	Patents Trademarks	Trade names	Computer software	Total
Historical costs					
Beginning balance	11.971.450.027	-	-	-	11.971.450.027
Additions during the year/period					
Internally generated					
Other increases (specify)					
Disposals					
Other decreases (specify)					
Ending balance	11.971.450.027	-	-	-	11.971.450.027
<i>In which:</i>					
Assets fully depreciated but still in use	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-
Depreciation					
Beginning balance	-	-	-	-	-
Depreciation during the year	90.692.802	-	-	-	90.692.802
Ending balance	90.692.802	-	-	-	90.692.802
Net book values					
Beginning balance	11.971.450.027	-	-	-	11.971.450.027
Ending balance	11.880.757.225	-	-	-	11.880.757.225

9. Long-term unfinished business production costs

	Ending balance		Beginning balance	
	Original costs	Allowance	Original costs	Allowance
Hoa Loi Resettlement Area Project	184.294.383.000	-	184.294.383.000	-
Total	184.294.383.000	-	184.294.383.000	-

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Notes to the Financial Statements (cont.)

10. Short-term trade payables

9a. Short-term trade payables

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related parties</i>	<i>143.518.742.226</i>	<i>143.518.742.228</i>
Becamex Investment and Industrial Development Group	132.079.373.226	132.079.373.226
Becamex Infrastructure Development Joint Stock Company	11.437.719.000	11.437.719.000
Vietnam Technology and Telecommunication Joint Stock Company	1.650.000	1.650.002
<i>Payables to other suppliers</i>	<i>3.827.020.138</i>	<i>8.795.539.389</i>
Other suppliers	3.827.020.138	8.795.539.389
Total	<u>147.345.762.364</u>	<u>152.314.281.617</u>

9b. Long-term trade payables

The payables to Becamex Investment and Industrial Development Group is the investor.

9c. Outstanding trade payables

The Company has no outstanding trade payables.

11. Short-term advances from customers

	<u>Ending balance</u>	<u>Beginning balance</u>
Mrs. Doan Thi Giap	10.359.000.200	10.359.000.200
Total	<u>10.359.000.200</u>	<u>10.359.000.200</u>

12. Taxes and other obligations to the State Budget

	<u>Beginning balance</u>		<u>Increase during the year</u>		<u>Ending balance</u>	
	<u>Payables</u>	<u>Receivables</u>	<u>Amount payable</u>	<u>Amount already paid</u>	<u>Payables</u>	<u>Receivables</u>
VAT on local sales	-	51.849.295	(12.448.438)	-	-	64.297.733
Corporate income tax (*)	-	259.718.001	-	(1.120.858.840)	-	1.380.576.841
Corporate income tax temporarily paid for the advance payment received from real estate transfer activities.	-	-	-	-	-	-
Personal income tax (TK 3335.1)	-	45.184.516	122.035.564	(128.928.564)	-	52.077.516
Personal income tax (TK 3335.2)	1.800.000	-	1.162.500	(2.725.000)	237.500	-
Other taxes	-	-	3.000.000	(3.000.000)	-	-
Total	<u>1.800.000</u>	<u>356.751.812</u>	<u>110.749.626</u>	<u>(1.252.512.404)</u>	<u>237.500</u>	<u>1.496.952.090</u>

(*) Corporate income tax payable includes:

Corporate income tax payable for the year 2025: -

Offset the provisional corporate income tax paid on real estate that generated revenue during the period -

Total -

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Notes to the Financial Statements (cont.)**Value added tax (VAT)**

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

- Computer software	Not subject to tax
- Goods and other services	10%

Corporate income tax

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

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

	<u>Current quarter</u>	<u>Previous quarter</u>
Total accounting profit before tax	(1.101.814.541)	(1.186.486.510)
Increases/(decreases) of accounting profit to determine profit subject to corporate income tax:		
- Increases	-	148.908.000
- Decreases	-	-
Income subject to tax	<u>(1.101.814.541)</u>	<u>(1.037.578.510)</u>
Income exempted from tax	-	-
Taxable income	<u>(1.101.814.541)</u>	<u>(1.037.578.510)</u>
Corporate income tax rate	20%	20%
Corporate income tax payable at common tax rate	-	-
Corporate income tax is exempted or reduced (*)	-	-
Corporate income tax to be paid	<u>-</u>	<u>-</u>

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

Corporate income tax temporarily paid for the advance payment received from real estate transfer activities.

The company must temporarily pay corporate income tax at a rate of 1% on the amount received in advance from real estate transfer activities in accordance with Circular No. 78/2014/TT-BTC dated June 18, 2014, of the Ministry of Finance. The company will settle the corporate income tax payable for this activity upon the transfer of the real estate.

Other taxes

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

13. Payables to employees

This item reflects the wages still owed to employees.

14. Short-term accrued expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
Payables to related parties	-	-
Payables to other organizations and individuals	-	-
Other short-term accrued expenses	-	65.000.000
Total	<u>-</u>	<u>65.000.000</u>

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Notes to the Financial Statements (cont.)

15. Dividends and profits must be paid

	<u>Ending balance</u>	<u>Beginning balance</u>
Dividends still payable to shareholders	741.501.900	764.751.900
Total	<u>741.501.900</u>	<u>764.751.900</u>

16. Other payables**16a. Other short-term payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related parties</i>	-	1.216.890.312
Becamex Investment and Industrial Development Group – Dividends payables	-	-
Investment and Industrial Development Corporation – Delayed dividend interest	-	-
Investment and Industrial Development Corporation – Late payment interest on debts	-	1.216.890.312
<i>Payables to other organizations and individuals</i>	1.158.504.938	1.474.612.067
Trade Union's expenditure	41.776.308	41.776.308
<i>Dividends and profits payables</i>	-	-
Short-term deposits	-	325.500.000
Other short-term payables	1.141.953.860	1.107.335.759
Total	<u>1.158.504.938</u>	<u>2.691.502.379</u>

16b. Other long-term payables**16c. Outstanding debts**

The Company has no other outstanding debts.

17. Bonus and welfare funds

The Company only has bonus fund. Details are as follows:

	<u>Final number</u>	<u>First number of the year</u>
First number of the period	1.337.621.685	1.937.373.643
Increase due to appropriation from profit	-	338.860.542
Disbursement during the period	(434.150.000)	(938.612.500)
Ending balance	<u>903.471.685</u>	<u>1.337.621.685</u>

18. Owner's equity**18a. Statement of fluctuations in owner's equity**

	<u>Capital</u>	<u>Share premiums</u>	<u>Treasury stock</u>	<u>Investment and development fund</u>	<u>Retained earnings</u>	<u>Total</u>
Beginning balance of the previous year	165.000.000.000	9.946.177.034	-	42.457.145.138	13.872.350.300	231.275.672.472
Profit during the previous time	-	-	-	-	(1.186.486.510)	(1.186.486.510)
Appropriation for funds during the previous time	-	-	-	-	-	-
Share premiums	-	-	-	-	-	-
Treasury stock	-	-	-	-	-	-
Dividend distribution during the previous time	-	-	-	-	-	-
Remuneration of the	-	-	-	-	-	-

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Notes to the Financial Statements (cont.)

	Capital	Share premiums	Treasury stock	Investment and development fund	Retained earnings	Total
Board of Management, Bonuses for Executive Officers for the previous time						
Ending balance of the previous time	<u>165.000.000.000</u>	<u>9.946.177.034</u>	<u>-</u>	<u>42.457.145.138</u>	<u>12.685.863.790</u>	<u>230.089.185.962</u>
Beginning balance of the beginning of this year	165.000.000.000	9.946.177.034	-	43.812.587.308	8.853.811.973	227.612.576.315
Profit during the current time	-	-	-	-	(1.101.814.541)	(1.101.814.541)
Appropriation for funds during the current quarter	-	-	-	-	-	-
Reissue of treasury shares						
Dividend distribution during the current time	-	-	-	-	-	-
Remuneration of the Board of Management, Bonuses for Executive Officers for the current time	-	-	-	-	-	-
Ending balance of the current time	<u>165.000.000.000</u>	<u>9.946.177.034</u>	<u>-</u>	<u>43.812.587.308</u>	<u>7.751.997.432</u>	<u>226.510.761.774</u>

18b. Details of capital contribution of the owners

	Ending balance	Beginning balance
Investment and Industrial Development Corporation	84.150.000.000	84.150.000.000
Other shareholders	80.850.000.000	80.850.000.000
Total	<u>165.000.000.000</u>	<u>165.000.000.000</u>

18c. Shares

	Ending balance	Beginning balance
Number of shares registered to be issued	16.500.000	16.500.000
Number of shares already sold to the public	16.500.000	16.500.000
- Common shares	16.500.000	16.500.000
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	16.500.000	16.500.000
- Common shares	16.500.000	16.500.000
- Preferred shares	-	-

Face value of outstanding shares: VND 10.000.

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Notes to the Financial Statements (cont.)**VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE INCOME STATEMENT****1. Sales****Gross sales**

	<u>Current quarter</u>	<u>Previous quarter</u>
Sales of real estate	-	4.234.898.422
Sales of other services	3.000.000	7.000.000
Total	3.000.000	4.241.898.422

2. Costs of sales

	<u>Current quarter</u>	<u>Previous quarter</u>
Costs of real estate sold	-	3.863.718.315
Total	-	3.863.718.315

3. Financial income

	<u>Current quarter</u>	<u>Previous quarter</u>
Term deposit interests	112.257.531	-
Demand deposit interests	907.766	434.310
Total	113.165.297	434.310

4. General and administration expenses

	<u>Current quarter</u>	<u>Previous quarter</u>
Employees	856.074.277	900.955.049
Office supplies	15.891.270	7.408.829
Office stationery	143.898.990	53.206.188
Depreciation/(amortization) of fixed assets	-	-
Provisions and allowances	776.682	3.058.000
External services rendered	63.567.128	63.264.596
Other expenses	137.771.491	129.861.870
Total	1.217.979.838	1.157.754.532

5. Financial expenses

	<u>Current quarter</u>	<u>Previous quarter</u>
Other financial expenses	-	107.291.250
Total	-	107.291.250

6. Other expenses

	<u>Current quarter</u>	<u>Previous quarter</u>
Other expenses	-	303.389.091
Total	-	303.389.091

7. Earnings per share**7a. Basis/diluted earnings per share**

	<u>Current quarter</u>	<u>Previous quarter</u>
Accounting profit after corporate income tax	(1.101.814.541)	(1.186.486.510)
Extraction for bonus and welfare funds	(55.091.000)	(59.324.000)
Bonus to the Board of Management, the Executive Officers and the Control Board	(33.054.000)	(35.595.000)
Profit used to calculate basic/diluted earnings per share	(1.189.959.541)	(1.281.405.510)

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Notes to the Financial Statements (cont.)

	<u>Current quarter</u>	<u>Previous quarter</u>
The average number of ordinary shares outstanding during the year	16.500.000	16.500.000
Basic/diluted earnings per share	<u>(72)</u>	<u>(78)</u>

7b. Other information

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

8. Operating costs

	<u>Current quarter</u>	<u>Previous quarter</u>
Materials and supplies	15.891.270	7.408.829
Labor	856.074.277	900.955.049
Depreciation/(amortization) of fixed assets	143.898.990	53.206.188
External services rendered	63.567.128	66.150.349
Other expenses	138.548.173	132.919.870
Total	<u>1.217.979.838</u>	<u>1.160.640.285</u>

VII. OTHER DISCLOSURES**1. Transactions and balances with related parties**

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

1a. Transactions and balances with the key managers and their related individuals

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

Transactions with the key managers and their related individuals

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

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

The company has no receivables with key management members and their related individuals

Income of the key managers and the Control Board/the controller

	<u>Current quarter</u>	<u>Previous quarter</u>
Mr. Nguyen Minh Dong – Chairman	198.000.000	158.400.000
Mr. Quang Van Viet Cuong - Vice Chairman	-	-
Mrs. Phan Viet Yen - Member of the Board of Management	-	-
Mr. Huynh Vinh Thanh - Member of the Board of Management	-	-
Mrs. Nguyen Thi Thanh Tra – Member of the Board of Management	-	-
Mr. Nguyen Hai Hoang - Chief of the Board	-	-
Mrs. Huynh Thi Que Anh - Controller	-	-
Mrs. Le Thi Thuy Duong - Controller	-	-
Mr. Huynh Gia Dat - General Director	184.500.000	147.600.000
Mr. Nguyen Pham Van Khoa – Chief Accountant	137.100.000	109.680.000
Total	<u>519.600.000</u>	<u>415.680.000</u>

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

Address: C1-2-3 DT6 Street, Binh Duong Industrial Service Complex, Binh Duong Ward, Ho Chi Minh City

First quarter for the fiscal year ending December 31, 2026

Notes to the Financial Statements (cont.)

	<u>Current quarter</u>	<u>Previous quarter</u>
1b. Transactions and balances with other related parties		
Other related parties of the Company include:		
Other related parties	Relationship	
Becamex Investment and Industrial Development Group	Parent company	
Becamex Building Materials Joint Stock Company	Group company	
Binh Duong Trade and Development Joint Stock Company	Group company	
Binh Duong Construction & Civil Engineering Joint Stock Company	Group company	
My Phuoc Hospital Joint Stock Company	Group company	
Eastern International University	Group company	
Becamex International General Hospital Joint Stock Company	Group company	
Becamex IDC- Block 71 Startup Support MTV Company Limited	Group company	
Becamex Infrastructure Development Joint Stock Company	Associate of the Parent company	
Binh Duong Rubber Joint Stock Company	Associate of the Parent company	
Vietnam – Singapore Industrial Park Joint Venture Co., Ltd.	Associate of the Parent company	
Setia – Becamex Joint Stock Company	Associate of the Parent company	
Savi Pharmaceutical Joint Stock Company	Associate of the Parent company	
Vietnam Technology & Telecommunication Joint Stock Company	Associate of the Parent company	
Becamex Tokyu Co., Ltd.	Associate of the Parent company	
Eastern Educational Development Joint Stock Company	Associate of the Parent company	
BW Industrial Development Joint Stock Company	Associate of the Parent company	
Becamex Binh Phuoc Infrastructure Development Joint Stock Company	Associate of the Parent company	
Becamex Binh Dinh Joint Stock Company	Associate of the Parent company	
Vietnam - Singapore Smart Energy Solutions Joint Stock Company	Associate of the Parent company	
East Saigon Investment and Industrial Development Joint Stock Company	Associate of the Parent company	
Becamex - VSIP Power Investment and Development Joint Stock Company	Associate of the Parent company	
VSIP Can Tho Joint Stock Company	Associate of the Parent company	
Ho Chi Minh City – Thu Dau Mot – Chon Thanh Expressway Joint Stock Company	Associate of the Parent company	

Transactions with other related parties

The Company also has other following transactions with other related parties:

	<u>Current quarter</u>	<u>Previous quarter</u>
<i>Becamex Investment and Industrial Development Group</i>		407.346.395
Dividend shared	-	-
Delayed dividend interest	-	107.291.250
Interest due to late payment of debts	-	300.055.145
<i>Vietnam Technology and Telecommunication Joint Stock Company</i>		4.684.141
Service fees	5.149.211	4.684.141

BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

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First quarter for the fiscal year ending December 31, 2026

Notes to the Financial Statements (cont.)

Becamex International General Hospital Joint Stock Company

Service fees

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

Receivables from and payables to other related parties

The receivables from and payables to other related parties are presented in Notes No. V.02, V.09 and V.14.

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

2. Segment information

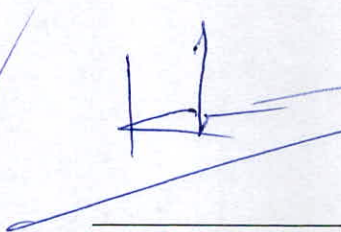
The company operates primarily in the field of investment, construction, and business of technical infrastructure for industrial zones, residential areas, and urban development. The company's business activities are primarily conducted in Binh Duong province.

3. Subsequent events

There is no material subsequent event which is required to adjustments or disclosures in the Financial Statements.



Bui Thi Hong Anh
Preparer



Nguyen Pham Van Khoa
Chief Accountant



HUYNH GIA ĐẠT

